

1 **4.12 Population and Housing**

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 3 This section describes the environmental and regulatory settings and impacts associated with construction
 4 and operation of the proposed Valley-Ivyglen 115-kilovolt (kV) Subtransmission Line Project (proposed
 5 Valley-Ivyglen Project) and the proposed Alberhill System Project (proposed Alberhill Project) with
 6 respect to population and housing. Comments submitted related to population and housing during the 2010
 7 and 2011 scoping period for the proposed Alberhill Project and the 2015 joint Valley-Ivyglen and Alberhill
 8 Project scoping period focused on the potential decrease in property values. Potential effects on property
 9 values, however, are not considered an environmental effect for the purposes of CEQA analysis; therefore,
 10 these comments are not discussed further in this document.¹

11
 12 As part of the proposed Alberhill Project, a total of three microwave antennas would be installed on existing
 13 structures at the Santiago Peak Communication Site in the USFS Cleveland National Forest as well as at the
 14 Serrano Substation in the City of Orange. Due to the minor construction and operation activities associated
 15 with these components, they would have no impact on population and housing. Therefore, these
 16 components of the proposed Alberhill Project are not discussed further in this section.

17
 18 **4.12.1 Environmental Setting**

19
 20 The proposed Valley-Ivyglen Project would be located within unincorporated western Riverside County
 21 and within the cities of Lake Elsinore, Perris, and Menifee. The proposed Alberhill Project would be located
 22 within unincorporated western Riverside County and within the cities of Lake Elsinore, Menifee, and
 23 Wildomar. According to the Southern California Association of Government, the U. S. Census Bureau, and
 24 the CDF, population and housing growth is expected to continue in each of these jurisdictions (U.S. Census
 25 Bureau 2015a-d; CDF 2015a-b; SCAG 2014).

26
 27 **Population**

28 Table 4.12-1 presents 2015 population counts and population growth projections for unincorporated
 29 Riverside County and cities within the proposed project area. As shown in the table, population growth is
 30 expected to be as high as 72 percent from the year 2014 to 2035.

31 Table 4.12-1 Current and Projected Population in the Proposed Project Area

Location	2014 ^a	2020	2035	Change from 2014 to 2035	
				Total	Percent
Unincorporated Riverside County	368,823 ^b	386,317	461,036	104,213	29.2
City of Lake Elsinore	60,029	63,041	103,243	43,214	72.0
City of Perris	73,756	78,147	112,444	38,688	52.5
City of Menifee	85,182	93,836	115,927	30,745	36.1
City of Wildomar	35,377	38,690	53,696	18,319	51.8

Sources: CDF 2015a; SCAG 2014; U.S. Census Bureau 2015a-d.

Notes:

^a 2014 Values based on U.S. Census "Population, 2010 (April 1) estimate base"; 2020 and 2035 based on SCAG Projections.

^b U.S. Census Population 2010 data was not available for unincorporated Riverside County, California. The value provided represents the region's 2015 population estimates as published by the Department of Finance in January of 2015.

¹ CEQA Guidelines §15131(a); *Porterville Citizens for Responsible Hillside Development v. City of Porterville* 157 Cal. App. 4th 885, 903, 905-906 (2007).

Housing

Table 4.12-2 presents housing unit counts for 2015 and projections through 2030 in unincorporated Riverside County and the cities within the proposed project area. Vacancy rates for the same jurisdictions were provided for the year 2015. From 2015 to 2030 housing units are expected to increase by 23 percent.

Table 4.12-2 Current and Future Permanent Housing Unit Estimates for the Riverside County

Riverside County Housing Forecast			
Year	Housing Units	Difference from Previous	% Change from Previous
2015	736,171 (14.2% vacant) ¹	N/A	N/A
2020	787,072	50,901	6.5
2025	843,744	56,672	6.7
2030	905,279	61,535	6.8
Total 2015–2030		169,108	23.0

Source: CDF 2015b

Proposed Alberhill Substation Site

The proposed Alberhill Substation site property had previously been used as a horse ranch. When the applicant filed an application for the proposed Alberhill Project in September 2009, the applicant did not own the horse ranch property. Prior to preparation of this document, the applicant purchased the property. At the time of purchase, residents were living at the site. Subsequent to the sale of the property to the applicant, the residents moved out.

A Notice of Defects was issued by the County of Riverside Department of Building and Safety on May 26, 2011, and a Notice of Violation was issued by the County of Riverside Transportation and Land Management Agency on June 9, 2011. In order to comply with the notices, the applicant removed one single-family home, one mobile home, two garages, one barn, one shed, and a concrete animal shelter from the proposed Alberhill Substation site in 2011. The three vacant homes were demolished to comply with a Notice of Defects and Notice of Violation issued to the applicant in 2011 by the County of Riverside. At the time of publication of this document, no homes or residences were located on the proposed Alberhill Substation site (SCE 2011).

