

4.16 POPULATION AND HOUSING

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This section presents the environmental setting and impact analysis for population and housing resulting from the Proposed Project and its alternatives. This section addresses existing population and housing information for the Proposed Project area, applicable regulations, environmental impacts, and mitigation measures to reduce or avoid significant effects.

4.16.1 Approach to Data Collection

Population estimates and projections were determined using data from the United States Census Bureau and SANDAG. Housing estimates and projections were determined using data from SANDAG.

4.16.2 Environmental Setting

4.16.2.1 Regional Setting

Population

The Proposed Project is located entirely within the County of San Diego, with the majority of the work areas located within the City of San Diego and limited portions in the City of Poway, City of Carlsbad, or MCAS Miramar. Population estimates and projections for the City of San Diego, the City of Poway, the City of Carlsbad, and San Diego County are shown in Table 4.16-1. From 2010 to 2020, the City of San Diego population is projected to grow by approximately 18.5 percent, the City of Poway population is projected to grow by approximately 13.1 percent, and the City of Carlsbad is projected to grow by approximately 11.7 percent. San Diego County population is forecast to grow by 14.2 percent for the period between 2010 and 2020.

Table 4.16-1 Population Estimates and Projections

City or County	Population in 2010 ¹	Population in 2013 ²	Population Projection in 2020 ³
City of San Diego	1,301,617	1,337,522	1,542,324
City of Poway	47,811	49,047	54,054
City of Carlsbad	105,328	109,270	117,667
San Diego County	3,095,313	3,211,252	3,535,000

Sources: ¹U.S. Census Bureau 2010a, 2010b, 2010c, 2010d; ²U.S. Census Bureau 2013a, 2013b, 2013c, 2013d; ³SANDAG 2011a, 2011b, 2011c, 2011d

Housing

Table 4.16-2 shows the total housing units and vacancy rates for the City of San Diego, City of Poway, and San Diego County in the year 2010.

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Table 4.16-2 Housing Estimates and Projections

City or County	Housing Units	Vacancy Rate (percent)
City of San Diego	511,820	7
City of Poway	16,364	5
City of Carlsbad	43,844	8
San Diego County	1,149,426	7

Sources: SANDAG 2011a, 2011b, 2011c, 2011d

4.16.2.2 Proposed Project Setting

Transmission Line Segment A

Segment A of the Proposed Project is mostly located in the City of San Diego, with a small portion of Segment A located in the City of Poway. Segment A crosses the following communities:

- MCAS Miramar
- Rancho Encantada
- Scripps Miramar Ranch
- Miramar Ranch North
- Sabre Springs
- Rancho Peñasquitos

The Segment A alignment is located entirely within the SDG&E ROW.

Transmission Line Segment B

Segment B is located entirely in the City of San Diego within the Torrey Highlands community. The Segment B alignment is located within the Carmel Valley Road public ROW.

Transmission Line Segment C

Segment C is located entirely in the City of San Diego and crosses the following communities:

- Pacific Highlands Ranch
- Torrey Highlands
- Del Mar Mesa

The Segment C alignment is located entirely within the SDG&E ROW.

Transmission Line Segment D

Segment D is located entirely in the City of San Diego and crosses the Del Mar Mesa and Torrey Hills communities. The Segment D alignment is located entirely within the SDG&E ROW.

Encina Hub

The Encina Hub work area is located in the City of Carlsbad.

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Mission—San Luis Rey Phase Transposition

The Mission—San Luis Rey Phase Transposition work areas are located in the City of San Diego. The northern work area is located within the Mira Mesa community and the southern work area is within the Kearny Mesa community.

Substations and Staging Yards

Table 4.16-3 provides a summary of the location of the substations and staging yards, including the communities encompassing the work areas located within the City of San Diego.

