

## D.11 POPULATION AND HOUSING

*Sections D.11.1 and D.11.2* describe the environmental and regulatory population and housing setting for the Silvergate Transmission Substation Project, respectively. *Section D.11.3* includes analysis and discussion of population and housing impacts resulting from the Silvergate Transmission Substation Project, while *Section D.11.4* presents impact analysis for the alternatives. *Section D.11.5* provides information on mitigation monitoring and reporting.

### D.11.1 Environmental Setting for the Proposed Project

This section presents comprehensive baseline population, housing, and employment data. As illustrated in *Figure B-2* within *Section B, Project Description*, the study area for the Silvergate Transmission Substation Project includes the Cities of San Diego, Chula Vista and National City. Regional, local, and site-specific socioeconomic information is presented in *Sections D.11.1.1* through *D.11.1.3*. Current demographic data are provided for the Year 2000 U.S. census. Estimates of population, housing, and employment are prepared annually through joint effort of the City of San Diego and the San Diego Association of Governments (SANDAG) for jurisdictions, subregional areas, and major statistical areas. The SANDAG Year 2004 Population Estimates are included where applicable throughout this section. The Year 2004 Estimates contain less detail than the Census 2000 Profiles therefore, the Year 2000 is used as the base year. The local population and housing forecasts were obtained from SANDAG. The Final 2030 Forecast was accepted for use in planning and other studies by the SANDAG Board of Directors in October, 2003. The employment and labor force data were obtained from the U.S. Census Bureau.

#### D.11.1.1 Demographic Characteristics

As indicated in *Table D.11-1*, the Year 2000 population of San Diego County contained 2,813,833 residents. During the period between 2000 and 2030, the population of San Diego County is estimated to increase by approximately 37 percent, resulting in a 2030 population of approximately 3,855,085 residents. In comparison, the year 2000 population of the City of San Diego was 1,223,400 residents, which accounts for 43.5 percent of the total San Diego County population. Year 2030 population projections for the City of San Diego expect the population to increase to 1,656,820 residents, which is an increase of 35 percent. The City of National City contained 54,260 residents in 2000, which accounts for 1.9 percent of the total San Diego County population. The year 2030 population projections for the City of National City expect the population to increase to 62,837, which is an increase of 16 percent. The year 2000 population for the City of Chula Vista was 173,556 residents, which accounts for 6.2 percent of the total San Diego County population. As indicated in *Table D.11-1*, the highest percentage increase in

population for the study area is projected for the City of Chula Vista, which is expected to experience a 60 percent growth rate resulting in a Year 2030 population of 278,183 residents.

**TABLE D.11-1**  
**Population Characteristics**

Location	2000 Population	2004 SANDAG Estimated Population	2010 Population	2020 Population	2030 Population	2000-2030 Population Change	2000-2030 Percent Population Change
Entire San Diego County	2,813,833	3,017,204	3,211,721	3,528,605	3,855,085	1,041,252	37%
City of San Diego	1,223,400	1,294,032	1,370,328	1,507,794	1,656,820	433,420	35%
City of Chula Vista	173,556	209,436	247,885	268,970	278,183	104,627	60%
National City	54,260	57,047	56,095	59,019	62,837	8,577	16%

Source: SANDAG, December 2003 & July 2004

Table D.11-2 provides the total minority population and minority percentages for the study area for the year 2000. It also provides information on populations living below the poverty level for the study area for the year 2000.

**TABLE D.11-2**  
**Demographic Profile For The Project Study Area**

Location	Total Population	Total Non-Hispanic Origin Population	Percent Non-Hispanic Origin Population	Total Individuals Below Poverty Level*	Percent Total Individuals Below Poverty Level**
Entire San Diego County	2,813,833	2,062,868	73%	342,877	13%
City of San Diego	1,223,400	912,648	75%	173,519	15%
City of Chula Vista	173,556	87,483	50%	18,727	11%
National City	54,260	22,207	41%	11,247	22%

\* Population for whom poverty status is determined may not include the total population data set.

