

5.13 Population and Housing

5.13.1 Environmental Setting

Population

The city of San Diego, with its 1.37 million inhabitants, ranks as the second-most populous city in California. San Diego’s 340-square-mile footprint also makes it the state’s second largest city in terms of land area, its borders extending from the San Pasqual Valley in the northeast, to over 70 miles of Pacific coastline on the west to the United States–Mexican border on the south. For purposes of collecting and sampling data, statisticians group individual cities like the city of San Diego with other communities into “metropolitan statistical areas” (MSAs). MSAs are geographical regions defined by a core with a relatively high population density that has close economic ties throughout the area. Typically, an MSA is centered on a single large city like San Diego that wields substantial influence over the region, but some MSAs comprise multiple urban centers. The boundaries of the San Diego–Carlsbad MSA are coterminous with San Diego County and include 18 cities, numerous census designated places, and unincorporated communities. According to the 2016 American Community Survey (ACS), San Diego County has a population of 3.2 million.

The San Diego Association of Governments (SANDAG) forecasts continued population growth over the next 30 years, but at a slower pace than in previous decades. In the period from 2011 to 2016, the population of San Diego County grew at an annual average rate of 1.0 percent, largely as a result of new births, but also from in-migration, with 9,500 migrants entering the county every year during this five-year period. From 2017 to 2022, population growth is anticipated to decelerate slightly, with an average 0.7 percent annual growth rate. By 2020, the city of San Diego’s population is forecast to grow 8 percent over the prior decade, bringing the city’s population to 1,487,652 inhabitants (see Table 5.13-1). Population increases are anticipated in the city through a foreseeable horizon of 2050, at which point its population could exceed 1.9 million inhabitants, representing a 49 percent increase of population over the 50-year span that dates back to the year 2000 (SANDAG 2011).

Table 5.13-1 Population 2016–2050, Cities of Del Mar and San Diego; San Diego County

City/County	Population 2016	Population 2020 (est.)	Population 2050 (est.)	Change 2016–2050
City of Del Mar	4,312	4,792	5,151	16%
City of San Diego	1,374,812	1,487,652	1,947,184	30%
San Diego County	3,317,749	3,405,068	4,210,591	22%

Sources: SANDAG 2011; U.S. Census Bureau 2012–2016a

In contrast, the small-scale coastal community of Del Mar occupies an area of just under 2 square miles bordered by Solana Beach to the north and Torrey Pines State Beach and Reserve and city of San Diego to the south. According to American Community Survey (ACS) data, the city of Del Mar had a 2016 population of 4,312 inhabitants (U.S. Census Bureau 2012–2016a).

The construction and completion of the Interstate 5 corridor connecting Del Mar to San Diego and to points beyond has historically been an influential driver of population growth in Del Mar and surrounding communities. For example, during the 1960s and 1970s, San Diego County’s population more than

doubled. Population in the communities of Oceanside, Carlsbad, Solana Beach, Del Mar, and San Diego increased fourfold between 1970 and 2010 (Caltrans 2010). Today, the availability of developable land is a factor constraining construction of new housing in Del Mar, which moderates local population growth. Over the long term, SANDAG estimates that Del Mar’s population will grow incrementally and exceed 5,100 inhabitants by 2050 (SANDAG 2011).

Employment

In 2016, there were 1.4 million wage and salary jobs in the San Diego MSA. The average salary per worker was \$75,764, and the median income was \$66,529. San Diego’s economic base is diverse, with occupations in technological and professional services, manufacturing, natural security, international trade, academia, and tourism. The U.S. Navy is the city’s largest employer. As illustrated in Table 5.13-2, the city of San Diego’s year 2016 civilian workforce breaks down into the following occupational categories: 45.8 percent management, business, science, and arts; 21 percent sales and office; 19.5 percent service; 5.8 percent natural resources, construction, and maintenance; and 7.1 percent production, transportation, and material moving. The city of Del Mar’s civilian workforce in the same period reflects a similar distribution: 59.9 percent management, business, science, and arts; 22.2 percent sales and office; 9.2 percent service; and 8.8 percent natural resources, construction, and maintenance (U.S. Census Bureau 2012–2016b).

