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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

Demographic data was obtained from statistical reports from the United States Census Bureau, city and county websites, and the SCAG. Data used to conduct demographic and economic analyses was obtained primarily from statistical reports published by the United States Census Bureau 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 Orange County, California, which is part of the Los Angeles-Long Beach-Santa Ana Metropolitan Area. According to the 2010 United States Census, Orange County has the third largest population among counties in the state. Orange County’s population increased by 5.8 percent from 2,846,289 people in 2000 to 3,010,232 people in 2010. The County is projected to grow to a total of 3,266,000 by the year 2020, an increase of approximately 255,768 people or 8.5 percent. The cities of San Juan Capistrano and San Clemente are suburban communities that had approximately 34,000 and 50,000 people in 2000, respectively. A breakdown of the population in the year 2000 and the projected population for 2020 is provided in Table 4.11-1, Total Population.

- 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 48 months. During peak construction times, SDG&E would employ up to approximately 60 workers per day (including construction monitors and support staff), with up to 20 people working at the proposed San Juan Capistrano Substation at one time (single largest construction crew requirement). SDG&E would supplement its workforce as required during construction from a contractor’s pool of experienced personnel. Construction work force is discussed in the subsections below in relation to each phase of construction. It is not anticipated that substantial numbers of workers would need to reside temporarily at local lodging establishments. While the population of South Orange County may increase (at most) by the number of construction personnel required for construction (up to 60 at peak of construction), this increase would be temporary and insignificant with respect to the total population of South Orange County, San Juan Capistrano, or San Clemente. As outlined in Table 4.11-2, housing vacancy rates for San Juan Capistrano and San Clemente are 3.4 and 6.1 percent, respectively. Considering a total of approximately 30,000 housing units between the two cities, the maximum number of workers would represent an insignificant increase in demand for housing. Furthermore, construction of the Proposed Project would not cause any permanent increase in population. 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 elsewhere (outside of the South Orange County area). Therefore, there would be no impacts in this regard.

Operation & Maintenance – No Impact

Since operation and maintenance activities are virtually the same as existing conditions, there would be no effect on population since there would be no need for additional workers as compared to current conditions.

Furthermore, the San Juan Capistrano Substation would be an unmanned substation requiring a single pickup truck visiting several times a week for switching, routine maintenance trips approximately six trips per year for a two- to four-person crew, and annual major maintenance with 10 people for approximately one week. No full-time SDG&E staff would be required for operation or maintenance purposes, and no new jobs would be required. Operations and maintenance at the Talega Substation would be the same as those currently required, and no additional full-time SDG&E staff would be required as a result of the Proposed Project. Similarly, no new personnel would be required to maintain the new and relocated transmission lines. As a result, the Proposed Project would not induce population growth directly or

