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4.13 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 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 identifies existing population and housing trends in the vicinity of the Proposed Project. The proposed Salt Creek Substation site and the majority of the proposed power line are located within the City of Chula Vista in southwestern San Diego County. For this analysis, the Proposed Project components (Salt Creek Substation, TL 6965 and TL 6910 loop-in, Existing Substation modifications, and staging yards) will be analyzed as a single project since data was compiled on the city-level and the Proposed Project would not displace any people or housing.

The Proposed Project is intended to accommodate existing and planned growth in its vicinity, meet the area’s projected electric capacity needs, provide improved substation and circuit reliability with added tie capacity, and reduce area substation loading to optimum operating conditions, among other objectives. The Proposed Project would not extend service into new areas and, therefore, would not have a significant impact on the local or regional population by inducing growth. In addition, the Proposed Project would not displace housing or people. As such, impacts would be less than significant.

4.13.2 Methodology

Data used to conduct demographic and economic analyses were obtained primarily from statistical reports published by the United States Census Bureau (U.S. Census) and the California Department of Finance (CA DOF). A literature search was also conducted, which included City of San Diego publications, supplemented by Internet searches of government websites, including the site for the San Diego Association of Governments (SANDAG).

4.13.3 Existing Conditions

4.13.3.1 Population

Table 4.13-1, Proposed Project Area Population Totals and Trends, identifies population totals and trends within the City of Chula Vista, County of San Diego, and California as a whole. In 2010, the City of Chula Vista had an estimated population of 243,916 residents, a 40.5% increase over the year 2000 population of 173,556. In 2010, the County of San Diego had an estimated population of 3,095,313 and grew approximately 10% from its year 2000 population of 2,813,833. California experienced a similar growth trajectory, with an approximately 10% increase in population from 2000 to 2010 (CA DOF 2012a; SANDAG 2012; U.S. Census 2000, 2010a).

The City of Chula Vista is projected to continue growing through the year 2030, with an 18.5% increase in population to 288,978. This growth rate is lower than the County of San Diego’s projected percent increase in population (20.4%) and California as a whole (19.7%).

Table 4.13-1: Proposed Project Area Population Totals and Trends

Jurisdiction	2000 Total Population	2010 Total Population	Percent Increase 2000 to 2010	2020 Projected Population	2030 Projected Population	Projected Percent Increase 2010 to 2030
City of Chula Vista	173,556	243,916	40.5	267,418	288,978	18.5
County of San Diego	2,813,833	3,095,313	10.0	3,405,068	3,725,900	20.4
State of California	33,871,648	37,253,956	10.0	40,817,839	44,574,756	19.7

Sources: CA DOF 2012a; SANDAG 2012; U.S. Census 2000, 2010a

4.13.3.2 Housing

Table 4.13-2, Proposed Project Area Total Housing Units and Vacancy Rates, identifies data for the City of Chula Vista and the County of San Diego with regard to the number of housing units and associated vacancy rates. The City of Chula Vista experienced a 33.4% increase in housing units between 2000 and 2010, from 59,529 units to 79,416 units, resulting from a large increase of single-family homes in its eastern master-planned communities. In 2010, the City of Chula Vista had 79,416 housing units, with an approximately 4.9% vacancy rate. This vacancy rate is lower than the rate for the County of San Diego (6.7%). The City of Chula Vista is predicted to

experience a 19.1% growth in housing units by 2030, which is slightly higher than the County of San Diego’s predicted growth rate (17.6%) (SANDAG 2012; U.S. Census Bureau 2010a).

Table 4.13-2: Proposed Project Area Total Housing Units and Vacancy Rates

Jurisdiction	Total Housing Units, 2010	Percent Vacant, 2010	Total Housing Units, 2020	Total Housing Units, 2030	Projected Percent Increase 2010 to 2030
City of Chula Vista	79,416	4.9	88,186	94,608	19.1
County of San Diego	1,164,786	6.7	1,262,488	1,369,807	17.6

Sources: SANDAG 2012; U.S. Census Bureau 2010a

Temporary Housing

A number of hotels and motels are available in the City of Chula Vista and the surrounding unincorporated areas of the County of San Diego near the Proposed Project. These include the Best Western Plus Otay Valley, California Suites, Comfort Suites Otay Mesa, and Holiday Inn Express Hotel and Suites.

