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5.13 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"/>

5.13.1 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 necessitating the construction of replacement housing.

5.13.2 Methodology

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

5.13.3 Existing Conditions

5.13.3.1 Population

The Proposed Project is located in the City of San Diego and San Diego County. The 2010 population of the County of San Diego was 3,095,308, making San Diego County the second most populous county in the state (California Department of Finance, 2013). Population in the County of San Diego in 2014 was 3,263,431. A breakdown of the population in the years 2010 and 2014, and the projected population for 2020 is provided in Table 5.13-1, Population Estimates and Projections. The population estimate for the City of San Diego in 2014 is 1,381,069. From 2010 to 2020, the City of San Diego population is projected to grow by approximately 18 percent, while San Diego County is forecast to grow by approximately 14 percent.

Table 5.13-1: Population Estimates and Projections

City/County/Region	Population in 2010 ^a	Population in 2014 ^b	Population Projections for 2020 ^c
City of San Diego	1,301,622	1,381,069	1,542,324
San Diego County	3,095,308	3,263,431	3,535,000

Sources: (a) U.S. Census Bureau – 2010 Decennial Census; (b) U.S. Census Bureau – State and County QuickFacts. Population Estimates 2014; and (c) SANDAG, Fast Facts – City of San Diego and San Diego County, October 2011.

5.13.3.2 Housing

Table 5.13-2, 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. This compares to San Diego County (as a whole), where the housing vacancy rate (6.7 percent) is slightly higher.

Table 5.13-2: Total Housing Units and Vacancy Rates (2010)

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

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

5.13.3.3 Employment and Income

Table 5.13-3, Total Employment and Unemployment (2014) summarizes employment statistics in the Proposed Project area for December 2014. The City of San Diego had an unemployment rate of 5.2 percent, while San Diego County had an unemployment rate of 5.1 percent. Within San Diego County (as a whole), the average annual unemployment rate has been slowly declining from a peak in 2010 (at 10.6 percent) to the current unemployment rate for 2014 (5.1 percent) (California Employment Development Department, 2014).

Table 5.13-3: Total Employment and Unemployment (2014)

City/County/Region	Labor Force	Unemployment Rate (percent)
City of San Diego	717,200	5.2
San Diego County	1,606,700	5.1

Source: California Employment Development Department, 2014 - Preliminary.

As illustrated in Table 5.13-4, Median Household Income (2009-2013), the median household income in the city of San Diego was \$64,058. By comparison, San Diego County (as a whole)

had a median household income of \$62,962, which is \$1,096 lower than that of the City of San Diego.

Table 5.13-4: Median Household Income (2009-2013)

City/County/Region	Median Household Income
City of San Diego	\$64,058
San Diego County	\$62,962

Source: *U.S. Census - State and County Quickfacts.*

5.13.4 Potential Impacts

The Proposed Project would expand the existing Artesian Substation, install new 69kV underground getaways near the Artesian and Bernardo Substations, reconductor an existing (double-circuit) overhead power line, replace existing wood power line structures with new steel structures as needed, remove some existing power line structures from service, and make minor modifications at the existing Bernardo and Rancho Carmel Substations within their existing footprints. All facilities of the Proposed Project will be located within SDG&E ROW, franchise position (city/county streets), and SDG&E-owned property.

5.13.4.1 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.

5.13.4.2 Question 13a - 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 is expected to take approximately 30 months. During peak construction times, SDG&E would employ up to approximately 45 workers per day and would supplement its workforce, as required during construction, from a contractor's pool of experienced personnel. It is not anticipated that a substantial number of workers would require temporary, local housing. Although the local population will increase (at most) by approximately 45 workers, this influx would likely be temporary and insignificant compared to the total populations of the City of San Diego and San Diego County. Furthermore, it is anticipated that the Proposed Project would

primarily employ workers who already live within the City or County and therefore, the actual (temporary) increase in population will likely be less than the 70 workers per day maximum, described above as an approximation during peak number of construction workers. Shown in Table 5.13-2, the vacancy rates for the City of San Diego and San Diego County are 6.4 and 6.7 percent, respectively. Given that the number of housing units for San Diego County is 1,164,789 (2010), the workers would represent an insignificant increase in demand for housing; 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

With respect to workforce population, operation and maintenance activities of the Proposed Project would be substantially similar to current conditions for the existing transmission lines, distribution lines, power lines, and substation facilities. Maintenance visits would increase slightly (roughly 2 more visits per 5 years), but these maintenance activities would be carried out by existing staff. No new staff would be required. As a result, the operation and maintenance of the Proposed Project would not induce population growth directly or indirectly. Therefore, no impacts would occur.

5.13.4.3 Question 13b – Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Construction and Operation & Maintenance – No Impact

The Proposed Project would be located within existing SDG&E ROWs, franchise positions (San Diego City and County streets), and/or SDG&E-owned properties. Operation and maintenance of the proposed expansion will be virtually the same as the operation and maintenance on the existing facilities. The Proposed Project will not displace housing, and therefore will not require the construction of replacement housing. No impacts would occur.

5.13.4.4 Question 13c – Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

Construction and Operation & Maintenance – No Impact

Construction and operation of the Proposed Project would occur within existing SDG&E ROW, fee-owned properties, and existing City and County streets. The Proposed Project would not displace any people, and would therefore not require the construction of new housing elsewhere. No impacts would occur.

5.13.5 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.

5.13.6 Detailed Discussion of Significant Impacts

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

5.13.7 References

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