Table 4.16-3 Locations and Communities for Proposed Project Substations and Staging Yards

Work Area	Location
Staging Yards	
Camino Del Sur	City of San Diego, Black Mountain Ranch community
Evergreen Nursery	City of San Diego, Pacific Highlands Ranch
SR-56	City of San Diego, Pacific Highlands Ranch community
Stonebridge	City of San Diego, Rancho Encantada community
Stowe	City of Poway
Substations	
Mission	City of San Diego, Serra Mesa community
Peñasquitos	City of San Diego, Torrey Hills community
San Luis Rey	City of Oceanside
Sycamore	City of San Diego, MCAS Miramar

4.16.3 Applicable Regulations, Plans, and Standards

There are no federal, state, or local laws or regulations pertaining to population and housing.

4.16.4 Applicant Proposed Measures

No applicant proposed measures were identified by SDG&E in its Proponents Environmental Assessment for potential population and housing impacts.

4.16.5 CEQA Significance Criteria

Appendix G of CEQA Guidelines (14 CCR 15000 *et seq.*) provides guidance on assessing whether a project would have significant impacts on the environment. Consistent with Appendix G, the Proposed Project would have significant impacts on population and housing if it would:

- a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

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- 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.

4.16.6 Approach to Impact Analysis

This impact analysis considers whether implementation of the Proposed Project or alternatives would result in significant impacts to population and housing. The analysis focuses on reasonably foreseeable effects of the Proposed Project and alternatives as compared with baseline conditions. The analysis uses significance criteria based on the CEQA Appendix G Guidelines. The potential direct and indirect effects of the Proposed Project and alternatives are addressed; cumulative effects are addressed in Chapter 5: Cumulative Impacts. Effects that would result from operation and maintenance of the Proposed Project and alternatives are also addressed. Applicable APMs are identified and mitigation is defined to avoid or reduce significant impacts to population and housing.

4.16.7 Proposed Project Impacts and Mitigation Measures

Table 4.16-4 provides a summary of the significance of potential impacts to population and housing before and after implementation of mitigation measures only since there are no applicable APMs.

Table 4.16-4 Summary of Proposed Project Impacts to Population and Housing

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-1: Potential to induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	Construction	No impact	---	---
	Operation and Maintenance	Less than significant	---	---
Impact Population Housing-2: Potential to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-3: Potential to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on population and housing.

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Impact Population Housing-1: Would the Proposed Project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (Less than significant; no mitigation required)

Construction

Construction of the Proposed Project is anticipated to take approximately 12 months and would require up to 100 workers per day during peak construction periods. It is anticipated that the Proposed Project would primarily employ workers who are living within San Diego County because the Proposed Project is located within an urban area with easy access from nearby communities. Because the workforce would be drawn from the San Diego Metropolitan area, the population in the area would not be affected. There would be no impact to the population due to construction workers. No mitigation is required.

Operations and Maintenance

The growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population above what is assumed in local and regional land use plans, or in projections made by regional planning authorities. The Proposed Project is intended to meet the state environmental and energy policy goals and comply with applicable North American Electric Reliability Corporation, Western Electricity Coordinating Council, and California Independent System Operator transmission planning criteria for the surrounding area and to reliably meet San Diego metropolitan area's forecast load growth. Therefore, the Proposed Project is designed to increase reliability and accommodate existing and planned electrical load growth, rather than to induce growth. Indirect impacts would be less than significant. No mitigation is required.

Operations and maintenance activities of the Proposed Project would be similar to the existing conditions for the existing transmission line facilities. SDG&E currently operates and maintains similar transmission facilities along all of the Proposed Project transmission alignment except for the proposed new underground Segment B transmission line. The frequency and intensity of SDG&E's operations and maintenance would only increase by the additional work needed for maintenance of the Segment B transmission alignment, which includes maintenance of the two new cable poles and inspection of the ten new vaults. This additional work would last no more than a few days and would, therefore, be minimal. The Proposed Project would not result in an increase in operations or maintenance staff; therefore, there would be no impact to population growth from Proposed Project operation and maintenance.

Mitigation Measures: None required.