4.13.3.3 Employment and Income

Table 4.13-3, Proposed Project Area Employment Figures and Unemployment Range, 2010, identifies the total employment and unemployment rates for the City of Chula Vista and the County of San Diego. In 2010, the City of Chula Vista had a labor force of 185,097 people, of which 55.2% were employed. The unemployment rate for the County of San Diego was 11.3% in 2010, which is lower than the unemployment rate for the City of Chula Vista (14.7%) (U.S. Census Bureau 2010b).

Table 4.13-3: Proposed Project Area Employment Figures and Unemployment Range, 2010

County/City	Population 16 years and Older ¹	Total Civilian Labor Force ²	Total Employed	Total Unemployed	Percent Employed	Unemployment Rate
City of Chula Vista	185,097	129,382	102,173	27,209	55.2	14.7%
County of San Diego	2,465,928	1,627,513	1,348,863	278,650	54.7	11.3%

Source: U.S. Census Bureau 2010b

¹The total population of people age 16 and older who are neither in an institution nor on active duty in the Armed Forces, which includes the total civilian labor force.

²The sum of the employed and the unemployed constitutes the civilian labor force.

4.13.3.4 Regulatory Setting

Federal

The U.S. Census is a decennial census mandated by the United States Constitution. The population is enumerated every 10 years, and the results are used to allocate Congressional seats (congressional apportionment), electoral votes, and government program funding. The United States Census Bureau (officially the Bureau of the Census, as defined in Title 13 U.S. Code [USC] Section 11) is the government agency that is responsible for the U.S. Census.

State

The California Complete Count effort was developed to ensure that Californians received their fair share of federal resources and Congressional representation by encouraging the full participation of all Californians in the 2010 U.S. Census. This effort established the infrastructure for statewide outreach to ensure all Californians were counted. The state’s role was to convene, coordinate, and partner with the U.S. Census Bureau, local and tribal governments, foundations, community-based organizations, faith-based groups, schools, businesses, the media, and others.

Local

San Diego Association of Governments

SANDAG creates and maintains historic and current demographic and economic information for the San Diego region. In addition, it produces growth forecasts of population, housing, and income for the region to assist local jurisdictions in planning facilities, services, and development practices over the long-term.

County of San Diego General Plan

The County of San Diego General Plan Housing Element (County of San Diego 2011) was updated on April 24, 2013, with recent demographic data and information pertaining to the county’s ability to meet the state’s Regional Housing Needs Assessment goals. There are no specific policies or regulations of the county’s Housing Element that are applicable to the Proposed Project.

City of Chula Vista General Plan

The City of Chula Vista Housing Element (City of Chula Vista 2005) includes a discussion of programs for providing housing, but no specific policies or regulations of the Housing Element are applicable to the Proposed Project.

4.13.4 Impacts

4.13.4.1 Significance Criteria

Determination of impacts was derived from Appendix G of the CEQA Guidelines. Impacts to population and/or housing would be considered potentially significant if they:

- induce substantial population growth in an area, either directly or indirectly;
- displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere; and/or
- displace a substantial number of people, necessitating the construction of replacement housing elsewhere.

4.13.4.2 Impact Analysis

Question 4.13(a) Induce substantial population growth

Construction – No Impact

Construction activities for the Proposed Project and its components are anticipated to occur for approximately 18 to 24 months from initial site development through energization and testing. The estimated number of workers involved in various construction phases would be dependent on local jurisdiction permitting, material availability, and construction scheduling. It is anticipated that approximately 15 to 35 workers would be employed during the different construction phases of the Proposed Project. During peak times, SDG&E may require up to approximately 35 workers per day. The increased demand for construction workers for the Proposed Project would be temporary and, therefore, would not induce substantial population growth in the area. It is anticipated that most of the construction workers for the Proposed Project would reside within the County of San Diego, outside the immediate vicinity of the Proposed Project. Due to the scope of the proposed improvements, construction of the Proposed Project is not expected to increase the desirability or affordability of the area, or cause a significant increase in permanent population within the local community or otherwise. Construction of the Proposed Project would not result in any other increases in population, as the Proposed Project would not provide access to previously inaccessible areas, extend public services to previously unserved areas, or cause new development elsewhere. Therefore, no impacts would occur.

The Proposed Project may require temporary accommodations for construction workers during construction. However, this need is anticipated to be met by hotels and motels available in the City of Chula Vista and surrounding areas. Therefore, no new housing would need to be built for temporary construction workers. No impacts would occur.

