

TABLE OF CONTENTS

4.11 POPULATION AND HOUSING 4.11-1
4.11.0 Introduction..... 4.11-1
4.11.1 Methodology..... 4.11-1
4.11.2 Existing Conditions..... 4.11-2
4.11.3 Impacts..... 4.11-3
4.11.4 Applicant-Proposed Measures 4.11-5
4.11.5 References..... 4.11-5

LIST OF TABLES

Table 4.11-1: Population Trends..... 4.11-2

CHAPTER 4 – ENVIRONMENTAL IMPACT ASSESSMENT

4.11 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Measures	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.11.0 Introduction

This section describes existing population and housing trends in the vicinity of the San Diego Gas & Electric Company (SDG&E) East County (ECO) Substation Project (Proposed Project). The general area is sparsely populated with small, scattered, unincorporated communities. Jacumba, a census-designated place (CDP), lies approximately three miles west of the proposed ECO Substation and approximately 0.5 mile south of the proposed 138 kilovolt (kV) transmission line. Boulevard, another CDP, lies approximately 2.75 miles northeast of the White Star Communication Facility; the Boulevard Substation is located within Boulevard. While one residence will be removed to rebuild the Boulevard Substation, all impacts to population and housing are expected to be less than significant.

4.11.1 Methodology

Because the Proposed Project area is atypical for most of San Diego County, data collection was centered on trends within unincorporated areas in the county, more specifically in the Mountain Empire Community Planning Area and Central Mountain Community Planning Area. Demographics and housing data were obtained from the San Diego Association of Governments (SANDAG), the primary planning agency for the San Diego area.

4.11.2 Existing Conditions

Population

San Diego County has an overall population of approximately 2,941,000 people, with approximately 443,000 of them living in unincorporated communities. The Proposed Project area lies in a sparsely populated region of the county within the Mountain Empire Community Planning Area, in the vicinity of several small, unincorporated communities. As of the 2000 Census, the community of Jacumba had a population of approximately 660 people. The unincorporated community of Boulevard had a population of approximately 1,496 people. Specific information related to population trends in the Mountain Empire Community Planning Area and the Central Mountain Planning Area can be found in Table 4.11-1: Population Trends.

Table 4.11-1: Population Trends

Jurisdiction	2000	2007	Percentage Change between 2000 and 2007	Projected Population 2010
Mountain Empire Community Planning Area	6,402	6,356	-0.7	7,530

Source: SANDAG, 2003; SANDAG, 2008

Housing

According to the 2000 Census, approximately 152,947 housing units were located within unincorporated San Diego County. Of that total, 2,632 housing units were located in the Mountain Empire Community Planning Area, with a vacancy rate of 16.9 percent. By 2007, SANDAG reported that the number of housing units had risen to 2,658 units with a vacancy rate of 19.6 percent.

Based on the 2007 SANDAG information, within the Mountain Empire Community Planning Area, 75 percent of all housing consists of single-family homes with an average of 2.85 individuals per home. Multiple-family homes make up only one percent of the housing, with an average of 1.42 individuals per unit. Mobile homes comprise 19 percent of housing units with an average of 2.69 individuals per unit. The remaining five percent of housing units is categorized as “Other,” with an average occupancy rate of 1.64 individuals.

Temporary Housing

More than 54,000 temporary housing units (including hotels, casinos, bed and breakfasts, country inns, and health spas) are located in San Diego County. These facilities have a combined average annual occupancy rate of 72.9 percent. Temporary housing is much more limited in Jacumba and Boulevard, where three local hotels exist with a total of approximately 40 rooms.

Employment and Income

According to the 2000 Census, the Mountain Empire Community Planning Area had a labor force of approximately 2,239 individuals, with an unemployment rate of 6.9 percent. In 2000, the median household income was \$35,923, and by 2007, the median household income was estimated to have risen to \$50,538.

4.11.3 Impacts

Significance Criteria

Determination of impacts was derived from Appendix G of the California Environmental Quality Act (CEQA) 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 4.11a – Population Growth

Construction – Less-than-Significant Impact

Although some hiring of local construction linemen will occur, the majority of crewmembers will commute from outside the vicinity of the Proposed Project. Construction of the Proposed Project is also not expected to increase the desirability or affordability of the area. As a result, less-than-significant impacts to population will occur as a result of construction of the Proposed Project.

Operation and Maintenance – No Impact

No permanent jobs are expected to be created in the Proposed Project vicinity as a result of the Proposed Project once construction has been completed. Additionally, operation and maintenance activities for the Proposed Project will not result in the creation of new residences or increase the desirability or affordability of the area. As a result, the Proposed Project is not expected to induce population growth directly or indirectly. Therefore, no impacts to population growth will occur.

