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4.13 POPULATION AND HOUSING

Would the Proposed Project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation 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)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

4.13.0 Introduction

This section identifies existing population and housing trends in the vicinity of the proposed San Diego Gas & Electric Company (SDG&E) Tie Line 649 Wood-to-Steel Replacement Project (Proposed Project). The Proposed Project is located within the County of San Diego, the City of San Diego, and the City of Chula Vista. The Proposed Project will involve replacement of existing wood poles with steel poles and will not extend service into new areas, and therefore, will have a less-than-significant impact on the local or regional population. In addition, the Proposed Project will not require the displacement of housing or people. As such, no impacts will occur with regard to population and housing.

4.13.1 Methodology

Data used to conduct demographic and economic analyses were obtained primarily from statistical reports published by the United States (U.S.) Census Bureau from the most recent census conducted in 2010 and the California Employment Development Department (EDD). U.S. Census Bureau data were collected for the County of San Diego, City of San Diego, and the City of Chula Vista, as well as the Otay Subregional Plan area within the County of San Diego. A document search was also conducted and included County of San Diego, City of San Diego, and City of Chula Vista publications and government websites, such as the San Diego Association of Governments (SANDAG) website. Temporary housing data was also obtained from Internet and Google Earth searches.

4.13.2 Existing Conditions

Regulatory Background

No federal, state, or local regulations related to population and housing are relevant to the Proposed Project.

Environmental Setting

Population

Table 4.13-1: Population Totals and Trends depicts the population totals and trends within the jurisdictions where the Proposed Project is located.

Table 4.13-1: Population Totals and Trends

Jurisdiction	2000 Census Total	2010 Census Total	Approximate Change between 2000 and 2010 (percent)	Projected Population for 2020
County of San Diego	2,813,833	3,095,313	10.0	3,391,010
Otay Subregional Plan area (County of San Diego) ¹	6,804	4,669	-31.4	12,650
City of San Diego	1,223,400	1,307,402	6.9	1,542,324
Otay Mesa Community, Planning Area (City of San Diego)	1,740	15,001	762.1	37,102
City of Chula Vista	173,556	243,916	40.5	267,427

Sources: U.S. Census Bureau, 2015a, 2015b, and 2015c; SANDAG, 2015

In 2010, the County of San Diego had an estimated population of 3,095,313 residents, or approximately 8.3 percent of the total population of the State of California. In 2010, the Otay Subregional Plan area had a population of 4,669, or approximately 0.15 percent of the population of the County of San Diego.

The City of San Diego had an estimated population of 1,307,402 residents in 2010, or approximately 42 percent of the total population of the County of San Diego and approximately 3.5 percent of the total population of the State of California. In 2010, the Otay Mesa community

¹ The vast majority of the population in Otay comes from three correctional facilities: East Mesa Detention Facility, George F. Bailey Detention Facility, and Richard J. Donovan Correctional Facility.

planning area had a population of 15,001, which was approximately 1.1 percent of the total population of the City of San Diego.

In 2010, the City of Chula Vista had an estimated population of 243,916 residents, or approximately 7.9 percent of the total population of the County of San Diego and approximately 0.7 percent of the total population of the State of California.

The populations in the County of San Diego, the City of San Diego, and the City of Chula Vista continue to grow, as demonstrated by Table 4.13-1: Population Totals and Trends. The County's population has increased by approximately 10 percent, and populations in the City of San Diego and the City of Chula Vista have increased by approximately 6.9 percent and 40.5 percent, respectively. Continued growth is also demonstrated by projected population growth in all five jurisdictions associated with the Proposed Project, and particularly in the Otay Mesa community planning area.

Housing

Table 4.13-2: Housing Units and Vacancy Rates lists data for all jurisdictions in the Proposed Project area with regard to the number of housing units and associated vacancy rates. In 2010, SANDAG estimated that the County of San Diego had 1,164,786 housing units with a vacancy rate of approximately 6.1 percent.

Table 4.13-2: Housing Units and Vacancy Rates

Jurisdiction	Total Housing Units in 2010	Approximate 2010 Vacancy (percent)
County of San Diego	1,164,786	6.7
Otay Subregional Plan Area (County of San Diego)	7	14.3
City of San Diego	516,033	6.4
Otay Mesa Community Planning Area (City of San Diego)	4,145	4.3
City of Chula Vista	79,416	4.9

Sources: U.S. Census Bureau, 2015a, 2015b, and 2015c; SANDAG, 2015

In 2010 the City of San Diego had an estimated 515,426 housing units with a vacancy rate of approximately 6.7 percent. The Otay Mesa community planning area, which is within the City of San Diego, had an estimated 4,145 housing units and a vacancy rate of approximately 4.3 percent.

In 2010 the City of Chula Vista had an estimated 79,416 housing units with a vacancy rate of approximately 4.9 percent.