Table 5.13-2 Civilian Workforce Occupation, Cities of Del Mar and San Diego; San Diego County

Jurisdiction	Civilian Workforce by Occupational Sector				
	Management, Business, Science, Arts	Sales & Office	Service	Natural Resources, Construction, Maintenance	Production, Transport, Material Moving
Del Mar	59.9%	22.2%	9.2%	8.8%	–
San Diego	45.8%	21.8%	19.5%	5.8%	7.1%
San Diego County	41.0%	23.3%	19.6%	7.7%	8.5%

Source: U.S. Census Bureau 2012–2016b

Key:

– = no data regarding civilian occupation within this sector

San Diego’s median household income is \$68,117, and its unemployment rate is between 3.9 and 4.6 percent (see Table 5.3-3) (U.S. Census Bureau 2012–2016c). City estimates forecast total civilian employment to increase 17 percent by year 2030, primarily attributable to increases in the service and professional sectors (City of San Diego 2015). In the same timeframe, Del Mar’s median household income was \$108,556 (U.S. Census Bureau 2012–2016d), and that city’s annual unemployment ranged between 4.1 and 5.1 percent over the year (U.S. Census Bureau 2012–2016c). The unemployment rate of 7.8 percent for the county is higher than the recorded rates for either city (see Table 5.13-3).

Table 5.13-3 Median Household Income

Jurisdiction	Median Household Income	Unemployment Rate
City of Del Mar	\$108,556	4.1–5.1%
City of San Diego	\$68,117	3.9–4.6%
San Diego County	\$66,529	7.8%

Sources: U.S. Census Bureau 2012–2016c, 2012–2016d

Housing

Population and employment opportunities (jobs) are factors that may influence demand for housing regionally and locally. A mismatch between jobs and housing availability contributes to a variety of environmental impacts such as air pollution, greenhouse gas emissions, and noise pollution associated with daily commuting patterns. Between 2010 and 2016, 32,770 housing units were added to the housing stock throughout the region of the proposed project. Within this same period, the city of San Diego’s housing stock increased by 7 percent, for a total of 483,092 units; new housing is expected to keep pace with foreseeable population growth anticipated in the region.

The Housing Elements in the City of San Diego General Plan and the City of Del Mar Community Plan include policies that encourage housing production sufficient for all income groups. San Diego’s General Plan Housing Element reports that over the past several decades the trend in constructing multi-family housing has been ascendant relative to the construction of single-family dwellings (City of San Diego 2013; City of Del Mar 1985). The trend supports General Plan policies that encourage developing compact, transit-oriented communities as a way of increasing housing supply while preserving the character of existing residential neighborhoods and protecting open spaces and other resources.

The housing vacancy rate indicates what portion of housing stock is available to prospective tenants or homebuyers on a scale where 7 percent or greater reflects a market disequilibrium with supply in excess of demand, and 3 percent or lower represents the opposite condition—a shortage of supply relative to demand. In 2016, the vacancy rate in San Diego County ranged between 5.0 and 7.0 percent annualized. Within central San Diego, roughly 3.4 percent of housing was vacant during the same period, after adjusting to exclude seasonally occupied units. The vacancy rate in Del Mar was slightly higher at 6.3 percent than in San Diego for the comparable period.

5.13.2 Regulatory Setting

Federal and State

No federal or state housing laws, regulation, or policies are applicable to population and housing within the proposed project vicinity.

Local

The Housing Elements of the City of San Diego and City of Del Mar General Plans were reviewed for policies applicable to the analysis of population and housing impacts of the proposed project (City San Diego 2013). The proposed project does not appear to conflict with any of the General Plan housing policies. The CPUC has jurisdiction over the siting and design and regulates construction of investor-owned transmission projects such as the proposed project. Although the CPUC has preemptive authority over local government regulations that may pertain to population and housing, this analysis presents local policies, ordinances and guidelines pertinent to population and housing within the project area and vicinity for informational purposes.

