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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)?			V	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				V
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				V

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.

	-	
City/County/Region	Population in 2010	Population Projections for 2020 ¹
City of San Juan Capistrano	34,593 ²	38,100
City of San Clemente	$63,522^2$	68,100
Orange County	$3,010,232^2$	3,266,000
Unincorporated Orange County	120.088^3	214.384

Table 4.11-1: Total Population

Sources:

- 1. SCAG, Proposed Final Regional Transportation Plan, April 2012.
- 2. United States Census Bureau, Quick Facts, 2010, http://quickfacts.census.gov/qfd/states/06/06059.html, accessed September 2011.
- 3. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

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 vacancy rate for Orange County and San Juan Capistrano was 3.4 percent. The vacancy rate in San Clemente was 6.1 percent during the same year. Table 4.11-3, Housing Needs Assessment, identifies the amount of housing required to meet demand for all income levels.

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

City/County/Region	Housing Units	Vacancy Rate (percent) ¹
City of San Juan Capistrano	11,944	3.4
City of San Clemente	27,297	6.1
Orange County	1,040,544	3.4
Unincorporated Orange County	38,496	3.0

Sources:

- 1. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.
- 2. United States Census Bureau, Quick Facts, 2010, http://quickfacts.census.gov/qfd/states/06/06059.html, accessed September 2011.

Table 4.11-3: Housing Needs Assessment

City	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
City of San Juan Capistrano	229	188	210	436	1,062
City of San Clemente	126	103	116	239	584
Orange County	17,733	14,566	16,380	33,653	82,332
Unincorporated Orange County	1,777	1,445	1,597	3,159	7,978

Source:

1. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

4.11.3.3 Employment and Income

Table 4.11-4, Total Employment and Unemployment (2011), summarizes employment statistics in the Proposed Project area for the year 2011. Orange County had an unemployment rate of 7.8 percent in 2011, and the cities of San Juan Capistrano and San Clemente are both small communities that had an unemployment rate slightly below that for Orange County as a whole.

Table 4.11-4: Total Employment and Unemployment (2011)
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City/County/Region	Number of Laborers	Unemployment Rate (percent)
City of San Juan Capistrano	17,600	6.9
City of San Clemente	29,100	6.3
Orange County	1,597,200	7.8
Unincorporated Orange County	Not Available	Not Available

Source:

As illustrated in Table 4.11-5, Median Household Income (2010), the median income in the cities of San Juan Capistrano and San Clemente was \$76,686 and \$84,436, respectively, which were both above Orange County's median household income of \$74,344.

Table 4.11-5: Median Household Income (2010)

City/County/Region	Median Household Income (\$)			
City of San Juan Capistrano	76,686			
City of San Clemente	84,436			
Orange County	74,344			
Unincorporated Orange County	Not Available			
Sources:				
1. United States Census Bureau, Quick Facts, 2010,				
http://quickfacts.census.gov/qfd/states/06/0668028lk.html, accessed January 26, 2012.				

4.11.4 Potential Impacts

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

^{1.} California Employment Development Department. 2011, Monthly Labor Force Data for Cities and Census Designated Places (CDP). http://www.labormarketinfo.edd.ca.gov/Content.asp?pageid=13. Accessed January 26, 2012.

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

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 involves rebuilding or enhancement of existing SDG&E facilities, located almost entirely within existing ROW and on existing SDG&E property, and one new substation, also on already existing SDG&E property. 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 in this regard.

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

Construction and Operation & Maintenance – No Impact

As described in response to Question 4.11b, construction and operation of the Proposed Project would occur almost entirely within existing SDG&E ROW and on SDG&E property. Therefore, the Proposed Project would not displace a substantial amount of people that would require the construction of new housing elsewhere and there would be no impacts in this regard.

4.11.5 Applicant Proposed Measures

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

4.11.6 References

- California Employment Development Department. 2011. *Orange County Profile*. Online: http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=Orange+County&selectedindex=1&menuChoice=localAreaPro&state=tru e&geogArea=0604000059&countyName=. Site visited January 26, 2012.
- SCAG. 2012. Proposed Final 2012-2035 Regional Transportation Plan.
- State of California, Department of Finance. May, 2010. E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California.
- United States Census Bureau. 2011. *Orange County Quick Facts From the United States Census Bureau*. Online: http://quickfacts.census.gov/qfd/states/06/06059.html. Site visited January 26, 2012.
- United States Census Bureau, Quick Facts, 2010, http://quickfacts.census.gov/qfd/states/06/06059.html. Site visited September 2011.