\*\* Percent total individuals below poverty level is based on the data set for whom poverty status is determined.

Assumption: Based on the 2000 U.S. Census

Source: SANDAG, June 2003

### D.11.1.2 Housing Characteristics

As indicated in *Table D.11-3*, the 2000 U.S. Census showed that there were 1,040,149 housing units within San Diego County. Of the total number of housing units within San Diego County, 4.4 percent were vacant. During the period between 2000 and 2030, the number of housing units within San Diego County is estimated to increase by approximately 30 percent, resulting in 1,354,088 housing units by the Year 2030. In comparison, the City of San Diego contained 469,689 housing units in 2000, which accounts for 45.2 percent of the total San Diego County housing units. Year 2030 projections for the City of San Diego expect the number of housing units to total 604,399, which is an increase of 29 percent. The City of National City contained 15,422 housing units in 2000, which accounts for 1.5 percent of the total housing units contained in San Diego County. Year 2030 projections for the City of National City expect the number of housing units to increase to 17,029 by the year 2030, which is an increase of 10 percent. The City of Chula Vista contained 59,495 housing units in 2000, which accounts for 5.7 percent of the total housing units contained in San Diego County. As indicated below, the City of Chula Vista is expected to receive the largest share of the County's new housing units for the study area projected for the Year 2030, resulting in a Year 2030 total of 87,537 housing units.

**TABLE D.11-3**  
**Housing Characteristics**

Location	2000 Housing Units	2010 Housing Units	2020 Housing Units	2030 Housing Units	2000-2030 Housing Units Change	2000-2030 Percent Housing Units Change
Entire San Diego County	1,040,149	1,166,094	1,254,647	1,354,088	313,939	30%
Vacancy Rate	4.4%					
City of San Diego	469,689	519,996	558,075	604,399	134,710	29%
Vacancy Rate	4.0%					
City of Chula Vista	59,495	81,465	86,403	87,537	28,042	47%
Vacancy Rate	3.0%					
City of National City	15,422	15,724	16,231	17,029	1,607	10%
Vacancy Rate	2.6%					

**Sources:** SANDAG, June 2003; SANDAG, December 2003

### D.11.1.3 Employment Characteristics

*Table D.11-4* provides employment data for the Year 2000 by jurisdiction. To examine labor force characteristics, it is assumed that most workers would commute one to two hours to the Silvergate Transmission Substation Project area. Counties within this one- to two-hour commute range include San Diego County, Orange County, and Imperial County. The majority of the labor force that would be involved in construction of the Silvergate Transmission Substation Project is listed in the United States Census Bureau statistics as “Construction Industry” employees. *Table D.11-4* provides the total number of “Construction Industry” workers within the study area for the year 2000.

**TABLE D.11-4**  
**Employment And Labor Force Characteristics**

Location	Total Labor Force*	Armed Forces	Civilian				Unemployment Rate (%) **
			Total Employed	Total Unemployed	Construction Industry Employees	Percent Construction Industry Employees (%)	
Entire San Diego County	1,399,807	91,398	1,232,739	75,670	81,509	7.0%	5.8%
Entire Orange County	1,411,901	2,004	1,338,838	71,059	81,822	6.1%	5.0%
Entire Imperial County	50,788	321	44,092	6,375	2,342	5.3%	12.6%
City of San Diego	626,073	37,746	553,376	34,951	26,441	5.0%	5.9%
City of Chula Vista	79,763	3,725	71,031	5,007	4,417	6.0%	6.6%
City of National City	22,586	3,012	17,581	1,993	1,400	8.0%	10.2%

\* Civilian labor force plus members of the U.S. Armed Forces

\*\* The number of unemployed people divided by the sum of unemployed plus employed people  
Assumption: Based on 2000 Census

**Source:** SANDAG, June 2003; U.S. Census Bureau 2000

## D.11.2 Applicable Regulations, Plans, and Standards

The following section presents the State, regional, and local environmental justice regulations, plans, and standards that pertain to the Silvergate Project and alternatives. There are no federal regulations, plans, and/or standards related to population and housing that are directly applicable to the Silvergate Project.

