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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) TL674A Reconfiguration & TL666D Removal Project (Proposed Project). The Proposed Project is located within generally developed areas in the City of San Diego and the City of Del Mar. The Proposed Project will not extend service into new areas, and therefore will not impact the local or regional population by inducing growth. 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 and the California Employment Development Department (EDD). A literature search was also conducted and included City of San Diego publications and government resources, such as the San Diego Association of Governments (SANDAG) and San Diego Tourism Authority websites.

4.13.2 Existing Conditions

Regulatory Background

Federal and State

There are no federal or state regulations related to population and housing that are relevant to the Proposed Project.

Local

The Proposed Project is not subject to local discretionary regulations because the California Public Utilities Commission has exclusive jurisdiction over the siting, design, and construction of the Proposed Project. Construction of new substation and/or power line facilities are intended to meet growth projections that have been previously identified in general plans or other regional plans. Construction of these facilities does not create new growth that has not previously been identified by the local jurisdiction.

Population

Table 4.13-1: Population Totals and Trends identifies population totals and trends within the City of San Diego and the City of Del Mar. In the year 2010, the City of San Diego had an estimated population of 1,301,617 residents, or approximately 42 percent of the total population in the County of San Diego and approximately 3.5 percent of the total population in the State of California. In the year 2010, the City of Del Mar had an estimated population of 4,161 residents, or approximately 0.13 percent of the total population in the County of San Diego and less than 0.1 percent of the total population in the State of California.

Table 4.13-1: Population Totals and Trends

Jurisdiction	2000 Census Total	2010 Census Total	Change Between 2000 and 2010 (Percent)	Projected Population in 2020
City of San Diego	1,223,400	1,301,617	6.0	1,542,324
City of Del Mar	4,389	4,161	-5.2	4,799

Source: U.S. Census Bureau; SANDAG

Housing

In 2010, the U.S. Census Bureau estimated that the City of San Diego contained 516,033 housing units with a vacancy rate of approximately 6.4 percent, while the City of Del Mar had 2,596 housing units with a vacancy rate of approximately 20.5 percent. According to the five-year estimates in the U.S. Census Bureau's American Community Survey for 2014, approximately 46 percent and 53 percent of the total housing units in the City of San Diego and City of Del Mar were detached, single-family units, respectively.

Temporary Housing

The Proposed Project area is located near various visitor accommodations. In 2016, the San Diego Tourism Authority reported approximately 539 temporary housing properties (i.e., hotels, motels, bed and breakfast, and casino hotels) with 60,488 rooms available to visitors within the County of San Diego. The total average occupancy rate for these lodging establishments was approximately 76 percent.

The Hilton Del Mar Hotel is the nearest lodging establishment to the Proposed Project. Situated southeast of the intersection of Via De La Valle and Jimmy Durante Boulevard in the City of San

Diego, the Hilton Del Mar Hotel is located approximately 0.2 mile east of the existing TL666D removal and approximately 0.04 mile south of the TL674A reconfiguration.

In August 2016, the unemployment rate for the City of San Diego was approximately 4.8 percent, with approximately 34,200 people unemployed. The City of Del Mar experienced full labor force participation, with less than one percent unemployed among the 2,600 people in the total available labor force. According to the U.S. Census Bureau’s American Community Survey for 2014, the median household income for residents of the City of San Diego and City of Del Mar was \$65,753 and \$103,457, respectively.

4.13.3 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 significant if the Proposed Project:

- Induces substantial population growth
- Displaces a substantial number of housing units
- Displaces a substantial number of people

Question 4.13a – Population Growth

Construction – No Impact

It is anticipated that most of the construction workers for the Proposed Project will reside within San Diego County and outside of the immediate vicinity of the Proposed Project; therefore, it is unlikely that workers will need to reside temporarily at local lodging establishments. The Proposed Project will not involve the construction of any new businesses or homes, nor will it extend existing infrastructure. As a result, it will not increase the desirability or affordability of the area, or cause a significant increase in permanent population within the local community or otherwise. As a result, no impact to population growth from construction of the Proposed Project will occur.

Operation and Maintenance – No Impact

Operation and maintenance (O&M) activities for the Proposed Project will continue to be conducted in the same manner as they are prior to construction of the Proposed Project. As described in Chapter 3 – Project Description, the proposed underground duct banks within Via De La Valle will be installed parallel to existing facilities where O&M activities are currently being conducted. The removal of approximately six miles of 69 kilovolt power lines from TL666D will eliminate all future O&M activities associated with these facilities. The conversion of C510 and C738 will eliminate O&M requirements associated with approximately 4,530 feet of existing overhead distribution line. Although these conversions will introduce approximately 4,230 feet of new underground duct bank, SDG&E currently owns and operates existing underground distribution facilities in the vicinity of these Proposed Project components. Based on the removal of existing overhead facilities and the installation of Proposed Project

components in areas already covered by existing O&M activities, post-construction O&M requirements in the Proposed Project area will be reduced.

Following construction of the Proposed Project, no permanent jobs will be created in the vicinity of the Proposed Project. When in operation, the Proposed Project will be maintained by existing SDG&E personnel. The Proposed Project is being built to remove TL666D from service while reconfiguring existing power lines to maintain service; therefore, it will not induce population growth in the area either directly or indirectly. In addition, long-term O&M activities for the Proposed Project will not result in the demand for new residential units and will not significantly increase the desirability or affordability of the surrounding area. Similarly, it will not create new opportunities for local industry or commerce or impact population growth in the area. As a result, the Proposed Project is not expected to cause a direct or indirect increase in population growth. As such, no impacts to population growth will occur as a result of O&M of the Proposed Project.

Question 4.13b – Displacement of Existing Housing

Construction – No Impact

Construction of the Proposed Project will occur within existing SDG&E public rights-of-ways (ROWs) and on city streets. There are no housing units within the proposed temporary work areas; therefore, existing housing will not be displaced by construction, and no impact will occur.

Operation and Maintenance – No Impact

As described in response to Question 4.13a, ongoing O&M activities will be reduced due to the removal of TL666D and the new underground facilities will be operated and maintained in the same manner as the existing, adjacent facilities. As such, regular O&M practices required for the Proposed Project will not displace any existing housing. Therefore, there will be no impact from O&M of the Proposed Project.

Question 4.13c – Displacement of People – No Impact

Because the Proposed Project will be constructed on lands within existing ROWs and on public streets, construction and/or O&M of all components of the Proposed Project will not displace any existing housing units, as discussed previously in the response to Question 4.13b. As such, no one will be displaced by the Proposed Project. Therefore, there will be no impact from construction or O&M of the Proposed Project.

4.13.4 Applicant-Proposed Measures

Because the Proposed Project will have no impact on population and housing, no applicant-proposed measures are proposed.

4.13.5 References

California EDD. 2016. Monthly Labor Force Data for Cities and Census Designated Places. Online. <http://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html>. Site visited October 6, 2016.

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