

## **D.13 Population and Housing**

This section addresses the South Bay Substation Relocation Project (Proposed Project) as it would affect population and housing in the project area. Section D.13.1 describes the environmental setting, and Section D.13.2 describes the regulatory requirements for the Proposed Project. Section D.13.3 includes analysis and discussion of population and housing impacts resulting from the Proposed Project, while Section D.13.4 presents impact analysis for the alternatives. Section D.13.5 provides information on mitigation monitoring and reporting.

### **D.13.1 Environmental Setting for the Proposed Project**

This section presents comprehensive baseline population, housing, and employment data for the Proposed Project study area, the City of Chula Vista (City), as well as a comparison to San Diego County (County)-wide data. Current demographic data were derived from the 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 2008 population estimates are included where applicable throughout this section. The year 2008 estimates contain less detail when compared to 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 2050 Forecast was accepted for use in planning and other studies by the SANDAG Board of Directors in February of 2010 (SANDAG 2010a). Employment and labor force data were obtained from the U.S. Census Bureau (2000).

#### **Population**

As indicated in Table D.13-1, the County had 2,813,833 residents in the year 2000 and 3,131,552 residents in 2008. During the period between 2000 and 2020, the population is estimated to increase by 25.6%, resulting in a 2020 population of approximately 3,535,001. Comparatively, the year 2000 population of the City was 173,556 residents, which accounted for approximately 6% of the total County population in 2000 (SANDAG 2010b). The year 2020 estimates a population of approximately 267,427 residents, an increase of 54.1% for the City (SANDAG 2010c).

Table D.13-1 shows growth trends and projections for the County and City.

**Table D.13-1  
Population Growth Trends in San Diego County**

San Diego County	2000	2008	2020
Total Population	2,813,833	3,131,552	3,535,001
Change from 2000 Population	—	317,719	721,168
Percentage Change from 2000	—	11.2%	25.6%
City of Chula Vista	2000	2008	2020
Total Population	173,556	230,397	267,427
Change from 2000 Population	—	56,841	93,871
Percentage Change from 2000	—	32.8%	54.1%

Sources: SANDAG 2010b, 2010c

### **Work Force/Employment**

As indicated in Table D.13-2, the City makes up 5.7% of the County’s labor force. Employment for the City in the year 2000 was 71,031, with an unemployment rate of approximately 6.6%, approximately 0.8% greater than the County unemployment rate. To examine labor force characteristics, it is assumed that most workers would commute 1 to 2 hours to the Proposed Project area. The majority of the labor force that would be involved in construction activities associated with the project is listed in the U.S. Census Bureau’s statistics as “Construction Industry” employees. Table D.13-2 provides the total number of Construction Industry workers within the study area for the year 2000. As seen in Table D.13-2, approximately 79,763 “Construction Industry” employees are located within the City of Chula Vista.

Table D.13-2 shows labor force trends and composition for the County and City.

**Table D.13-2  
Employment and Labor Force Characteristics**

Location	Total Labor Force	Total Employed	Total Unemployed	Construction Industry Employees	Construction Industry Employees (%)	Unemployment Rate (%)
San Diego County	1,399,807	1,232,739	75,670	81,509	7.0%	5.8%
City of Chula Vista	79,763	71,031	5,007	4,417	6.0%	6.6%

Sources: SANDAG 2010d; U.S. Census Bureau 2000

**Note:** Unemployment rate derived by number of unemployed people divided by sum of unemployed plus employed. Assumption based on 2000 Census.

## Housing

As indicated in Table D.13-3, the 2000 Census showed that there were 1,040,149 housing units within the County. Of the total number of housing units within the County, 4.4% were vacant. During the period between 2000 and 2020, the number of housing units within the County is expected to increase by approximately 21.4%, resulting in 1,262,488 housing units by the year 2020. Comparatively, the City contained 59,495 housing units in the year 2000, which accounts for 5.7% of total County housing units. Year 2020 housing projections for the City anticipate the number of housing units to total 88,185, an increase of 48.2%.