### D.11.2.1 State

Under CEQA Guidelines, (California Code of Regulations Title 14, Chapter 3) Section 15131 states the following:

- Economic or social effects of a project shall not be treated as significant effects on the environment.
- Economic or social factors of a project may be used to determine the significance of physical changes caused by the project.
- Economic, social, and particularly housing factors shall be considered by public agencies together with technological and environmental factors in deciding whether changes in a project are feasible to reduce and/or avoid the significant effects on the environment.

### D.11.2.2 Regional and Local

The SANDAG *Regional Comprehensive Plan* (RCP) is the long-term planning framework for the San Diego Region. The RCP is intended to provide a broad context in which local and regional decisions can be made to foster a healthy environment, a thriving economy, and a high quality of life for all residents.

The Social Equity and Environmental Justice chapter of the RCP addresses the concept of social equity in the San Diego region with a planning vision to provide all residents with access to affordable and safe housing, quality jobs, adequate infrastructure, and quality education. The RCP recommends that industries and high-traffic corridors be sited in a way to minimize potential impacts of poor air quality on homes, schools, hospitals, and other land uses where people congregate, and recommends that programs be implemented to ensure that low income and minority populations are not disproportionately negatively affected. The RCP policy direction ensures that in the future, all communities move forward as the region moves forward because many communities in San Diego have traditionally been left behind or excluded from the planning and development process, including low income and minority communities.

The RCP identifies the severe shortage of housing in the San Diego region, and discusses that many lower income households, which make up 38 percent of the San Diego region population, need some form of subsidy to afford housing. The Housing chapter of the RCP provides policy direction toward development of housing in the San Diego region to minimize projected interregional and long distance commuting, and to rezone appropriate sites to allow for redevelopment or higher density development.

### **D.11.3 Environmental Impacts and Mitigation Measures**

#### **D.11.3.1 Definition and Use of Significance Criteria**

Significant impacts to population and housing would occur if any of the following would result:

- The Proposed Project would 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);
- The Proposed Project would induce substantial population growth or the need for additional housing in an area through the required labor force; or
- The Proposed Project would displace substantial numbers of existing housing or persons necessitating the construction of replacement housing elsewhere.

#### **D.11.3.2 Applicant Proposed Measures**

The Applicant did not propose any measures to reduce potential population and housing impacts associated with the construction and operation of the Proposed Project.

#### **D.11.3.3 Silvergate Substation**

##### ***Impact S-1: Project Related Population Growth***

Construction activities resulting from Project implementation would be considered short-term and temporary. The construction and operation of the project itself would not affect the employment patterns in the area. SDG&E would employ approximately 40 workers throughout the 28-month construction period. It is anticipated that the majority of workers would come from the San Diego area. As shown in *Table D.11-4*, a strong labor force (165,673 persons in the construction industry) exists within a one to two-hour commute of the project. As such, it is

expected that construction personnel needed to build the Proposed Project would come from the local area. Therefore, there would be no population growth due to project construction.

As the Silvergate Transmission Substation Project would be supporting anticipated regional growth rather than facilitating future energy development, it is not expected that the Silvergate Transmission Substation Project itself would increase regional population. Therefore, there would be no population growth related impacts. See *Section F.1, Growth Inducing Effects*, for further discussion.

### ***Impact S-2: Induced Demand for Housing***

Because few, if any, construction workers are expected to permanently relocate to the area as a result of construction activities associated with the Silvergate Transmission Substation Project (see Impact S-1), no new demand for housing would occur. Temporary accommodations could be needed during construction, but with numerous hotels and motels in the area, impacts are expected to be less than significant (Class III), requiring no mitigation.