Impact Population Housing-2: Would the Proposed Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (No impact)

The Proposed Project includes both new and replacement and relocation of existing electric transmission and power line facilities. All proposed and relocated facilities would be located within existing SDG&E ROW, except for the underground segment B, which would be located within franchise agreement position along an existing public city street ROW. The Proposed

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Project does not include any features that would displace existing housing. Service interruptions to communities served by the transmission lines would be temporary (only during construction) and minimal. The Proposed Project would not displace people or housing. There would be no impact.

Mitigation Measures: None required.

Impact Population Housing-3: Would the Proposed Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (No impact)

See impact analysis under Impact Population Housing-2 above. The Proposed Project would not displace substantial numbers of people. There would be no impact.

Mitigation Measures: None required.

4.16.8 Alternative 1: Eastern Cable Pole at Carmel Valley Road (Avoids Cable Pole in Black Mountain Ranch Community Park)

Alternative 1 would involve installation of a new cable pole immediately south of and adjoining Carmel Valley Road within existing SDG&E ROW, transitioning the Segment A overhead transmission line directly into the proposed Carmel Valley Road Segment B underground alignment. Alternative 1 would avoid installation of a cable pole and underground duct bank within the Black Mountain Ranch Community Park. This alternative is described in more detail in Chapter 3: Alternatives.

4.16.8.1 Alternative 1 Environmental Setting

Alternative 1 would be constructed in the City of San Diego. The population and housing conditions for the City of San Diego described in Section 4.16.2 would apply to Alternative 1. There is no housing located at the Alternative 1 cable pole location.

4.16.8.2 Alternative 1 Environmental Impacts and Mitigation Measures

Table 4.16-5 summarizes the impacts to population and housing from Alternative 1.

Table 4.16-5 Summary of Alternative 1 Impacts to Population and Housing

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-1: Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

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Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on population and housing.

Alternative 1 would have no impact on population and housing. Alternative 1 would not directly or indirectly induce population growth. The workforce for Alternative 1 would be supplied from the local area. The energy supplied from Alternative 1 would not induce population growth because the objectives of the project are grid reliability and delivering renewable energy; therefore, Alternative 1 would not remove a barrier to growth. Alternative 1 is not located in proximity to any housing. It would not displace any housing or populations.

4.16.9 Alternative 2: Eastern Cable Pole at Pole P40 and Underground Alignment through City Open Space or City Water Utility Service Road (Avoids Cable Pole in Black Mountain Ranch Community Park)

Alternative 2 would involve installation of a new cable pole in the same location for both Alternatives 2a and 2b, approximately 300 feet south of Carmel Valley Road within existing SDG&E ROW, transitioning the Segment A overhead transmission line into the proposed Carmel Valley Road Segment B underground alignment via one of two underground alignment options. Alternative 2a would locate the underground duct bank west of SDG&E ROW through City of San Diego open space and into Carmel Valley Road. Alternative 2b would locate the underground duct bank east of SDG&E ROW through a City of San Diego water utility service road and into Carmel Valley Road. Both Alternative 2a and 2b would avoid installation of a cable pole and underground duct bank within the Black Mountain Ranch Community Park. This alternative is described in more detail in Chapter 3: Alternatives.

4.16.9.1 Alternative 2 Environmental Setting

Alternative 2 would be constructed in the City of San Diego. The population and housing conditions for the City of San Diego described in Section 4.16.2 would apply to Alternative 2. There is no housing at the Alternative 2 cable pole site or within the underground alignment options 2a or 2b to Carmel Valley Road.

4.16.9.2 Alternative 2 Environmental Impacts and Mitigation Measures

Table 4.16-6 summarizes the impacts to population and housing from Alternative 2.

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Table 4.16-6 Summary of Alternative 2 Impacts to Population and Housing

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-1: Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on population and housing.

