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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 type="checkbox"/>	<input checked="" 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 not result in displacement of existing housing or people resulting in the construction of replacement housing, and would not increase capacity or extend service. The Proposed Project would not induce substantial population growth during construction or operation and maintenance. Therefore, no impacts are anticipated.

4.11.2 Methodology

Data used to conduct demographic and economic analyses were obtained primarily from statistical reports published by the United States Census Bureau and the California Department of Finance. A literature search was also conducted, which included City and County of San Diego publications supplemented by Internet searches of government websites, including the San Diego Association of Governments (SANDAG).

4.11.3 Existing Conditions

4.11.3.1 Population

The Proposed Project is located in unincorporated San Diego County, California. The alignment runs through the communities of Ramona and Santa Ysabel. The community of Ramona had a population of 40,261 people in 2010 and is projected to increase by 37 percent by 2020 to reach 55,024 people. No population data is available for Santa Ysabel. Unincorporated San Diego County had a population of 495,281 people in 2010 and includes 63 unincorporated communities; the population is projected to increase by 26.6 percent to reach 627,142 people in 2020. In 2010, San Diego County had a population of 3,104,084 people and the County is projected to grow to 3,391,010 people by 2020, an increase of 9.4 percent. Population figures

for the year 2010 and the projected population for 2020 is provided in Table 4.11-1, Total Population.

Table 4.11-1: Total Population

Community/County/Region	Population in 2010	Population Projections for 2020¹
Community of Ramona	40,261	55,024
Unincorporated San Diego County	495,281	627,142
San Diego County	3,104,084	3,391,010
<i>Source:</i>		
1. San Diego General Plan Update EIR 2011.		

4.11.3.2 Housing

Table 4.11-2, Total Housing Units and Vacancy Rates (2010-2012) summarizes the total housing units and vacancy rates. The community of Ramona has approximately 7,000 housing units with a vacancy rate of 1.8 percent. The unincorporated San Diego County vacancy rates are much higher at 8.03 percent and San Diego County is slightly lower at 6.66 percent. Table 4.11-3, Housing Needs Assessment (2011) identifies the amount of housing required to meet demand for all income levels.

Table 4.11-2: Total Housing Units and Vacancy Rates (2010-2012)

Community/County/Region*	Housing Units	Vacancy Rate (percent)¹
Community of Ramona	7,083	6.4
Unincorporated San Diego County	175,031	8.03
San Diego County	1,170,267	6.66
<i>*Data for Community of Ramona is for 2010; data for San Diego County and unincorporated San Diego County is for 2012.</i>		
<i>Sources:</i>		
1. United States Census Bureau, 2010; State of California.		
2. Department of Finance, 2012, 2010; State of California.		

Table 4.11-3: Housing Needs Assessment (2011)

Community/County/Region	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Community of Ramona	Not Available	Not Available	Not Available	Not Available	Not Available
Unincorporated San Diego County	2,085	1,585	5,864	12,878	22,412
San Diego County	36,450	27,700	30,610	67,220	161,980
<i>Source:</i>					
1. City of San Diego, 2011.					

4.11.3.3 Temporary Housing

There are four hotels/motels in the community of Ramona: The Riviera Oaks Resort, San Diego Country Estates, San Vincent Golf Resort, and Ramona Valley Inn. Additional hotels/motels are located in the Cities of Escondido and Poway.

4.11.3.4 Employment and Income

Table 4.11-4, Total Employment and Unemployment (2011) summarizes employment statistics in the Proposed Project area for the year 2011. San Diego County had a slightly higher unemployment rate of 10.0 percent in 2011 than the community of Ramona at 9.2 percent.

Table 4.11-4: Total Employment and Unemployment (2011)

Community/County/Region	Number of Laborers	Unemployment Rate (percent)
Community of Ramona	9,100	9.2
Unincorporated San Diego County	Not Available	Not Available
San Diego County	1,598,200	10.0
<i>Source:</i>		
1. California Employment Development Department, 2012.		

As illustrated in Table 4.11-5, Median Household Income, the median incomes in the community of Ramona and unincorporated San Diego County are comparable at \$66,217 and \$66,689 respectively, while San Diego County's median household income is lower at \$61,247.

Table 4.11-5: Median Household Income

Community/County/Region	Median Household Income (\$)*
Community of Ramona	66,217
Unincorporated San Diego County	66,689
San Diego County	61,247
<i>* Community of Ramona and San Diego County data taken from 2011. Unincorporated San Diego County data from 2010.</i>	
<i>Sources:</i>	
1. Department of Finance, 2012; State of California.	
2. SANDAG, 2012.	

4.11.4 Potential Impacts

4.11.4.1 Significance Criteria

Thresholds 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 – No Impact

Construction activities are expected to last approximately nine months. During the three to four months of peak construction, SDG&E could employ up to approximately 140 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, most of whom would be located within 30 miles of the Proposed Project. It is anticipated that much less than 140 workers would need to reside temporarily at local lodging establishments. Most of the monitors, inspectors, and other support staff will be from the existing labor pool, many of which will be SDG&E employees. The need for temporary lodging would therefore be on an as-need basis, and is anticipated to be primarily met by hotels and motels available in the community of Ramona and nearby cities. Due to the short duration of construction and existing local work force, construction of the Proposed Project is not anticipated to result in substantial population growth in the Proposed Project area. Any temporary increase in local population would be insignificant with respect to the total population of San Diego County, unincorporated San Diego County, and the community of Ramona. Construction of the Proposed Project would not result in any other 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 elsewhere. Therefore, no impacts relating to substantial population growth are anticipated.

Operation & Maintenance – No Impact

SDG&E currently maintains and operates existing electric power, distribution and substation facilities throughout the Proposed Project site, and the Proposed Project is the reconstruction of existing electric facilities within existing SDG&E ROW and substation property. SDG&E’s existing facilities and operations and maintenance activities constitute the baseline for evaluating the impacts of the Proposed Project. Operations and maintenance activities for the Proposed Project would decrease slightly compared to baseline conditions due to the increased reliability of the new power line components included in a typical wood to steel replacement project, the installation of fewer poles along the alignment, and the relocation of poles outside of jurisdictional features. Any future potential maintenance-related construction projects would be evaluated under G.O. 131-D and CEQA for purposes of assessing whether further CPUC approval is required. The Proposed Project would not extend any existing electric infrastructure into any currently un-served areas. No full-time SDG&E staff would be required for new operation or maintenance purposes, and no new jobs would be required. Therefore, no impacts would occur to population or housing.

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 is the reconstruction of existing electric facilities within existing SDG&E ROW and substation property. The Proposed Project would not displace any existing housing, as all of the replacement structures would be located within SDG&E's existing ROW. The Proposed Project would not require the construction of replacement housing elsewhere and no impacts would occur.

4.11.4.4 Question 11c – Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere**Construction and Operation & Maintenance – No Impact**

The Proposed Project is the reconstruction of existing electric facilities within existing SDG&E ROW and substation property. Construction, operation, and maintenance of the Proposed Project would not displace any people, therefore no impacts would occur.

4.11.5 Project Design Features and Ordinary Construction/Operating Restrictions

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

4.11.6 Applicant Proposed Measures

The Proposed Project has no impact on population and housing; therefore, no APMs are proposed.

4.11.7 Detailed Discussion of Significant Impacts

Based on the preceding analysis, no significant impacts on population and housing have are anticipated from the Proposed Project.

4.11.8 References

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