1 **5.13.3 Environmental Impacts and Assessment**

2
3 **Applicant-Proposed Measures**

4 No applicant-proposed measures are applicable to population and housing.

5
6 **Significance Criteria**

7 Table 5.13-4 includes the significance criteria from Appendix G of the CEQA Guidelines’ population and
8 housing section to evaluate the environmental impacts of the proposed project on this resource.

9 **Table 5.13-4 Population and Housing Checklist**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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"/>

10
11 ***a. Would the project induce substantial population growth in an area, either directly (for example, by***
12 ***proposing new homes and businesses) or indirectly (for example, through extension of roads or***
13 ***other infrastructure)?***

14
15 The proposed project would not induce substantial population growth either directly or indirectly. The
16 proposed project would represent an upgrade to the transmission network serving the Del Mar
17 Substation, which would enhance flexibility in the configuration and operation of the electrical grid.

18 The proposed project would not involve the construction of new homes or business facilities and
19 would not extend power line and distribution infrastructure to residences/businesses not currently
20 within the San Diego Gas & Electric (SDG&E) service territory.

21
22 SDG&E anticipates that up to 125 personnel would be required for the various activities scheduled during
23 the 12-month construction period. While the number of personnel would vary depending on the particular
24 task, SDG&E estimates that a 125-person construction crew reflects the maximum number of personnel
25 that would be active on a given day. SDG&E anticipates that the construction workforce needed for the
26 proposed project would reside in the local area and would not require temporary or permanent lodging.
27 Because the proposed project would not create a long-term source of employment in the area, or
28 otherwise encourage people to relocate to the region, it would not direct or indirectly affect population
29 growth. Once the proposed project was operational, SDG&E personnel would maintain and repair the
30 utility lines as needed. The proposed project would not directly alter existing system capacity or indirectly
31 affect the availability of energy resources that would facilitate growth of local industry.

1 For these reasons, the proposed project would not directly induce growth or cause any substantial indirect
2 growth-inducing environmental impacts.

3
4 **Significance: No Impact.**

5
6 *b. Would the project displace substantial numbers of existing housing, necessitating the construction
7 of replacement housing elsewhere?*

8
9 The proposed project would not displace existing housing, nor would it necessitate the construction of
10 replacement housing elsewhere. As indicated in Chapter 4, "Project Description," construction of the
11 proposed project would occur within existing SDG&E public rights-of-way, city streets, or open
12 space areas where no housing currently exists.

13
14 The proposed project would require use of some areas temporarily to accommodate construction
15 staging and access associated with pole installation/removal, stringing sites, and work areas. As
16 described in the Project Description, SDG&E would locate staging and fly yards in industrial or
17 commercial areas on sites that would temporarily accommodate and support construction through
18 completion of the proposed project. The installation and removal or modification of utility poles is an
19 activity that would occur within the entire project area, which includes some residential areas and
20 public uses. Installation, modification, and removal of utility poles would occur within designated
21 SDG&E utility corridors, within city streets, or in open space areas and would not require the
22 acquisition of land to facilitate these activities that could result in displacement of housing. Upon
23 completion of construction work, project operations and maintenance would similarly neither cause
24 displacement of housing nor require the construction of any replacement housing, and no impact
25 would occur.

26
27 **Significance: No Impact.**

28
29 *c. Displace substantial numbers of people, necessitating the construction of replacement housing
30 elsewhere?*

31
32 As described in responses to criteria (a) and (b) above, the purpose of the proposed project is to
33 reconfigure and remove existing utility lines to improve the reliability of the electrical network and
34 reduce the need to maintenance or repair lines in environmentally sensitive areas. Project construction
35 or maintenance activities described in Chapter 4, "Project Description," would not cause
36 displacement of any existing housing or substantial numbers of people, necessitating the construction
37 of replacement housing elsewhere. As such, the proposed project would have no impact on population
38 and housing.

39
40 **Significance: No Impact.**

1 **References**

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