Table D.13-3 shows housing trends and comparisons for the County and City.

**Table D.13-3  
Housing Characteristics**

San Diego County	2000	2008	2020
	1,040,149	1,140,654	1,262,488
	—	100,505	222,339
Total Housing Units	—	9.7%	21.4%
Change from 2000 Housing Units	2000	2008	2020
Total Housing Units	59,495	77,484	88,185
Change from 2000 Housing Units	—	17,989	28,690
Percentage Change from 2000 Housing Units	—	30.2%	48.2%

Source: SANDAG 2010b, 2010c; U.S. Census Bureau 2000

## D.13.2 Applicable Regulations, Plans, and Standards

### Federal

There are no federal laws or regulations related to population, employment, and housing that are applicable to the project.

### State

Section 15131 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.) states the following:

1. Economic or social effects of a project shall not be treated as significant effects on the environment.
2. Economic or social factors of a project may be used to determine the significance of physical changes caused by the project.

3. 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.

## **Local**

### *SANDAG Regional Comprehensive Plan (RCP)*

The SANDAG Regional Comprehensive Plan (RCP) (2004) 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 it 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 shortage of housing in the San Diego region and discusses that many lower income households, which make up 38% 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.

### *City of Chula Vista General Plan, Housing Element*

The Housing Element of the City of Chula Vista General Plan (2006) is an important planning tool for the City. It identifies the housing needs of the City and recommends ways to meet these needs while balancing other community objectives and resources. The California Legislature has set as its primary housing goal the provision of a decent home and suitable living environment for every Californian. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plans.

Local Housing Element updates are subject to a regional council-of-governments process and are performed on a 5-year cyclical basis as prescribed through the State Housing Element Law. The current Chula Vista Housing Element covers the 5-year period from 2005 to 2010 and was certified by the City on October 24, 2006, pursuant to a state-approved program for jurisdictions in the San Diego region. The Housing Element provides in-depth analysis of the City's population, economic, and housing stock characteristics as required by state law. The element also provides a comprehensive evaluation of existing programs and policies of the 1999–2005 Housing Element to determine necessary revisions to meet current needs. The existing Housing Element is located in Chapter 7 of the General Plan.

The City's Housing Element (City of Chula Vista 2006) contains the following objectives, summarized here, to address a number of important housing-related issues:

- Objective 1: Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods.
- Objective 2: Promote the efficient use of water and energy to conserve limited resources and reduce long-term operation costs of housing.
- Objective 3: As required by state law, preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.
- Objective 4: Minimize the impacts associated with the conversion or demolition of rental housing on the availability of such housing for very low- and low-income residents.
- Objective 5: Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low- and moderate-income households.
- Objective 6: Promote the development of varied housing, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those “at risk” of becoming homeless, persons with physical and/or developmental disabilities, students, athletes at the Olympic Training Center, single-parent households, and seniors.
- Objective 7: Facilitate the creation, maintenance, preservation, and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes and the provision of financial assistance and other incentives.
- Objective 8: Ensure the availability of housing opportunities to all persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, source of income, or sexual orientation.

- Objective 9: Promote and facilitate early, transparent public input and participation emphasizing community awareness of the City’s goals, tools, available resources, and programs for lower income households.

The Housing Element includes Affordable Housing Program Implementation Guidelines that offer flexibility in meeting affordable housing goals by considering alternatives to actual developer built-in production. These alternatives include land set-asides, off-site projects, and in-lieu contributions.

As stated in the Housing Element, the City has an inclusionary policy that requires all projects of 50 or more dwelling units to provide 10% (5% low income and 5% moderate income) affordable housing within the development (“on site”). Alternatives to the provision of housing include an “off-site” provision of affordable housing and payment of in-lieu fee to be considered at the sole discretion of the City.

### **D.13.3 Environmental Impacts and Mitigation Measures**

#### ***D.13.3.1 Definition and Use of Significance Criteria***

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

- 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.

