

TABLE OF CONTENTS

4.13 POPULATION AND HOUSING4.13-1

4.13.1 Introduction4.13-1

4.13.2 Regulatory Setting4.13-1

4.13.3 Existing Conditions4.13-2

4.13.4 Applicant Proposed Measures4.13-4

4.13.5 Potential Impacts4.13-4

4.13.6 References4.13-6

LIST OF TABLES

4.13-1 Total Population near the Proposed Project.....4.13-3

4.13-2 Housing Units and Vacancy near the Proposed Project4.13-3

4.13-3 Employment and Unemployment: 2013 American Community Survey Estimate4.13-4

4.13-4 Median Household Income: 2013 American Community Survey Estimate.....4.13-4

THIS PAGE IS INTENDED TO BE LEFT BLANK

4.13 POPULATION AND HOUSING

Would the project:		Potentially Significant Impact	Less than Significant 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)?	<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"/>

4.13.1 Introduction

This section of the PEA describes the existing conditions and potential project-related impacts to population and housing in the vicinity of the Proposed Project. The analysis concludes that no impacts will occur to population and housing. The Proposed Project’s potential effects on this resource were evaluated using the significance criteria set forth in Appendix G of the CEQA Guidelines. The conclusions are summarized in the checklist above, and discussed in more detail in Section 4.13.6.

4.13.2 Regulatory Setting

4.13.2.1 Federal

MCB Camp Pendleton

The following regulations and planning documents are applicable to MCB Camp Pendleton.

MCB Camp Pendleton Base Order 500.2K Ch1, Base Regulations

The MCB Camp Pendleton Base Regulations (MCB Camp Pendleton 2010) provides detailed requirements and procedures governing the administration of MCB Camp Pendleton. This document defines organization and command relationships, provides administrative instructions, and describes the function of various departments at MCB Camp Pendleton, including Marine Corps Community Services, Operations and Training, Office of the Staff Judge Advocate, and others. As described in Chapter 1, Organization and Command Relationships, the provision of family housing and short- and long-term housing for military and associated civilian support personnel are classified as Mission Essential Tasks of the Command. As provided in Chapter 10, Facilities, all family housing is privatized. The Assistant Chief of Staff, Facilities is responsible for all family housing functions, and exercises this responsibility through the Director, Family Housing.

Other Federal Regulations

National Defense Authorization Act (Public Law 104-106)

The Department of Defense partners with the private sector to construct and improve housing for military families both on and off MCB Camp Pendleton. This relationship is supported by the National Defense Authorization Act of Fiscal Year 1996 (Public Law 104-106) under Title XXVIII–General Provisions, Subtitle A–Military Housing and Privatization Initiative. This allows private companies to develop and rent housing to service members and their families.

4.13.2.2 State

California Government Code Sections 65580-65589.8 require local governments to develop and implement a long-term planning document that includes a housing element. The housing element must plan for adequate housing for all economic sectors of the population (California Department of Housing and Community Development 2015a). This allows counties and cities to address the unique housing needs of their populations. The housing element must be updated at least every 8 years and within 18 months of the date the city or county's regional transportation plan is adopted (California Department of Housing and Community Development 2015a and 2015b). Any development of housing in the state must comply with the jurisdiction's planning document. In terms of the Proposed Project, the applicable jurisdictions would be the MCB Camp Pendleton or the City of San Clemente.

4.13.2.3 Local

As provided in CPUC General Order 131-D, the CPUC preempts local discretionary authority over the location and construction of electrical utility facilities. The following discussion of relevant local land use plans and policies that pertain to population and housing is provided below for informational purposes.

City of San Clemente Centennial General Plan

The Housing Element of the City of San Clemente Centennial General Plan contains the goals and policies established by the City of San Clemente related to the housing needs of its current and projected future population. The current Housing Element covers the time period from July 2008 to July 2014 and was adopted in July 2011. The existing housing stock of the city is described and the future growth trends of the population and housing needs are analyzed. The City of San Clemente is currently in the process of updating its Housing Element (City of San Clemente 2011, 2014, and 2015). Any additional housing development needed as a result of the Proposed Project would be subject to the goals and polices outlined in the General Plan.

