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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) and Southern California Gas Company—hereinafter referred to as "the Applicants"—Pipeline Safety & Reliability Project (Proposed Project). The Proposed Project involves construction, operation, and maintenance of an approximately 47-mile-long, 36-inch-diameter natural gas transmission pipeline that will carry natural gas from SDG&E's existing Rainbow Metering Station to the pipeline's terminus on Marine Corps Air Station (MCAS) Miramar. The Proposed Project will have less-than-significant impacts on 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). A document search of general plans and demographic data was also conducted and included County of San Diego, City of San Diego, City of Escondido, and City of Poway government websites, as well as the MCAS Miramar Integrated Natural Resources Management Plan to determine if any policies are applicable to the Proposed Project. Regional websites were also consulted, including the San Diego Association of Governments (SANDAG) and the San Diego Tourism Authority websites.

4.13.2 Existing Conditions

Pursuant to Article XII, Section 8 of the California Constitution, the California Public Utilities Commission (CPUC) has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance, and repair of natural gas pipeline transmission facilities. Other state agencies have concurrent jurisdiction with the CPUC. Although local governments do not have the power to regulate such activities, the CPUC encourages, and the Applicants participate in, cooperative discussions with affected local governments to address their concerns where feasible. As part of the environmental review process, the Applicants have considered relevant regional and county, policies, and issues, and have prepared this evaluation of the Proposed Project's potential impacts to Population and Housing.

Population

Covering approximately 4,526 square miles, San Diego County is geographically the ninth largest county in the state. San Diego County stretches along approximately 70 miles of the West Coast in Southern California, and is bordered to the south by the U.S.-Mexico border, to the east by Imperial County, to the north by Orange and Riverside counties, and to the west by the Pacific Ocean. There are slightly more than 3 million people living in San Diego County. Table 4.13-1: Population Totals and Trends depicts the population totals and trends within San Diego County and the cities of San Diego, Escondido, and Poway. This information is further described in the following subsections for each city and county crossed by the Proposed Project.

San Diego County

In 2013, San Diego County had an estimated population of 3,211,252 residents, including 492,509 residents who live in the unincorporated areas of the county. The Proposed Project will be constructed in the following five subregional planning areas: Bonsall, Fallbrook, Rainbow, Valley Center, and North County Metro. In 2013, the total estimated population for these subregional planning areas was 119,634, or approximately 24.3 percent of the population of unincorporated San Diego County. Table 4.13-1: Population Totals and Trends provides additional details on populations and trends in San Diego County and its subregional planning areas. SANDAG predicted a population increase of approximately 14.2 percent for San Diego County by SANDAG for 2020.

City of San Diego

In 2013, the City of San Diego had an estimated population of 1,355,896 residents, or approximately 42 percent of the 3,211,252 total population of San Diego County. The Proposed Project will be constructed in the following four City of San Diego designated community planning areas: Rancho Bernardo, San Pasqual Valley, Scripps Miramar Ranch, and Rancho Encantada. In 2013, the estimated total population of these community planning areas was 93,082, representing approximately seven percent of the total population of the City of San Diego. As shown in Table 4.13-1: Population Totals and Trends, the City of San Diego is anticipated to grow by approximately 15.7 percent by 2020.

Table 4.13-1: Population Totals and Trends

Jurisdiction	2000 Census Total	2010 Census Total	2013 SANDAG Estimates	Approximate Change Between 2000 and 2010 (percent)	Projected Population for 2020
San Diego County (including cities)	2,813,833	3,095,313	3,211,252	10	3,391,010
Bonsall Subregional Planning Area	8,880	10,401	10,575	17	11,277
Fallbrook Subregional Planning Area	39,599	43,338	44,646	9	47,565
Rainbow Subregional Planning Area	1,836	1,893	1,891	3	2,057
Valley Center Subregional Planning Area	15,525	19,057	19,290	23	19,834
North County Metro Subregional Planning Area	38,079	42,563	43,232	12	54,400
City of San Diego	1,223,400	1,307,402	1,355,896	7	1,542,324
Rancho Bernardo Community Planning Area	39,571	39,197	39,943	-1	43,650
San Pasqual Valley Community Planning Area	377	195	193	-48	59
Scripps Miramar Ranch Community Planning Area	19,715	19,554	19,705	-1	20,090
Rancho Encantada Community Planning Area	35	2,148	2,504	6,037	1,923
City of Escondido	133,559	143,944	148,738	8	154,329
City of Poway	48,044	47,811	49,417	-0.5	54,070