#### ***D.13.3.2 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.13.3.3 Bay Boulevard Substation***

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

Construction activities resulting from implementation of the Proposed Project would be considered short term and temporary in nature. The construction and operation of the project itself would not affect permanent employment patterns in the area. San Diego Gas & Electric

Company (SDG&E) would employ 7 to 36 people per day throughout the 38-month construction period. It is anticipated that the majority of workers would come from the San Diego area. 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.

SDG&E provides electrical power services to the South Bay area and City of Chula Vista by several 69 kV and 138 kV substations. The load growth in the South Bay area is forecasted to be approximately 9 megawatts (MW) by 2016 and planned redevelopment in the area is anticipated to further increase the load growth by 80 MW beyond 2016. Construction of the Bay Boulevard Substation as proposed, would meet expected electrical load growth, to maintain reliable electric service to existing customers in the South Bay area and City of Chula Vista. While the project would create new larger and more reliable infrastructure, it would not extend infrastructure to previously unserved areas. The proposed substation would accommodate current demand projections identified by SDG&E, consistent with population projections for the South Bay area and City of Chula Vista.

The proposed substation is consistent with growth projections and has been designed to meet SDG&E's mandate to provide electrical service sufficient to meet forecasted demand. No additional permanent employees would be necessary for the operation of the proposed substation, and no housing or commercial facilities are related to the proposed project. In addition, the proposed project would not modify land use or zoning designations to permit new residential or commercial development and, therefore, would not foster growth, remove direct growth constraints, nor add a direct stimulus to growth.

**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 South Bay 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**

As previously mentioned, there are currently no residences on the Proposed Project site; therefore, development of the Proposed Project would not displace any existing housing or residents. Additionally, the South Bay Substation would be constructed within a vacant parcel, and construction of all other project components—including the 230 kV loop-in, 69 kV relocation, and 138 kV extension (both overhead and underground components)—would

primarily occur within existing SDG&E easements. No component of the project would require the removal or relocation of any residential or business uses; therefore, no impact would occur.

#### ***D.13.3.4 South Bay Substation Dismantling***

The existing South Bay Substation would be de-energized and all aboveground structures removed from the site once the construction of the proposed Bay Boulevard Substation is complete. Dismantling activities at the South Bay Substation are anticipated to occur over a 6-month period and would involve similar construction crews; therefore, population and housing impacts would be similar to those described for the Bay Boulevard Substation in Section D.13.3.3.

#### ***D.13.3.5 Transmission Interconnections***

Construction of the transmission interconnections would take place within the limits of the Bay Boulevard Substation site, South Bay Power Plant property and along Bay Boulevard within the City of Chula Vista. Construction activities associated with the transmission interconnections would involve similar construction crews and population and housing impacts as those described for the Bay Boulevard Substation in Section D.13.3.3. Operation of the proposed transmission interconnections 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 transmission interconnections.

### **D.13.4 Project Alternatives**

#### ***D.13.4.1 Gas Insulated Substation Technology Alternative***

##### **Environmental Setting**

Section D.13.1 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.13.1.

##### **Environmental Impacts and Mitigation Measures**

Under this alternative, a smaller development footprint for the Bay Boulevard Substation would be required when compared to the Proposed Project due to the reduction 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 Technology 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.13.4.2 Tank Farm Site Alternative***

##### **Environmental Setting**

Section D.13.1 describes the population and housing characteristics of the region. Because the Tank Farm Site Alternative would occur within the same area as the Proposed Project, the existing population and housing conditions would be the same as described in Section D.13.1.

The environmental setting for the Air Insulated Substation and Gas Insulated Substation Alternatives at the Tank Farm site would be the same, and therefore, environmental setting is not further discussed in Sections D.13.4.2.1 and D.13.4.2.2.