Alternative 2 would have no impact on population and housing. Alternative 2 would not directly or indirectly induce population growth. The workforce for Alternative 2 would be supplied from the local area. The energy supplied from Alternative 2 would not induce population growth because the objectives of the project are grid reliability and delivering renewable energy; therefore, Alternative 2 would not remove a barrier to growth. Alternative 2 is not located in proximity to any housing. It would not displace any housing or populations.

4.16.10 Alternative 3: Los Peñasquitos Canyon Preserve-Mercy Road Underground (Avoids Overhead North Segment A, Underground Segment B, and Overhead Segment C)

Alternative 3 would include installing an underground alignment starting at a new cable pole where the existing SDG&E ROW crosses Ivy Hill Road and ending at a new cable pole approximately 550 feet west of the Peñasquitos Junction (i.e., where Proposed Project Segments C and D meet). The underground alignment would follow Scripps Poway Parkway, Mercy Road, Black Mountain Road, and finally Park Village Road. Alternative 3 would bypass the northern half of Proposed Project Segment A and all of Proposed Project Segments B and C. This alternative is described in more detail in Chapter 3: Alternatives.

4.16.10.1 Alternative 3 Environmental Setting

The Alternative 3 underground alignment would be located within the Rancho Peñasquitos community. The population and housing conditions for the City of San Diego described in Section 4.16.2 would apply to Alternative 3.

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4.16.10.2 Alternative 3 Environmental Impacts and Mitigation Measures

Table 4.16-7 summarizes the impacts to population and housing from Alternative 3.

Table 4.16-7 Summary of Alternative 3 Impacts to Population and Housing

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-1: Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on population and housing.

Alternative 3 would have no impact on population and housing. Alternative 3 would not directly or indirectly induce population growth. The workforce for Alternative 3 would be supplied from the local area. The energy supplied from Alternative 3 would not induce population growth because the objectives of the project are grid reliability and delivering renewable energy; therefore, Alternative 3 would not remove a barrier to growth. Alternative 3 would be located in existing roadways. Construction, operation, and maintenance of Alternative 3 would not displace any housing or populations because all work would be conducted in roadways and access to housing would be maintained throughout the duration of construction as described in Section 4.7: Traffic and Transportation.

4.16.11 Alternative 4: Segment D 69kV Partial Underground Alignment (Reduces New TSPs in Segment D)

Alternative 4 would include the installation of a double 69-kV underground alignment starting at two new cable poles (P48AA and P48BB) in Proposed Project Segment D near existing lattice tower E17. The underground alignment would follow Carmel Mountain Road and East Ocean Air Drive, ending at the Peñasquitos Substation. Within Proposed Project Segment D, an existing 69-kV line would be removed from the existing steel lattice towers, and a second 69-kV power line on existing H-frame structures would be de-energized and left in place.

Construction within Proposed Project Segment D would be reduced under Alternative 4. The 230-kV transmission line would be installed on the existing steel lattice towers similar to the

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Proposed Project; however, the H-frame structures would not be removed, and no new TSPs would be installed between lattice tower E17 and the Peñasquitos Substation. This alternative is described in more detail in Chapter 3: Alternatives.

4.16.11.1 Alternative 4 Environmental Setting

The underground 69-kV power lines, cable poles P48AA and P48BB, and new 230-kV transmission line would be located within the Del Mar Mesa, Torrey Hills, and Carmel Valley communities. The population and housing conditions for the City of San Diego described in Section 4.16.2 would apply to this alternative.

4.16.11.2 Alternative 4 Environmental Impacts and Mitigation Measures

Table 4.16-8 summarizes the impacts to population and housing from Alternative 4.

Table 4.16-8 Summary of Alternative 4 Impacts to Population and Housing

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-1: Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on population and housing.