### ***Impact S-3: Displacement of People or Existing Housing***

The Silvergate Substation is located within a developed urban area, and construction would occur within the existing SDG&E Silvergate parcel and would not require the removal or relocation of any residential units or business uses. Therefore, the Silvergate Substation component of the Silvergate Transmission Project would not result in any displacement impacts.

#### **D.11.3.4 Dismantling of Main Street Substation**

The existing Main Street Substation would be de-energized and all above ground structures removed from the site once the construction of the proposed Silvergate Substation is complete. Dismantling activities at the Main Street Substation are anticipated to occur over a three month period and would involve similar construction crews; therefore, population and housing impacts would be similar to those described for the Silvergate Substation in *Section D.11.3.3*.

#### **D.11.3.5 Special Protection System**

Installation of the Special Protection System at the South Bay Substation switchyard would take place within the developed footprint of the switchyard, and would involve similar construction crews and population and housing impacts as those described for the Silvergate Substation in *Section D.11.3.3*. Operation of the special protection system would not require any additional workers for operations or maintenance. As such no people or housing would be displaced, no

additional competition for existing housing would result and no new regional growth is expected due to the proposed special protection system.

#### **D.11.3.6 138 kV Circuit Removal and Undergrounding**

Upon the completion of the proposed Silvergate Substation, two of the three 138 kV circuits currently installed in the SDG&E ROW between the South Bay Substation Switchyard and Main Street Substation (City of Chula Vista, National City and City of San Diego) and located on the existing lattice steel bridge structures will be de-energized and removed from operation. The remaining 138 kV circuit between the South Bay Power Plant Switchyard and the Sweetwater River (City of Chula Vista) would be installed underground. The length of time required for the removal and undergrounding of the 138 kV lines is approximately 20 months and would require an estimated total of 40 construction workers per day at its peak.

As discussed in *Section D.11.3.3*, Impact S-1, the Applicant is expected to utilize local labor force that would be more than adequate to supply workers for the underground component of the Silvergate Transmission Substation Project. Therefore, no impacts associated with population growth due to induced labor demand (Impact S-1) would occur.

As discussed in *Section D.11.3.3*, no new housing would be needed for the Silvergate Transmission Substation Project, and no new competition for existing housing is likely to occur. Therefore, impacts associated with induced housing demand (Impact S-2) would be less than significant (Class III), requiring no mitigation.

The proposed underground cable component of the project is proposed within SDG&E's existing utility ROW and therefore would not require the removal or relocation of any residential units or business uses (Impact S-3).

#### **D.11.3.7 Removal of Lattice Steel Bridge Structures**

Eighteen existing lattice steel 138 kV bridge structures will be removed between the South Bay Power Plant Switchyard and the Sweetwater River. Work activities associated with this component of the Proposed Project would occur over a five month period. It is anticipated that the Applicant would utilize local labor force, which would be more than adequate to supply workers for the removal of bridge structures. Therefore, no impacts associated with population growth due to induced labor demand (Impact S-1) would occur. Accordingly, no new competition for existing housing (Impact S-2) or the removal or relocation of any residential units or business uses (Impact S-3) are anticipated to occur.

## **D.11.4 Project Alternatives**

### **D.11.4.1 Gas Insulated Substation Technology**

#### Environmental Setting

*Section D.11.1* describes the population and housing characteristics of the region. Because the Gas Insulated Substation Technology Alternative would occur within the same site as the Proposed Project, the existing population and housing conditions would be the same as described in *Section D.11.1*.