##### ***D.13.4.2.1 Tank Farm Site – Air Insulated Substation Alternative***

##### **Environmental Impacts and Mitigation Measures**

The population and housing impacts for this alternative site location would not differ 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 the Tank Farm Site – Air 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.13.4.2.2 Tank Farm Site – Gas Insulated Substation Alternative*

##### **Environmental Impacts and Mitigation Measures**

The impacts associated with the Tank Farm Site – Gas Insulated Substation Alternative would be the same as under the Tank Farm Site – Air Insulated Substation Alternative. 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 and operation of the Tank Farm Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### *D.13.4.3 Existing South Bay Substation Site Alternative*

##### **Environmental Setting**

Section D.13.1 describes the existing environmental setting of the Proposed Project. Because this alternative would construct a new substation at the existing South Bay Substation site, the existing population and housing conditions would be the same as described in Section D.13.1.

#### *D.13.4.3.1 Existing South Bay Substation Site – Air Insulated Substation Alternative*

##### **Environmental Impacts and Mitigation Measures**

Population and housing impacts resulting from the construction of the Existing South Bay Substation Site – Air 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.

### **Comparison to the Proposed Project**

Construction and operation of the Air Insulated Substation Alternative at the Existing Southbay Substation Site would result in similar population and housing impacts as the Proposed Project. Under this alternative, Impacts S-1 through S-3 would largely be the same as previously discussed in Section D.13.3 for the Proposed Project.

#### *D.13.4.3.2 Existing South Bay Substation Site – Gas Insulated Substation Alternative*

### **Environmental Impacts and Mitigation Measures**

Population and housing impacts resulting from the construction of the Existing South Bay Substation Site – 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.

### **Comparison to the Proposed Project**

Population and housing impacts resulting from the construction and operation of the Existing South Bay Substation Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### ***D.13.4.4 Power Plant Site Alternative***

### **Environmental Setting**

The Power Plant site is located immediately adjacent to and south of the existing South Bay Substation, and therefore, the environmental setting discussed for the existing South Bay Substation Site Alternative in Section D.13.4.3 is also applicable to this alternative.

The environmental setting for the Air Insulated Substation and Gas Insulated Substation Alternatives at the Power Plant site would be the same, and therefore, environmental setting is not further discussed in Sections D.13.4.4.1 and D.13.4.4.2.

#### *D.13.4.4.1 Power Plant Site – Air Insulated Substation Alternative*

### **Environmental Impacts and Mitigation Measures**

The population and housing impacts for this alternative site location 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 and operation of the Power Plant Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### *D.13.4.4.2 Power Plant Site – Gas Insulated Substation Alternative*

### **Environmental Impacts and Mitigation Measures**

The Power Plant Site – Gas Insulated Substation Alternative would generate the same population and housing impacts as the Power Plant Site – Air Insulated Substation Alternative. Constructing metallic buildings and installing substation equipment inside (not all equipment would be located indoors) would not substantially alter the likelihood for this alternative to impact population and housing. 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 and operation of the Power Plant Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### *D.13.4.5 Broadway and Palomar Site Alternative*

### **Environmental Setting**

The Broadway and Palomar site is located approximately 1.2 miles southeast of the existing South Bay Substation. Section D.13.1 describes the population and housing characteristics of the region. Because the Broadway and Palomar Site Alternative would occur within the same area as the Proposed Project, the existing population and housing conditions would be the same as described in Section D.13.1.

The environmental setting for the Air Insulated Substation and Gas Insulated Substation Alternatives at the Broadway and Palomar site would be the same, and therefore, environmental setting is not further discussed in Sections D.13.4.5.1 and D.13.4.5.2.

*D.13.4.5.1 Broadway and Palomar Site – Air Insulated Substation Alternative*

The 9-acre Broadway and Palomar site is not physically large enough to accommodate the 10-acre Air Insulated Substation alternative. As such, the Air Insulated Substation Alternative is not technically feasible at this site.