Alternative 4 would have no impact on population and housing. Alternative 4 would not directly or indirectly induce population growth. The workforce for Alternative 4 would be supplied from the local area. The energy supplied from Alternative 4 would not induce population growth because the objectives of the project are grid reliability and delivering renewable energy; therefore, Alternative 4 would not remove a barrier to growth. Alternative 4 would be located in existing roadways. Construction, operation, and maintenance of Alternative 4 would not displace any housing or populations because no housing or populations are located in the alignment for Alternative 4. The underground 69-kV power lines would be constructed in roadways. Access to housing along the underground alignment would be maintained throughout the duration of construction as described in Section 4.7: Traffic and Transportation.

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4.16.12 Alternative 5: Pomerado Road to Miramar Area North Combination Underground/Overhead (Avoids All Proposed Project Segments)

Alternative 5 would include underground installation of the transmission line with the exception of the east and west ends where the transmission line would be installed in an overhead within existing SDG&E ROWs. Under this alternative, the alignment would exit the Sycamore Canyon Substation at MCAS Miramar an overhead line and travel westerly within an existing SDG&E ROW toward Stonebridge Parkway. The transmission line would transition to underground beneath Stonebridge Parkway in the vicinity of Greenstone Court, then continue underground on Pomerado Road, Miramar Road, Kearny Villa Road, Black Mountain Road, Activity Road, Camino Ruiz, Miralani Drive, Arjons Drive, Trade Place, Camino Santa Fe, Carroll Road/Carroll Canyon Road and Scranton Road. The transmission line would temporarily transition to an overhead alignment via two new cable poles and two new interset poles, where it would cross I-15. At the western end of the underground portion, the line would transition back to overhead structures located within an existing SDG&E ROW heading northward into the Peñasquitos Substation. Alternative 5 would avoid construction within the Proposed Project alignment with the exception of approximately 3,400 feet of existing SDG&E ROW in Segment A connecting to the Sycamore Canyon Substation. This alternative is described in more detail in Chapter 3: Alternatives.

4.16.12.1 Alternative 5 Environmental Setting

Alternative 5 would be constructed within SDG&E ROW, Stonebridge Parkway, Pomerado Road, and a series of roadways within a primarily industrial area in the Mira Mesa, Miramar, and Sorrento Valley communities. The western overhead transmission line portion would be located within the Mira Mesa and Torrey Hills communities. The population and housing conditions described in Section 4.16.2 for the Proposed Project would apply to this alternative.

4.16.12.2 Alternative 5 Environmental Impacts and Mitigation Measures

Table 4.16-9 summarizes the impacts to population and housing from Alternative 5.

Table 4.16-9 Summary of Alternative 5 Impacts to Population and Housing

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-1: Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Population Housing-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

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Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Population Housing-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on population and housing.

Alternative 5 would have no impact on population and housing. Alternative 5 would not directly or indirectly induce population growth. The workforce for Alternative 5 would be supplied from the local area. The energy supplied from Alternative 5 would not induce population growth because the objectives of the project are grid reliability and delivering renewable energy; therefore, Alternative 5 would not remove a barrier to growth. Alternative 5 would be located underground in existing roadways and overhead in existing SDG&E ROW. Construction, operation, and maintenance of Alternative 5 would not displace any housing or populations because no housing or populations are located in the alignment for Alternative 5. Access to housing along the underground alignment would be maintained throughout the duration of construction as described in Section 4.7: Traffic and Transportation.

4.16.13 No Project Alternative

The No Project Alternative would include construction of the CAISO approved Mission – Peñasquitos 230-kV transmission line and Second Poway – Pomerado 69-kV power line. The No Project Alternative would also involve installation of a series reactor at Sycamore Canyon Substation. This alternative is described in more detail in Chapter 3: Alternatives.

The location of the transmission and power lines are shown in Figure 3.7-1 and would be located in existing transmission corridors. Construction, operation, and maintenance of the lines would not displace any housing or populations because no housing or populations are located in the transmission corridors.

Furthermore, the energy supplied from the No Project Alternative would not induce population growth because the purpose of the No Project Alternative would be to maintain system reliability. Like the Proposed Project, the No Project Alternative would have no impact on population and housing.

4.16.14 References

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