4.13.3 Existing Conditions

4.13.3.1 Existing Setting

Existing data related to population, housing, employment, and income in the vicinity of the Proposed Project is summarized in the following sections.

Population and Housing

The Proposed Project is located primarily in the northwestern portion of MCB Camp Pendleton in northern San Diego County. The alignment of the Proposed Project runs through MCB Camp Pendleton and the northern end of the Proposed Project extends slightly into the eastern edge of the City of San Clemente in Orange County. There is one census tract (187) and two Census Designated Places on MCB Camp Pendleton: one in the southwestern corner (MCB Camp Pendleton South, 10561) and one in the

northwestern corner (MCB Camp Pendleton North, 10559). The Census Designated Places on MCB Camp Pendleton are not located near the Proposed Project; therefore, the census tract is used to describe the population and housing characteristics of MCB Camp Pendleton. The Proposed Project crosses only for a short length into the City of San Clemente, so the potentially affected area for population and housing would be relatively small and focused on the eastern boundary of the City. The area of San Clemente that borders MCB Camp Pendleton where the Proposed Project alignment crosses is enclosed in census tract 421.09. Table 4.13-1, Total Population near the Proposed Project, illustrates the scale of the existing population on MCB Camp Pendleton, the City of San Clemente, and the City of Oceanside, which is adjacent to MCB Camp Pendleton's western border.

Table 4.13-1. Total Population near the Proposed Project

Place/City	Population in 2010	Population in 2013	Increase (%)
MCB Camp Pendleton*	37,452	39,429	5.3
San Clemente Tract 421.09**	4,865	5,090	4.6
San Clemente	63,494	65,040	2.4
Oceanside	167,086	172,794	3.4

Notes: *MCB Camp Pendleton census tract (187) information.

**Census tract 421.09 borders MCB Camp Pendleton where the proposed alignment crosses into the San Clemente.

Sources: U.S. Census Bureau 2010; U.S. Census Bureau 2009-2013.

Table 4.13-2, Housing Units and Vacancy near the Proposed Project, describes the housing and vacancy characteristics of MCB Camp Pendleton and the Cities of San Clemente and Oceanside.

Table 4.13-2. Housing Units and Vacancy near the Proposed Project

Place/City	Total Housing Units in 2010	Total Vacant Units in 2010	Occupied (%)
MCB Camp Pendleton*	7,238	1,222	83.1
San Clemente Tract 421.09**	2,138	120	94.4
San Clemente	25,966	2,060	92.1
Oceanside	64,435	5,197	91.9

Notes: *MCB Camp Pendleton census tract (187) information.

**Census tract 421.09 borders MCB Camp Pendleton where the proposed alignment crosses into the City of San Clemente.

Sources: U.S. Census Bureau 2010; U.S. Census Bureau 2009-2013.

Temporary Housing

MCB Camp Pendleton is a training base and offers temporary housing, called transient housing, for personnel who are temporarily stationed there (MCB Camp Pendleton 2015a). There are a total of 206 rooms available for transient military personnel on MCB Camp Pendleton (MCB Camp Pendleton 2015b). The Marine Corps Community Services department on Camp Pendleton runs temporary lodging for service members and non-military visitors. There are two lodges (Pendleton Pacific Views Lodge and Pendleton Ward Lodge) and two beach resorts (Del Mar Beach Resort and San Onofre Beach) with a variety of rooms, suites, beach cottages, and villas for rent, as well as three campgrounds (one at each beach resort and one at Lake O'Neill) (MCB Camp Pendleton 2015c, 2015d, and 2015e).

Employment and Income

The following describes the employment characteristics and income data of the communities surrounding the Proposed Project alignment. The majority of the population on MCB Camp Pendleton is employed in the armed forces sector, and the unemployment rate is low in relation to the other study areas at 3.4

percent. The two cities surrounding the Proposed Project area (i.e., the Cities of San Clemente and Oceanside) have higher unemployment rates at 7.7 percent and 8.6 percent, respectively. The unemployment rates for MCB Camp Pendleton, San Clemente, and Oceanside are all below the state and national rates, which were 11.4 percent and 9.6 percent, respectively. Table 4.13-3, Employment and Unemployment: 2013 American Community Survey Estimate, provides employment figures and the unemployment percentages for these locations.