Operation and Maintenance – No Impact

Following construction of the Proposed Project, no permanent jobs are expected to be created in the vicinity of the Proposed Project. When in operation, the proposed Salt Creek Substation would be unattended and remotely operated. It would not require dedicated, full-time personnel. Routine operations would require one or two workers to visit the proposed Salt Creek Substation on a daily or weekly basis. Routine maintenance visits to the proposed Salt Creek Substation site would require two to four workers and would be up to six trips per year.

In general, existing access roads within the existing Transmission Corridor would be used for construction and future maintenance of the proposed TL 6965. An existing sewer access road,

from Hunte Parkway to the proposed Salt Creek Substation site, would be widened to ensure adequate substation access and to accommodate the proposed 12-kV underground conduit packages in the access road without disturbing the existing sewer line in the road. After construction, the access roads would only be used for occasional maintenance operations and would not provide new roadside development or access opportunities for local industry or commerce in the area. Therefore, the existing and improved access roads would not directly or indirectly induce population growth.

The Proposed Project is being built to meet the current and anticipated future electrical needs of the area and, therefore, would not induce substantial population growth in the area either directly or indirectly. SANDAG and other planning agencies do not perceive the availability of electricity as a driver of growth. Nor is the lack of electricity treated as a barrier to growth. Rather, electrical supply responds to planned growth, and that planned growth inherently requires its own, separate environmental review. Additionally, long-term operation and maintenance activities for the Proposed Project would not result in the demand for new residential units or significantly increase the desirability or affordability of the surrounding area. Similarly, it would 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 impact would occur.

Question 4.13(b) Displace a substantial number of existing housing

Construction – No Impact

The Proposed Project would include construction of the proposed Salt Creek Substation, TL 6965 from the Existing Substation, the TL 6910 loop-in, 12-kV distribution circuits from the proposed Salt Creek Substation, and a new 69-kV power line position at the Existing Substation. In general, the Proposed Project would be developed on land that is either owned by SDG&E or within existing SDG&E easements, with the exception of the Hunte Parkway staging yard and alternative staging yards at the OTC, which would be used only temporarily. Housing is not present within the Proposed Project area, including the proposed Salt Creek Substation site, within the proposed power line route, within the loop-in, or at staging yards. Although residences are located near portions of the Proposed Project components, existing housing would not be displaced or relocated as a result of construction of the Proposed Project. Accordingly, the Proposed Project would not necessitate the construction of replacement housing elsewhere; therefore, no impact would occur.

Temporary work areas would generally be located on SDG&E-owned property (proposed Salt Creek Substation site and Existing Substation) or within the existing transmission ROW. Staging construction material, equipment, and vehicles would occur at off-site staging yards. No housing is present in the temporary work areas or staging areas. As such, no existing housing units would be displaced by the required temporary work areas or staging areas; therefore, no impact would occur.

Operation and Maintenance – No Impact

Operation and maintenance of the Proposed Project facilities would include regular inspection, repair work, and vegetation removal activities, as needed. These activities currently occur for the existing SDG&E facilities in the area, and would generally remain the same for the proposed Salt Creek Substation and associated components. As there are no housing units located on the proposed Salt Creek Substation site or the within the existing Transmission Corridor, regular operation and maintenance practices required for the Proposed Project facilities would not displace any existing housing. Therefore, no impact would occur.

Question 4.13(c) Displace a substantial number of people

Construction – No Impact

There is no existing housing within the Proposed Project area. The Proposed Project would be constructed on lands owned by SDG&E or within an existing utility ROW. No people would be displaced with construction of the Proposed Project. Therefore, no impact would occur.

Operation and Maintenance – No Impact

There is no existing housing on the Proposed Project area. The Proposed Project would be constructed on lands owned by SDG&E or within an existing utility ROW. Operation and maintenance of project components would not displace people or necessitate the construction of replacement housing elsewhere. Therefore, no impact would occur.

4.13.5 Project Design Features and Ordinary Construction/Operations Restrictions

There are no specific policies, standards, regulations, or design features that are necessary to minimize impacts from the Proposed Project. No impacts to population and housing are anticipated with Proposed Project implementation.

4.13.6 Applicant-Proposed Measures

No impacts on population and housing are anticipated with implementation of the Proposed Project; therefore, no APMs are required or proposed.

4.13.7 Detailed Discussion of Significant Impacts

Based on the above analyses, no impacts have been identified for the Proposed Project, and no APMs are required or proposed.

4.13.8 References

California Department of Finance (CA DOF). 2012a. Interim Population Projections for California and Its Counties 2010–2050. Available at <http://www.dof.ca.gov/research/demographic/reports/projections/interim/view.php>. Accessed August 22, 2012.

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