#### Environmental Impacts and Mitigation Measures

Under this alternative, a smaller development footprint for the Silvergate Substation would be required when compared to the Proposed Project due to the elimination of A-frame structures needed for the air-insulated substation required under the Proposed Project. The population and housing impacts for this alternative design option would not be different from the Proposed Project. Localized need for short-term construction workers would occur in the same manner as the Proposed Project. Therefore, it is expected that workers required to construct this alternative would be drawn from the local area labor force. No population growth would occur (Impact S-1), no people or housing would be displaced (Impact S-3), and additional competition for existing housing (Impact S-2) would be less than significant (Class III) under this alternative.

#### Comparison to the Proposed Project

Population and housing impacts resulting from the construction of SDG&E's gas insulated substation alternative would not be significantly different from the Proposed Project. The need for localized short-term construction workers would occur in the same manner as the Proposed Project. Population and housing impacts (S-1 through S-3) would remain unchanged from the Proposed Project.

### **D.11.4.2 Alternative to Open Trench Methods – Use of Horizontal Directional Drilling**

#### Environmental Setting

*Section D.11.1* describes the population and housing characteristics of the region. Because the use of HDD as an alternative to open trench methods as proposed would occur within the same

alignment as the Proposed Project, the existing population and housing conditions would be the same as described in *Section D.11.1*.

### Environmental Impacts and Mitigation Measures

The work force required for HDD construction would be similar to work force described for the Proposed Project in *Section D.11.1*. As such, it is anticipated that the work force needed to conduct the HDD would come from the local San Diego area. Therefore, impacts associated with population growth (Impact S-1), induced housing demand (Impact S-2) and displacement of people or housing (Impact S-3) would be the same as the Proposed Project, which were determined to be less than significant, requiring no mitigation.

### Comparison to the Proposed Project

Impacts associated with population and housing resulting from the use of HDD construction as an alternative to open trench methods would be substantially the same as those identified for the Proposed Project which were determined to be less than significant, requiring no mitigation.

#### **D.11.4.3 Environmental Impacts of the No Project Alternative**

Under the No Project Alternative, none of the facilities associated with the Project or alternatives evaluated in this EIR would be constructed by SDG&E and, therefore, none of the short-term impacts due to the need for temporary construction workers described in this section would occur. However, under the No Project Alternative, SDG&E could be forced to rebuild a portion of the South Bay substation or upgrade the existing Main Street substation resulting in construction and operational impacts. These impacts would be expected to be similar to those described in *Section D.11.3* for the Proposed Project which given the labor force in the local region, any such impacts would be less than significant, requiring no mitigation.

#### **D.11.5 Mitigation Monitoring, Compliance and Reporting Table**

Because impacts to population and housing would be less than significant, no applicant proposed measures or mitigation measures are necessary.

#### **D.11.6 References**

SANDAG (San Diego Association of Governments). 2003. Census 2000 Profiles. Online: <http://cart.sandag.org/pw/>. Site visited on September 19, 2005.k

SANDAG (San Diego Association of Governments). December 2003. 2030 Cities/County Forecast. Online: <http://cart.sandag.org/pw/>. Site visited on September 19, 2005.k

SANDAG (San Diego Association of Governments). 2004. Final Regional Comprehensive Plan for the San Diego Region. July.

SDG&E. 2005a. Proponent's Environmental Assessment (PEA) for the Silvergate Transmission Substation Project. Submitted to the California Public Utilities Commission March, 2005.

SDG&E 2005b. Application of San Diego Gas & Electric Company for a Certificate of Public Convenience and Necessity for the Silvergate Transmission Substation Project. Submitted to the California Public Utilities Commission March, 2005.

SDG&E. 2005c. Supplement to Application for the Silvergate Transmission Substation Project, July 2005.

SDG&E. 2005d. Response to CPUC 2<sup>nd</sup> Deficiency Letter (dated 8/10/05), October 10, 2005.

SDG&E. 2005e. Response to CPUC Data Request Letter dated November 2, 2005. November 2005.

United States Census Bureau. 2000. American FactFinder 2000 Data Set. Online: <http://factfinder.census.gov>. Site visited on September 20, 2005.k