Sources: U.S. Census Bureau 2014; SANDAG 2014.

City of Escondido

In 2013, the City of Escondido had an estimated population of 148,738 residents, or approximately 4.6 percent of the total population of San Diego County. The City of Escondido is anticipated to grow by approximately 7.2 percent by 2020.

City of Poway

In 2013, the City of Poway had an estimated population of 49,417 residents, or approximately 1.5 percent of the total population of San Diego County. Though the City of Poway experienced a small population decrease between the 2000 and 2010 censuses, SANDAG projects that the city's population will increase approximately 13 percent between the 2010 Census and the year 2020.

Housing

Table 4.13-2: Housing Units and Vacancy Rates identifies data for the cities of San Diego, Escondido, and Poway, as well as San Diego County, with regard to the number of housing units and associated vacancy rates. In 2013, the U.S. Census Bureau estimated that the City of San Diego had an estimated 519,211 housing units with a vacancy rate of approximately 6.3 percent. In 2013, the City of Escondido had an estimated 48,462 housing units with a vacancy rate of approximately 4.9 percent, and the City of Poway had 16,559 housing units with a vacancy rate of approximately 1.9 percent. In addition, unincorporated areas of San Diego County had an estimated 172,124 housing units with a vacancy rate of approximately 5.7 percent.

Temporary Housing

The Proposed Project area is located near various visitor accommodations. In 2014, the San Diego Convention Center and Visitors Bureau reported that 464 hotel and motel properties with 56,629 rooms are available to visitors within San Diego County. Bed and breakfasts, casinos, spas, and other properties provide an additional 2,333 rooms for a total of 58,962 rooms. The total average occupancy rate for these lodging establishments was approximately 71.6 percent in 2014.

Employment and Income

Table 4.13-3: Employment Figures and Unemployment Rates identifies the approximate total employment and unemployment rates in the Proposed Project area. In May 2014, the City of San Diego had an unemployment rate of approximately 5.8 percent, with approximately 41,100 people in the labor force unemployed. The City of Escondido had an unemployment rate of approximately 6.1 percent, with approximately 4,500 people in the labor force unemployed. The City of Poway had an unemployment rate of approximately 3.4 percent, with approximately 1,000 people in the labor force unemployed. The unemployment rate for San Diego County was approximately 5.8 percent, and approximately 92,100 people in the total available labor force of 1,494,200 were unemployed.

Table 4.13-2: Housing Units and Vacancy Rates

Jurisdiction	Estimated Housing Units in 2013	Approximate Vacancy Rate (percent)
San Diego County (Unincorporated)	**172,124**	**5.7**
Bonsall Subregional Planning Area	3,912	3.9
Fallbrook Subregional Planning Area	16,189	4.7
Rainbow Subregional Planning Area	716	0.0
Valley Center Subregional Planning Area	6,688	1.6
North County Metro Subregional Planning Area	16,102	5.2
City of San Diego	**519,211**	**6.3**
Rancho Bernardo Community Planning Area	17,949	3.8
San Pasqual Valley Community Planning Area	64	23.4
Scripps Miramar Ranch Community Planning Area	7,227	2.1
Rancho Encantada Community Planning Area	792	0.0
City of Escondido	**48,462**	**4.9**
City of Poway	**16,559**	**1.9**

Source: SANDAG 2014

Table 4.13-3: Employment Figures and Unemployment Rates

Jurisdiction	Approximate Total Employed	Approximate Total Unemployed	Approximate Unemployment Rate (percent)
San Diego County (including cities)	1,494,200	92,100	5.8
City of San Diego	667,000	41,100	5.8
City of Escondido	69,400	4,500	6.1
City of Poway	27,900	1,000	3.4

Source: California EDD 2014

Table 4.13-4: Median Household Income Data identifies the estimated 2013 median household income data in the jurisdictions, subregional planning areas, and community planning areas where the Proposed Project will be constructed.

