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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 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"/>

4.11.0 Introduction

This section discusses the existing conditions and potential impacts to population and housing resulting from the San Diego Gas & Electric Company (SDG&E) South Bay Substation Relocation Project (Proposed Project). The Proposed Project is located in the City of Chula Vista, California in the southwesterly portion of San Diego County. The Proposed Project is being implemented to replace aging electrical equipment, create a more flexible and reliable electrical transmission system, and accommodate existing and proposed growth in the vicinity. Because service would not be extended into new areas as part of the Proposed Project, it would not have a significant impact on the local or regional population. In addition, no displacement of housing or people would result from the construction, operation, or maintenance of the proposed facilities.

4.11.1 Methodology

Data used to conduct demographic and economic analyses was obtained primarily from statistical reports published by the United States (U.S.) Census Bureau and the California Employment Development Department (EDD), as well as from literature searches and personal communication with agency personnel. Internet searches of government websites, including the San Diego Association of Governments (SANDAG), were also conducted.

4.11.2 Existing Conditions

Population

Table 4.11-1: Project Area Population Totals and Trends provides the population totals and trend information for San Diego County and the City of Chula Vista, where the Proposed Project is located. As of 2008, San Diego County's population of 3,001,072 residents accounted for approximately 7.9 percent of California's total population of 37,756,666. The City of Chula Vista had approximately 231,305 residents in 2008, which accounted for 7.7 percent of San Diego County's total population. Chula Vista is a fast-growing city; it grew by 25 percent between 2000 and 2008.

Table 4.11-1: Project Area Population Totals and Trends

County/City	2000 Census Total	2008 Census Total	Percent Increase 2000 to 2008	2010 Projection
San Diego County	2,813,834	3,001,072	9.4	3,181,349
City of Chula Vista	173,556	231,305	25	244,332

Sources: SANDAG, 2010a and 2010b; U.S. Census Bureau, 2010

Housing

Table 4.11-2: Project Area Total Housing Units and Vacancy Rate summarizes statistical data gathered in 2008 by the U.S. Census for San Diego County and the City of Chula Vista. The U.S. Census estimated that San Diego County had 1,132,383 housing units and a vacancy rate of 8.1 percent in 2008. In 2008, the City of Chula Vista had a total of 78,128 housing units and a vacancy rate of 9.6 percent.

Table 4.11-2: Project Area Total Housing Units and Vacancy Rate

County/City	Total Housing Units	Percent Vacant
San Diego County	1,132,383	8.1
City of Chula Vista	78,128	9.6

Source: U.S. Census Bureau, 2010

Approximately 51.6 percent of the total housing units in San Diego County are detached, single-family homes. The majority of housing units in the City of Chula Vista are also detached, single-family homes, which make up 54.4 percent of all housing units in the city. Larger residential structures—consisting of 20 or more housing units—make up the second largest category of housing units in Chula Vista, comprising 13.4 percent of the units.

Temporary Housing

The greater Proposed Project area is located near various visitor accommodations. In 2008, the San Diego Convention and Visitors Bureau reported that there were approximately 57,125 hotel rooms or housing units available through various motels, hotels, and bed and breakfast

establishments, within San Diego County. These lodging establishments had a total average occupancy rate of approximately 71.5 percent.

Employment and Income

Table 4.11-3: Project Area Employment Figures and Unemployment Range provides a summary of the total employment and unemployment rates for the Proposed Project area. In December 2009, the unemployment rate for the County of San Diego was 10.1 percent. The City of Chula Vista had a slightly higher unemployment rate at 11.7 percent.

Table 4.11-3: Project Area Employment Figures and Unemployment Range

County/City	Total Employment (number employed)	Unemployment Rate (percent)
San Diego County	1,397,600	10.1
City of Chula Vista	80,700	11.7

Source: State of California EDD, 2010a and 2010b

According to 2008 U.S. Census Bureau data, the median annual household income was \$62,820 for San Diego County. For the City of Chula Vista, the medial annual household income was \$65,466 (four percent higher than the San Diego County median income).

4.11.3 Impacts

Significance Criteria

Determination of impacts was derived from Appendix G of the California Environmental Quality Act Guidelines. Impacts to population and/or housing would 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

SDG&E anticipates hiring personnel from local sources for construction. There are local contractors that have the specialized skills and equipment required for the Proposed Project. The seven to 36 construction personal required to be on-site during the various phases of construction would likely commute from the San Diego County area. It is not anticipated that workers would need to reside temporarily at local lodging establishments. While the population of Chula Vista may increase slightly during the construction phase, the increase would be temporary and the Proposed Project would not cause a permanent increase in population. Therefore, the impact would be less than significant.

The purpose of the Proposed Project is to increase system reliability by replacing aging system components and to accommodate known power demands and future, planned population growth

in SDG&E's service territory. This would be accomplished by upgrading SDG&E's existing transmission system that currently serves the City of Chula Vista and the surrounding area. The Proposed Project would not involve new extensions of service to new communities, either inside or outside of San Diego County. Therefore, the Proposed Project would enhance the system's reliability and capacity, and would not induce population growth in the area.

Operation and Maintenance – No Impact

Operation and maintenance activities for the Proposed Project would be performed by current SDG&E personnel; no new jobs would be created. As a result, the Proposed Project would not induce population growth directly or indirectly. Therefore, no impact would occur.

Question 4.11b – Displacement of Existing Housing – No Impact

The Proposed Project includes decommissioning and rebuilding existing transmission lines and the relocation of a substation. The majority of the transmission line removal and construction would occur in an unpopulated, existing right-of-way (ROW). The existing South Bay Substation would be removed and a new substation would be constructed on an unoccupied, former Liquefied Natural Gas site that is being acquired by SDG&E as part of the Proposed Project. Therefore, no impact would occur.

The proposed staging area, the temporary fly yard, and all temporary work areas would be located on unoccupied parcels. The H & Bay Yard staging area would be located approximately 1.2 miles north of the Proposed Project site, adjacent to Bay Boulevard. This area has been used by SDG&E for staging purposes during previous projects, and no housing is located on the site. Temporary work areas would be located immediately adjacent to the Proposed Project components within ROW areas or SDG&E-owned areas. There are no housing units within the proposed temporary work areas. Therefore, existing housing would not be displaced by the staging and temporary work areas and no impact would occur.

Transmission line and substation operation and maintenance practices include regular inspections, repair work, and vegetation removal activities. These operation and maintenance activities currently occur and would not change from existing practices. Because there are no housing units located within the new or existing transmission line ROW or on substation property, regular operation and maintenance practices of the proposed facilities would not displace housing. Therefore, there would be no impact.

Question 4.11c – Displacement of People – No Impact

The Proposed Project would be constructed, operated, and maintained in a sparsely populated area and on easements and land that SDG&E either currently owns, would acquire, or would obtain permission to use for this purpose. In addition, construction, operation, and maintenance of the facilities would not displace existing housing units, as discussed previously in the response to Question 4.11b. Therefore, people would not be displaced as a result of the Proposed Project and no impact would occur.

4.11.4 Applicant-Proposed Measures

There would be no significant impacts to population and housing as a result of the Proposed Project; therefore, no avoidance or minimization measures are proposed.

4.11.5 References

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