Question 4.11b – Displacement of Existing Housing

With the exception of the Boulevard Substation rebuild, which is discussed under the subheading Boulevard Substation Rebuild, construction and operation and maintenance of the Proposed Project is not expected to displace any existing housing units in its vicinity. Further, no new housing is proposed as part of the Proposed Project.

East County Substation and Southwest Powerlink Loop-In – No Impact

SDG&E plans to purchase undeveloped land on which to construct the ECO Substation and the Southwest Powerlink (SWPL) loop-in. Additionally, during operation and maintenance of the Proposed Project, these components will be primarily unmanned and routine operation and maintenance activities will not displace any housing. Therefore, no impacts to housing are

expected as a result of construction or operation and maintenance of the ECO Substation or the SWPL loop-in.

138 kV Transmission Line – No Impact

The 138 kV transmission line will be constructed adjacent to an existing SDG&E right-of-way (ROW) along the SWPL and parallel to an existing SDG&E access road for two miles when not parallel to the SWPL. The majority of the line will run through uninhabited areas. No housing units currently exist within the proposed 100-foot-wide ROW. In addition, operation of the 138 kV transmission line will be primarily unmanned and routine maintenance will not displace any nearby residences. Thus, no housing displacement will occur because of construction or operation and maintenance of the transmission line.

Boulevard Substation Rebuild – Less-than-Significant Impact

The Boulevard Substation will be rebuilt immediately east of the existing substation. SDG&E has acquired one parcel, 8.5 acres in size, adjacent to the Boulevard Substation in order to rebuild the substation. One residence, consisting of a vacant single-family home and seven associated structures, is currently located on this parcel. The Boulevard Substation rebuild will not result in the displacement of a substantial number of people, as only this one vacant residence will be displaced. Displacement of this one residence will not be significant because of the high vacancy rate and availability of existing housing in the area. According to SANDAG, there were approximately 520 unoccupied residences in the Mountain Empire Community Planning Area in 2007. Operation of the rebuilt Boulevard Substation will be primarily unmanned and will not displace any additional nearby residences. Therefore, impacts will be less than significant.

White Star Communication Facility Rebuild – No Impact

Work associated with the White Star Communication Facility rebuild will occur within an SDG&E-owned easement immediately adjacent to the existing facility footprint. No housing will be displaced because none are located in the immediate vicinity.

Question 4.11c – Displacement of People

The Proposed Project will be constructed in a rural and sparsely populated area on land or easements that SDG&E has obtained or will obtain for this purpose. As previously discussed in the response to Question 4.11b, construction, operation, and maintenance of the Proposed Project will not displace any local residents.

East County Substation and Southwest Powerlink Loop-In – No Impact

SDG&E plans to purchase land that is unoccupied in order to construct the ECO Substation and the SWPL loop-in. Additionally, these components will primarily be unmanned. Routine maintenance activities will be conducted within the ECO Substation permanent footprint and the SWPL loop-in ROW. Therefore, no displacement of residents will occur from construction or operation and maintenance of these facilities.

138 kV Transmission Line – No Impact

The 138 kV transmission line will be constructed adjacent to the existing SDG&E ROW for the SWPL using mostly existing SDG&E dirt access roads. The majority of the line will primarily run through uninhabited areas along the Proposed Project ROW with the exception of the approximately 2.5 miles from approximately Milepost 11 to the Boulevard Substation. While there is one outhouse within 70 feet of the line, there are no other structures within the proposed 100-foot-wide ROW and no nearby structures will need to be relocated as a result of the Proposed Project. Operation of the 138 kV transmission line will be conducted within the ROW and will not displace any people. As a result, there will be no impact.

Boulevard Substation Rebuild – Less-than-Significant Impact

The rebuilt Boulevard Substation will be located immediately east of the existing substation and will result in the displacement of one vacant residence located on property that is currently owned by SDG&E. No other residents will be displaced. Operation and maintenance of the rebuilt Boulevard Substation will be conducted within the substation's permanent footprint. Therefore, no people will be displaced.

White Star Communication Facility Rebuild – No Impact

Work associated with the White Star Communication Facility rebuild will occur within an SDG&E-owned easement immediately adjacent to the existing facility footprint. No people will be displaced because no houses or businesses are located in the immediate vicinity; therefore, there will be no impact.

4.11.4 Applicant-Proposed Measures

Because the Proposed Project's impacts on population and housing will be less than significant, no applicant-proposed measures are proposed.

4.11.5 References

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