Table 4.13-4: Median Household Income Data

Jurisdiction	2013 Median Household Income (Dollars)
San Diego County (Unincorporated)	**74,675**
Bonsall Subregional Planning Area	75,644
Fallbrook Subregional Planning Area	67,475
Rainbow Subregional Planning Area	71,769
Valley Center Subregional Planning Area	81,519
North County Metro Subregional Planning Area	81,314
City of San Diego	**67,193**
Rancho Bernardo Community Planning Area	92,364
San Pasqual Valley Community Planning Area	156,818
Scripps Miramar Ranch Community Planning Area	116,934
Rancho Encantada Community Planning Area	47,506
City of Escondido	**56,655**
City of Poway	**98,332**

Source: U.S. Census Bureau 2014; SANDAG 2014

4.13.3 Impacts

Significance Criteria

The 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

The Applicants anticipate that up to 600 personnel will be required during the peak construction period for the Proposed Project, and four crews of 125 to 150 workers will construct different segments of the Proposed Project. Of the 600 personnel, approximately 50 percent of construction workers (300 employees) will be from San Diego County and will commute from

the vicinity of the Proposed Project. According to the 2010 census, the total population in the county is 3,095,313 residents. Approximately 300 temporary construction jobs for existing residents will be associated with the Proposed Project, and these jobs will not create any substantial or significant change in the county's population.

The other approximately 50 percent of workers will temporarily relocate from outside of the county, and will likely stay in temporary housing, including local hotels, trailer parks, and short-term rentals. The population of unincorporated areas of San Diego County and the cities of San Diego, Escondido, and Poway may increase slightly during the construction phase due to the approximately 300 construction workers who will travel to the Proposed Project area from outside of the county; however, the increase will not cause a permanent population increase. Furthermore, approximately 58,962 hotel rooms exist in San Diego County, and therefore, the demand for temporary housing of 300 construction workers can be accommodated. Because temporary increases in population associated with Proposed Project construction will be negligible and because lodging establishments are available, a less-than-significant impact will result from construction of the Proposed Project.

Operation and Maintenance – No Impact

Operation and maintenance activities for the Proposed Project are anticipated to be performed by personnel currently employed by the Applicants. The Proposed Project is not expected to increase the desirability or affordability of the area because few homebuyers consider regional natural gas reliability or capacity when purchasing a home. The Proposed Project also will not facilitate substantial population growth in the area because the Proposed Project does not create any infrastructure that will draw visitors, employees, or residents to the area. As a result, the Proposed Project will not induce population growth directly or indirectly. Therefore, no impact will occur.

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

The Proposed Project will include the construction, operation, and maintenance of natural gas transmission facilities within existing roads and in undeveloped areas. The Proposed Project will not displace any existing housing units or require the construction of replacement housing elsewhere, and no impacts will occur.

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

As discussed previously in the response to Question 4.13b – Displacement of Existing Housing, the Proposed Project will include the construction, operation, and maintenance of natural gas transmission facilities within existing roads and in undeveloped areas. The Proposed Project will not require the temporary or permanent relocation of residents during the construction, operation, or maintenance phases of the Proposed Project. Therefore there will be no impact to the displacement of people as a result of the Proposed Project.

4.13.4 Applicants-Proposed Measures

Because the Proposed Project will have less-than-significant impact on population and housing in the Proposed Project area, no Applicants-Proposed Measures are proposed.

4.13.5 References

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