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4.11 POPULATION AND HOUSING

Would the project:		Potentially Significant Impact	Potentially Significant Unless APMs Incorporated	Less than Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.11.1 Introduction

This section of the PEA describes the existing conditions and potential project-related impacts to population and housing. The Proposed Project would neither significantly impact the regional or local population nor result in displacement of existing housing or people resulting in the construction of replacement housing.

4.11.2 Methodology

Population, housing, employment, and workforce data were obtained via the internet from statistical reports from the U.S. Census Bureau, San Diego Association of Governments (SANDAG), the California Department of Finance – Demographic Research Unit, and the California Employment Development Department.

4.11.3 Existing Conditions

4.11.3.1 Population

The vast majority of the Proposed Project is located in the City of San Diego, a small portion of the Proposed Project (within the eastern portion) is located within the City of Poway, and another small portion is on the MCAS Miramar. The Proposed Project is also located entirely within San Diego County, although no portion of the Proposed Project crosses an unincorporated area of San Diego County. The 2010 population of the County of San Diego was 3,095,313, making San Diego County the second most populated county in the state (California Department of Finance, 2013). Population in the County of San Diego in 2012 was 3,177,063. A breakdown of the population in the year 2010 and 2012, and the projected population for 2020 is provided in Table 4.11-1, Population Estimates and Projections. Estimates of population for the City of San Diego and the City of Poway in 2012 are 1,338,348 and 49,071, respectively. From 2010 to 2020, the City of San Diego population is projected to grow by approximately 18.5 percent,

while the City of Poway population is projected to grow by approximately 13.1 percent. This compares to San Diego County (as a whole), where population is forecast to grow by 14.2 percent for the period.

Table 4.11-1: Population Estimates and Projections

City/County/Region	Population in 2010 ¹	Population in 2012 ²	Population Projections for 2020 ³
City of San Diego	1,301,617	1,338,348	1,542,324
City of Poway	47,811	49,071	54,054
San Diego County	3,095,313	3,177,063	3,535,000

Sources: (1) U.S. Census Bureau – 2010 Decennial Census; (2) U.S. Census Bureau – State and County QuickFacts. Population Estimates 2012; and (3) SANDAG, Fast Facts – City of San Diego, City of Poway, and San Diego County, October 2011.

4.11.3.2 Housing

Table 4.11-2, Total Housing Units and Vacancy Rates (2010) summarizes the total housing units and vacancy rates in the year 2010. The housing vacancy rate in 2010 for the City of San Diego was 6.4 percent, while that of the City of Poway was 3.5 percent. This compares to San Diego County (as a whole), where the housing vacancy rate (at 6.7 percent) is slightly higher than that of the City of San Diego and substantially higher than the City of Poway.

Table 4.11-2: Total Housing Units and Vacancy Rates (2010)

City/County/Region	Housing Units	Vacancy Rate (percent)
City of San Diego	516,033	6.4
City of Poway	16,715	3.5
San Diego County	1,164,786	6.7

Source: U.S. Census Bureau – 2010 Decennial Census.

4.11.3.3 Employment and Income

Table 4.11-3, Total Employment and Unemployment (2013) summarizes employment statistics in the Proposed Project area for August 2013. The City of San Diego had an unemployment rate of 7.4 percent, while the City of Poway had a lower unemployment rate, at 4.4 percent. San Diego County had the same unemployment rate as the City of San Diego, at 7.4 percent. Within San Diego County (as a whole) the average annual unemployment rate has been slowly declining since a recent peak in 2010 (at 10.5 percent) to the current unemployment rate for 2013 (at 7.4 percent) (California Employment Development Department, 2013a).

Table 4.11-3: Total Employment and Unemployment (2013)

City/County/Region	Labor Force	Unemployment Rate (percent)
City of San Diego	717,900	7.4
City of Poway	29,000	4.4
San Diego County	1,608,300	7.4
Source: <i>California Employment Development Department, 2013b.</i>		

As illustrated in Table 4.11-4, Median Household Income (2009), the median household income in the cities of San Diego and Poway was \$61,118 and \$105,099, respectively. By comparison, San Diego County (as a whole) had a median household income of \$62,771, which is only slightly higher than that of the City of San Diego.