Table 4.13-3. Employment and Unemployment: 2013 American Community Survey Estimate

Place/City	Population 16 and Over in the Labor Force	Employed (Non-Armed Forces)	Armed Forces	Unemployed	Unemployment Percentage (%)
MCB Camp Pendleton*	24,350	3,109	20,414	827	3.4
San Clemente Tract 421.09**	2,929	2,538	159	232	7.9
San Clemente	32,547	29,518	524	2,505	7.7
Oceanside	81,136	70,975	3,147	7,014	8.6
State of California	18,946,244	16,635,854	141,725	2,168,655	11.4
United States	158,197,577	141,864,697	1,083,691	15,249,189	9.6

Notes: *MCB Camp Pendleton census tract (187) information.

**Census tract 421.09 borders MCB Camp Pendleton were the proposed alignment crosses into the City of San Clemente.

Source: U.S. Census Bureau 2009-2013.

The median household income for MCB Camp Pendleton is lower than the rest of the study area, California, and the U.S. at \$47,717. The City of San Clemente has the highest median household income at \$90,071. The City of Oceanside's median household income is slightly higher than MCB Camp Pendleton at \$48,375. California and the U.S. fall in the middle, with median household incomes of \$61,094 and \$53,046. Table 4.13-4, Median Household Income: 2013 American Community Survey Estimate, lists the median household income for these locations.

Table 4.13-4. Median Household Income: 2013 American Community Survey Estimate

Place/City	Median Household Income (in dollars)
MCB Camp Pendleton*	47,717
San Clemente Tract 421.09**	77,817
San Clemente	90,071
Oceanside	48,375
State of California	61,094
United States	53,046

Notes: *MCB Camp Pendleton census tract (187) information.

**Census tract 421.09 borders MCB Camp Pendleton were the proposed alignment crosses into the City of San Clemente.

Source: U.S. Census Bureau 2009-2013.

4.13.4 Applicant Proposed Measures

The Proposed Project will have no impact to population and housing; therefore, no APMs are proposed.

4.13.5 Potential Impacts

The Proposed Project includes reconductoring, removal of existing wood pole structures, and installation of new steel pole structures for the existing TL 695 and TL 6971 power lines. The operation and

maintenance activities required for the power lines will not change from those currently required for the existing system; thus, no additional operation-related impacts related to population and housing will occur. Furthermore, maintenance will decrease slightly due to the removal of wood pole structures and the installation of steel pole structures. Therefore, the impact analysis is focused on construction activities that are required to install the new conductor, remove the existing wood pole structures, install the new steel pole structures, and establish required access and temporary work areas, as described in Chapter 3.0, Proposed Project Description.

4.13.5.1 Methodology

The analysis presented below is based on a review of available decennial census data and American Community Survey 5-Year Estimates from the U.S. Census Bureau, planning documentation, and Internet research. The City of San Clemente Centennial General Plan (City of San Clemente 2014) was also reviewed. Impacts to population and housing were evaluated according to the significance criteria provided below to assess if population and housing needs would increase substantially as a direct or indirect result of the Proposed Project.

4.13.5.2 Significance Criteria

According to Section 15002(g) of the CEQA Guidelines, “a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.” As stated in Section 15064(b) of the CEQA Guidelines, the significance of an activity may vary with the setting. The potential significance of project-related impacts on population and housing were evaluated for each of the criteria listed in the checklist as discussed below.

- a) **Would the project induce substantial population growth in the project area either directly (for example, by proposed new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)? No Impact**

Construction activities are anticipated to occur between January and September 2018. The construction durations for the various project components will not necessarily be continuous during this time frame, and workers will be dispersed to various locations along the Proposed Project alignment during construction. As discussed in Section 4.16, Traffic and Transportation, the number of workers needed at any single time will be relatively minor.