4.12.2 Regulatory Setting

4.12.2.1 Federal

There are no federal regulations applicable to the proposed projects with respect to population and housing.

4.12.2.2 State

There are no California regulations applicable to the proposed projects with respect to population and housing.

4.12.2.3 Regional and Local

General Order No. 131-D Jurisdictional Considerations

The CPUC has sole and exclusive jurisdiction over the siting and design of the proposed Project. Pursuant to General Order No. 131-D, Section XIV.B, “Local jurisdictions acting pursuant to local authority are preempted from regulating electric power line projects, distribution lines, substations, or electric facilities

1 constructed by public utilities subject to the CPUC’s jurisdiction. However, in locating such projects, the
2 public utilities are directed to consider local regulations and consult with local agencies regarding land use
3 matters.” Consequently, public utilities are directed to consider local regulations and consult with local
4 agencies, but the county and cities regulations are not applicable as the county and cities do not have
5 jurisdiction over the proposed Project. Accordingly, a discussion of local land use regulations is provided in
6 the following subsections for informational purposes only.

7
8 **County of Riverside**

9 The Riverside County General Plan Housing Element establishes the county’s programs and policies for
10 meeting the housing needs of existing and future residents (County of Riverside 2008), but no specific
11 policies or regulations are applicable to the proposed projects with respect to population and housing.
12

13 **City of Lake Elsinore**

14 The City of Lake Elsinore General Plan Housing Element establishes the city’s programs and policies for
15 maintaining and enhancing the city’s housing supply (City of Lake Elsinore 2013), but no specific policies
16 or regulations are applicable to the proposed projects with respect to population and housing.
17

18 **City of Perris**

19 The City of Perris General Plan Housing Element establishes the city’s programs and policies for
20 maintaining and enhancing the city’s housing supply (City of Perris 2013), but no specific policies or
21 regulations are applicable to the proposed Valley-Ivyglen Project, and no component of the proposed
22 Alberhill Project would be located within the City of Perris.
23

24 **City of Menifee**

25 The City of Menifee General Plan Housing Element establishes the following policies to enhance the city’s
26 housing supply and support their local economy and they are relevant to the proposed project (City of
27 Menifee 2013):
28

- 29 • **Policy HE-2-3: Neighborhood Revitalization.** *Support the comprehensive investments needed to*
30 *improve physical infrastructure, housing conditions, and public services for our many*
31 *neighborhoods, focusing on those neighborhoods of greatest need.*
- 32 • **Policy HE-2.5: Public Facilities and Infrastructure.** *Provide quality community facilities,*
33 *infrastructure, traffic management, public safety, and other services to promote and improve the*
34 *livability, safety, and vitality of residential neighborhoods.*
35

36 **City of Wildomar**

37 At the time of preparation of this document, the City of Wildomar had not adopted a general plan, but in
38 2013 they adopted a housing element. The following policies are applicable to the proposed Alberhill
39 Project, and no component of the proposed Valley-Ivyglen Project would be located within the City of
40 Wildomar (City of Wildomar 2013):
41

- 42 • **Policy H-2: Maintain land use policies that allow residential growth consistent with the availability**
43 *of adequate infrastructure and public services.*
44

45 **4.12.3 Methodology and Significance Criteria**

46
47 Population data generated by the Southern California Association of Governments (SCAG) provides an
48 estimated forecast for population demographics in the proposed projects’ region over the next 20 years.

Housing data from SCAG and the CDF provides information on the estimated number of housing units over the next 20 years and vacancy rate data from the past. Using these data, potential impacts on population and housing were evaluated according to the following significance criteria. The criteria were defined based on the checklist items presented in Appendix G of the CEQA Guidelines. The proposed projects would cause a significant impact on population and housing if they would:

- 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); or
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

Appendix G of the CEQA Guidelines also includes the following checklist item:

- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The proposed projects, however, would not displace any persons, and replacement housing would not be required. Therefore, this item is not applied as a criterion in the analysis of environmental impacts presented in the following section.

4.12.4 Environmental Impacts and Mitigation Measures (Valley-Ivyglen Project)

Impact PH-1 (VIG): 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).
LESS THAN SIGNIFICANT

Construction

The proposed Valley-Ivyglen Project would not include the construction of new houses or businesses. The project would be constructed to meet existing and projected electrical needs in the proposed project area (Chapter 1, "Introduction"). As shown in Table 4.12-1, the population of unincorporated Riverside County and cities within the proposed Valley-Ivyglen Project area are projected to grow by approximately 30 to 70 percent by 2035.