*D.13.4.5.2 Broadway and Palomar Site – Gas Insulated Substation Alternative*

**Environmental Impacts and Mitigation Measures**

The population and housing impacts for this alternative site location 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 and operation of the Broadway and Palomar Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

***D.13.4.6 Goodrich South Campus Site Alternative***

**Environmental Setting**

The Goodrich South Campus is located approximately 0.8 mile north of the existing South Bay Substation and just northwest of the J Street/Bay Boulevard intersection. Section D.13.1 describes the population and housing characteristics of the region. Because the Goodrich South Campus Site Alternative would occur within the same area as the Proposed Project, the existing population and housing conditions would be the same as described in Section D.13.1.

The environmental setting for the Air Insulated Substation and Gas Insulated Substation Alternatives at the Goodrich South Campus site would be the same, and therefore, environmental setting is not further discussed in Sections D.13.4.6.1 and D.13.4.6.2.

#### *D.13.4.6.1 Goodrich South Campus Site – Air Insulated Substation Alternative*

##### **Environmental Impacts and Mitigation Measures**

The population and housing impacts for this alternative site location 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 and operation of the Goodrich South Campus Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### *D.13.4.6.2 Goodrich South Campus Site – Gas Insulated Substation Alternative*

The Goodrich South Campus Site – Gas Insulated Substation Alternative would generate the same population and housing impacts as the Goodrich South Campus Site – Air Insulated Substation Alternative. Constructing metallic buildings and installing substation equipment inside (not all equipment would be located indoors) would not substantially alter the likelihood for this alternative to impact population and housing. 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 and operation of the Goodrich South Campus Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### **D.13.4.7 H Street Yard Site Alternative**

##### **Environmental Setting**

The H Street Yard site is located immediately north and adjacent to the Goodrich South Campus site discussed in Section D.13.4.6.2. Because the sites are adjacent to one another, the existing

setting applicable to the Goodrich South Campus site would also be applicable to the H Street Yard site.

*D.13.4.7.1 H Street Yard Site – Air Insulated Substation Alternative*

**Environmental Impacts and Mitigation Measures**

The population and housing impacts for this alternative site location 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 and operation of the H Street Yard Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

*D.13.4.7.2 H Street Yard Site – Gas Insulated Substation Alternative*

The H Street Yard Site – Gas Insulated Substation Alternative would generate the same population and housing impacts as the H Street Yard Site – Air Insulated Substation Alternative. Constructing metallic buildings and installing substation equipment inside (not all equipment would be located indoors) would not substantially alter the likelihood for this alternative to impact population and housing. 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 and operation of the H Street Yard Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### **D.13.4.8 Bayside Site Alternative**

##### *D.13.4.8.1 Bayside Site – Air Insulated Substation Alternative*

#### **Environmental Impacts and Mitigation Measures**

The population and housing impacts for this alternative site location 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 and operation of the Bayside Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

##### *D.13.4.8.2 Bayside Site – Gas Insulated Substation Alternative*

The Bayside Site – Gas Insulated Substation Alternative would generate the same population and housing impacts as the Bayside Site – Air Insulated Substation Alternative. Constructing metallic buildings and installing substation equipment inside (not all equipment would be located indoors) would not substantially alter the likelihood for this alternative to impact population and housing. 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 and operation of the Bayside Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts S-1 through S-3.

#### **D.13.4.9 Environmental Impacts of the No Project Alternative**

While none of the facilities associated with the project would be constructed under the No Project Alternative, SDG&E may be required to develop additional transmission upgrades as described in Section C.7 of this EIR. Because the anticipated upgrades would primarily occur



within developed areas (such as within SDG&E easements and franchise positions), the displacement of existing housing and persons is not anticipated. In addition, because the anticipated upgrades would not extend infrastructure to previously unserved areas, the No Project Alternative would not induce population growth (no S-1 impacts would occur).

### **D.13.5 Mitigation Monitoring, Compliance, and Reporting**

Because no impacts have been identified to population and housing, no applicant proposed measures or mitigation measures are necessary.

### **D.13.6 References**

14 CCR 15000–15387 and Appendix A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

City of Chula Vista. 2006. *City of Chula Vista Vision 2020 General Plan*. Chapter 7, Housing Element. October 24, 2006.

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