According to the U.S. Census Bureau, approximately 51.7 percent of the total housing units in the County of San Diego were detached, single-family homes in 2010. Approximately 45.8 percent of the 516,033 total housing units in the City of San Diego were estimated as detached,

single-family homes in 2010. Approximately 52.4 percent of the 79,416 total housing units in the City of Chula Vista were estimated as detached, single-family homes in 2010.

Temporary Housing

The Proposed Project area is located near various visitor accommodations. In 2012, the San Diego Convention Center and Visitors Bureau reported that approximately 461 hotel and motel properties with over 56,000 rooms were available to visitors within the County of San Diego. The total average occupancy rate for these lodging establishments was approximately 70.7 percent. There are several hotel and motel facilities in the vicinity of the Proposed Project, including the Holiday Inn Express & Suites Otay Mesa, which is located at 2296 Niels Bohr Court in the City San Diego and is approximately 1.1 miles from the southeastern terminus of the Proposed Project. The Best Western Plus Otay Valley Hotel is located at 4450 Main Street in the City of Chula Vista, which is approximately 0.9 mile from the western terminus of the Proposed Project. In addition, the Quality Suites San Diego Otay Mesa is located at 2351 Otay Center Drive in the City of San Diego and is approximately 1.1 miles from the Proposed Project.

Employment and Income

Table 4.13-3: Employment Figures and Unemployment Range identifies the total employment and unemployment rates for the Proposed Project area. In February 2015, the unemployment rate for the County of San Diego was 5.3 percent, and approximately 83,000 people of the total available labor force of 1,551,600 were unemployed. The City of San Diego had a similar unemployment rate of 5.1 percent for February 2015, with approximately 35,300 unemployed people of the total available labor force of 694,200. In February 2015, the unemployment rate in the City of Chula Vista was approximately 6.7 percent, and approximately 8,000 people were unemployed of the total available labor force of 118,700.

Table 4.13-3: Employment Figures and Unemployment Range

County/City	Total Employed	Total Unemployed	Approximate Unemployment Rate (percent)
County of San Diego	1,468,600	83,000	5.3
City of San Diego	658,900	35,300	5.1
City of Chula Vista	110,700	8,000	6.7

Source: California EDD, 2015

According to U.S. Census Bureau data for 2010, the median annual household income for the County of San Diego was estimated at \$62,771, and \$52,500 for the Otay Subregional Plan area. For the City of San Diego, the median annual household income was estimated at \$63,198 for 2010, and \$82,259 for the Otay Mesa community planning area. In addition, the median household income for the City of Chula Vista was \$64,576 in 2010.

4.13.3 Impacts

The following subsections describe the criteria of significance used to assess potential impacts to population and housing that may result from implementation of the Proposed Project, and examine those potential impacts.

Significance Criteria

Determination of impacts was derived from Appendix G of the California Environmental Quality Act Guidelines. Impacts to population and/or housing will be considered potentially significant if they:

- Induce substantial population growth
- Displace a substantial number of housing units
- Displace a substantial number of people

Question 4.13a – Population Growth

Construction – Less-than-Significant Impact

SDG&E anticipates that approximately 35 personnel will be required to construct the Proposed Project, and it is anticipated that the majority will commute from within the San Diego County area. However, even if personnel from outside of the San Diego County area are utilized to construct the Proposed Project, temporary impacts to population growth will be less than significant since the number of personnel required to construct the Proposed Project is relatively small and there are a large number of temporary housing options available in the vicinity of the Proposed Project.

Construction of the Proposed Project is not expected to increase the desirability or affordability of the area, or facilitate population growth in the area. While the population of the County of San Diego, the City of San Diego, and the City of Chula Vista may increase slightly during the construction phase, the increase will be temporary and will not cause a permanent increase in population. The Proposed Project will not directly induce any permanent population growth since it does not involve the construction of any new homes or business, and will not indirectly induce population growth by extending infrastructure into previously unserved areas. The Proposed Project is only intended to increase the reliability and safety of an existing power line; therefore, no permanent population growth resulting from construction of the Proposed Project will occur, and impacts will be less than significant.

Operation and Maintenance – No Impact

Operation and maintenance activities for the Proposed Project will be performed by current SDG&E personnel, and no new personnel will be needed. Therefore, operation of the Proposed Project will not result in increased population growth. As a result, the Proposed Project will not induce population growth directly or indirectly, and no impact will occur.

Question 4.13b – Displacement of Existing Housing – *No Impact*

The Proposed Project will generally be limited to existing rights-of-way (ROWs) and existing access roads. No houses will be displaced and none will be built elsewhere; therefore, no impacts will occur.

Question 4.13c – Displacement of People – *No Impact*

The Proposed Project will generally be limited to existing ROWs and existing access roads. Construction, operation, and maintenance of the Proposed Project will not displace any people; therefore, no impacts will occur.

4.13.4 Applicant-Proposed Measures

Because the Proposed Project will not result in any significant impacts to population and housing, no applicant-proposed measures have been proposed.

4.13.5 References

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