The applicant anticipated that most, if not all, construction workers for the proposed Valley-Ivyglen Project (up to 125 per day) would come from the applicant's local crew in Alhambra, California, or from contractors located in communities within the proposed project area (SCE 2014). Depending on availability of the applicant's local construction crews, outside contractors may also be used. In the event that a non-local contractor provided all 125 construction workers, the population of local cities would increase by a total of approximately 0.02 percent compared to 2014 population data (SCAG 2014). Based on the current county wide vacancy rate of 14.2 percent, the proposed project area would have enough temporary housing to accommodate the 125 construction workers during the 2827-month construction period (Table 4.12-2). Therefore, construction of the proposed Alberhill Project would have a less than significant impact on direct population growth.

Operation and Maintenance

During operation, the components of the proposed Valley-Ivyglen Project would be un-staffed and existing local SCE staff would be adequate to conduct the occasional maintenance or emergency repairs (SCE 2014). Therefore, operation and maintenance of the proposed Valley-Ivyglen Project would have no direct impact on population.

1
2 The installation of electrical infrastructure to meet demand for electricity is a result of, not a precursor to,
3 development in the region (Section 7.1.2, “Growth from the Provision of Additional Electric Power”).
4 Therefore, operation and maintenance of the proposed Valley-Ivyglen Project would have a less than
5 significant indirect impact on population. Growth-inducing impacts are further discussed in Section 7.1,
6 “Other CEQA Considerations.”

7
8 **Impact PH-2 (VIG): Displace substantial numbers of existing housing, necessitating the**
9 **construction of replacement housing elsewhere.**
10 *NO IMPACT*

11
12 The proposed 115-kV and fiber optic lines would be located primarily within or along existing roads and
13 the applicant’s existing distribution line ROWs. In locations where a ROW is not currently held by the
14 applicant, the proposed 115-kV and fiber optic line routes would not displace existing housing units or
15 necessitate the construction of replacement housing elsewhere. There would be no impact.

16
17 **4.12.5 Environmental Impacts and Mitigation Measures (Alberhill Project)**

18
19 **Impact PH-1 (ASP): Induce substantial population growth in an area, either directly (for example,**
20 **by proposing new homes and businesses) or indirectly (for example, through**
21 **extension of roads or other infrastructure).**
22 *LESS THAN SIGNIFICANT*

23
24 **Construction**

25 The proposed Alberhill Project would not include long-term staffing increases or construction of new
26 homes or businesses. The proposed project would be constructed to meet existing and projected electrical
27 needs in the proposed project area (Chapter 1, “Introduction”). As shown in Table 4.12-1, the population of
28 unincorporated Riverside County and cities within the proposed Alberhill Project area are projected to grow
29 by approximately 30 to 70 percent by 2035.

30
31 The applicant anticipates that most, if not all, construction workers for the proposed Alberhill Project (up to
32 200 per day) would come from the applicant’s Menifee or Wildomar Service Centers, which are located
33 within the proposed project area (SCE 2011). Depending on availability of the applicant’s local construction
34 crews, outside contractors may also be used. In the event that a non-local contractor provided all 200
35 construction workers, the population of local cities would increase by a total of approximately 0.04 percent
36 compared to 2014 population data (SCAG 2014). Based on the current vacancy rates of up to 14.2 percent,
37 the project area has enough temporary housing to accommodate the 200 construction workers during the 28-
38 month construction period (Table 4.12-2). Therefore, construction of the proposed Alberhill Project would
39 have a less than significant impact on direct population growth.

40
41 **Operation and Maintenance**

42 During operation, the components of the proposed Alberhill Project would be un-staffed and existing local
43 SCE staff would be adequate to conduct the occasional maintenance or emergency repairs (SCE 2014).
44 Therefore, operation and maintenance of the proposed Alberhill Project would have no direct impact on
45 population.

46
47 Space would be available at the proposed Alberhill Substation for the installation of up to two additional
48 560-MVA transformers if needed in the future; however, the applicant does not anticipate that future
49 expansion would be required until 2024. Any expansion of the proposed substation would be conducted in
50 response to future growth rather than as an inducement to it (Section 7.1.2, “Growth from the Provision of

1 Additional Electric Power”). Therefore, operation and maintenance of the proposed Alberhill Project would
2 have a less than significant indirect impact on population. Growth-inducing impacts are further discussed in
3 Section 7.1, “Other CEQA Considerations.”

4
5 **Impact PH-2 (ASP): Displace substantial numbers of existing housing, necessitating the**
6 **construction of replacement housing elsewhere.**
7 *NO IMPACT*
8

9 The proposed new and modified 115-kV subtransmission lines would be located primarily within or along
10 the applicant’s existing ROW. In locations where a ROW is not currently held by the applicant, the
11 proposed 115-kV subtransmission line routes would not displace existing housing units or necessitate the
12 construction of replacement housing elsewhere. There would be no impact.
13

14 4.12.6 References

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