Most of the workers will travel from within 30 miles of the Proposed Project. Only a small percentage of the total number of contractor-supplied workers, if any, will need to reside temporarily in hotels/motels in San Clemente, Oceanside, and/or other surrounding communities. The need for temporary lodging will therefore occur on an as-needed basis. Given that construction will employ the existing local workforce plus a relatively minor number of temporary as-needed additional workers, and considering the temporary nature of construction activities, the Proposed Project will not result in substantial population growth in the Proposed Project area. Any temporary increase in population due to the construction will be insignificant, compared to the existing population in the Cities of San Clemente and Oceanside, as described above in Table 4.13-1. For information on transportation impacts related to daily worker travel to and from the construction site, refer to Section 4.16, Traffic and Transportation, and for visual impacts from construction see Section 4.1, Aesthetics. Construction of the Proposed Project will not provide access to any previously inaccessible areas, provide service to previously unserved areas, or cause existing development to be constructed elsewhere. Therefore, the Proposed Project will have no impact relative to population growth or housing needs.

- b) **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact**
- c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact**

The Proposed Project involves the construction activities summarized in Chapter 3.0, Proposed Project Description. Project activities, including reconductoring, removal of existing wood pole structures, and installation of new steel pole structures within areas currently devoted to electric utilities, will not displace any housing or people. A portion of the Proposed Project to the south of the San Mateo Substation is located proximate to existing residences in the City of San Clemente. Nine pole structures are located to the west of the MCB Camp Pendleton boundary, near existing residences. Work on these pole structures would be within areas currently devoted to electric utilities, with work crews using bucket trucks to access the pole structures from MCB Camp Pendleton. Accordingly, there will be no effect on access or use of these residential properties. Therefore, the Proposed Project will have no impact relative to the two impact criteria listed above.

4.13.6 References

California Department of Housing and Community Development. 2015a. Housing Elements and Regional Housing Need Allocation. Online at <http://www.hcd.ca.gov/hpd/hrc/plan/he/>. Accessed May 16, 2015.

California Department of Housing and Community Development. 2015b. Before You Start. Online at http://www.hcd.ca.gov/hpd/housing_element2/GS_beforeYouBegin.php. Accessed May 16, 2015.

City of San Clemente. 2011. Housing Element of the General Plan July 2008 – July 2014. July 5. Online at <http://san-clemente.org/home/showdocument?id=14366>. Accessed May 26, 2015.

City of San Clemente. 2014. City of San Clemente Centennial General Plan. February 2014

City of San Clemente. 2015. Housing Services. Online at <http://san-clemente.org/department-services/social-services/housing-services>. Accessed May 16, 2015.

MCB Camp Pendleton 2010. Base Order 5000.2K Ch 1, Base Regulations. June 2010.

MCB Camp Pendleton. 2015a. Transient Billeting & Lodging. Online at <http://www.pendleton.marines.mil/NewPersonnel/BilletingandLodging.aspx>. Accessed May 15, 2015.

MCB Camp Pendleton. 2015b. Transient Quarters. Online at <http://www.pendleton.marines.mil/NewPersonnel/BilletingandLodging/TransientQuarters.aspx>. Accessed May 15, 2015.

MCB Camp Pendleton. 2015c. Beach Resorts – MCCS Camp Pendleton. Online at <http://www.mccscp.com/resorts>. Accessed May 15, 2015.

MCB Camp Pendleton. 2015d. Campgrounds – MCCS Camp Pendleton. Online at <http://www.mccscp.com/camp/>. Accessed May 15, 2015.

MCB Camp Pendleton. 2015e. Inns at the Corps – MCCS Camp Pendleton. Online at <http://www.mccscp.com/inns>. Accessed May 15, 2015.

“National Defense Authorization Action for Fiscal Year 1996” (PL 104-106, February 10, 1996). United States Statutes at Large. 10 STAT. 198. Online at <http://www.gpo.gov/fdsys/pkg/PLAW-104publ106/pdf/PLAW-104publ106.pdf>. Accessed May 16, 2015.

U.S. Census Bureau. 2009-2013. DP05, American Community Survey 5-Year Estimates. Online at <http://factfinder.census.gov/faces/>. Accessed April 27, 2015.

U.S. Census Bureau. 2010. DP-1, 2010 Demographic Profile Data. Profile of General Population and Housing Characteristics: 2010. Online at <http://factfinder.census.gov/faces/>. Accessed April 27, 2015.

THIS PAGE IS INTENDED TO BE LEFT BLANK