Table 4.11-4: Median Household Income (2009)

City/County/Region	Median Household Income
City of San Diego	\$61,118
City of Poway	\$105,099
San Diego County	\$62,771
Source: <i>SANDAG, Fast Facts – City of San Diego, City of Poway, and San Diego County, October 2011.</i>	

4.11.4 Potential Impacts

The Proposed Project involves the construction of new transmission line facilities and the replacement or relocation of existing power line and transmission line facilities as needed in order to accommodate the new 230 kV transmission line. All proposed overhead facilities would be located within existing SDG&E ROW and utility corridors and proposed underground facilities would be located within existing franchise position (city street). Construction of the Proposed Project could result in a very minor, temporary increase in populations; however, no significant impacts relating to population and housing are anticipated.

4.11.4.1 Significance Criteria

Standards of impact significance were derived from Appendix G of the *CEQA Guidelines*. Under these guidelines, the Proposed Project could have a potentially significant impact to population and housing if it would:

- a) Induce substantial population growth in the project area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.11.4.2 Question 11a - Induce substantial population growth in the project area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Construction – Less Than Significant Impact

Construction activities are expected to take approximately 12 months. During peak construction times, SDG&E would employ up to approximately 90 workers per day (including construction monitors and support staff). SDG&E would supplement its workforce as required during construction from a contractor's pool of experienced personnel. It is not anticipated that substantial numbers of workers would need to reside temporarily at local lodging establishments. While the population of San Diego County could increase (at most) by the number of construction personnel required for construction (up to 90 at peak of construction), this increase would likely be temporary and insignificant with respect to the total population of San Diego County, as well as the City of San Diego, where most of the workforce would likely find housing. Furthermore, it is anticipated that the Proposed Project would primarily employ workers who are already living within San Diego County, and therefore any potential increase in population that would be caused by the Proposed Project would likely be less than the number of workers who are employed and their families. As outlined in Table 4.11-2, housing vacancy rates for the City of San Diego, the City of Poway, and San Diego County are 6.4, 3.5, and 6.7 percent, respectively. Considering a total of approximately 1.16 million housing units (in 2010) within San Diego County (as a whole), the maximum number of workers would represent an insignificant increase in demand for housing. Therefore, direct impacts to population would be less than significant.

Construction of the Proposed Project would not result in any indirect increases in population as the Proposed Project would not provide access to previously inaccessible areas, extend public services to previously un-served areas, or cause new development. Therefore, there would be no indirect impacts to population and housing.

Operation & Maintenance – No Impact

Operation and maintenance activities of the Proposed Project would be virtually the same as existing conditions for the existing transmission line facilities. As a result, the Proposed Project would not induce population growth directly or indirectly. The Proposed Project would not extend service into new areas. Therefore, no impacts would occur.

4.11.4.3 Question 11b – Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Construction and Operation & Maintenance – No Impact

The Proposed Project would replace and relocate existing electric transmission and power line facilities within existing utility corridors and franchise position within city streets. The Proposed Project would also add one new transmission line that would also be located within existing utility corridors and within franchise position. All proposed new and relocated facilities would be located in existing SDG&E ROW that contain similar facilities that are currently operated and maintained, except for the new underground segment of 230 kV transmission line within Carmel

Valley Road. The Proposed Project would not displace any existing housing. Therefore, the Proposed Project would not require the construction of replacement housing elsewhere and there would be no impacts to housing.

4.11.4.4 Question 11c – Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

Construction and Operation & Maintenance – No Impact

As described in response to Question 4.11.4.3, construction and operation of the Proposed Project would occur entirely within existing SDG&E ROW and within an existing City street (Carmel Valley Road). Therefore, the Proposed Project would not displace any people that would require the construction of new housing elsewhere and there would be no impacts

4.11.5 Project Design Features and Ordinary Construction/Operating Restrictions

There are no project design features or ordinary construction/operating restrictions that are applicable to the Proposed Project related to population and housing.

4.11.6 Applicant Proposed Measures

The Proposed Project would not result in significant impacts relating to population and housing. Therefore, no Applicant Proposed Measures are being proposed.

4.11.7 Detailed Discussion of Significant Impacts

The Proposed Project would not result in significant impacts relating to population and housing.

4.11.8 References

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