

## D.15 Population and Housing

This section presents a discussion of how the Project would affect population and housing resources in the project area. The Project would be located in Riverside County and the Cities of Perris and Lake Elsinore.

### D.15.1 Environmental Setting

The environmental setting for all project components (proposed subtransmission line, telecommunications system, Fogarty Substation, and Valley and Ivyglen Substation improvements) would be the same because of the regional perspective required to complete the analysis of population and housing. Data is provided for Lake Elsinore, Perris, and Riverside County which represent the project area with respect to the issues of population and housing.

The Cities of Lake Elsinore and Perris and the rural unincorporated areas of Riverside County are projected to continue growing both in population and housing. The Southern California Association of Governments (SCAG) evaluates and makes projections of population and housing growth based on US Census data.

#### Population

The 2000 US Census reported that the population of Riverside County was 1,545,387. This includes a population of 28,928 in the City of Lake Elsinore and 21,460 residents in the City of Perris (US Census Bureau 2006). SCAG projects that the current growth will continue at a strong rate throughout the County, especially in the incorporated areas (SCAG 2006). The recent and projected growth of these areas is summarized below in Tables D.15-1 and D.15-2.

**Table D.15-1 Project Area Population and Projections**

	1990 Census	2000 Census	2010 Projection	2020 Projection
Lake Elsinore	18,285	28,928	42,940	57,842
Perris	21,460	36,189	63,440	76,501
Riverside County	1,170,413	1,545,387	2,085,432	2,644,278

Source: US Census Bureau 2006 and SCAG 2006

**Table D.15-2 Project Area Population Growth 1990-2000**

	1990-2000	Percent
Lake Elsinore	10,643	58.2%
Perris	14,729	68.6%
Riverside County	374,974	32.0%

Source: US Census Bureau 2006, SCAG 2006, and MHA 2006

#### Housing

The 2000 US Census indicated that Riverside County had 506,218 households, which is a 25% increase from 1990.<sup>1</sup> The increase is higher within the incorporated areas of the County with 45% and 43%

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<sup>1</sup> A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person

increases in Lake Elsinore and Perris, respectively. Over 91% of the housing units are occupied in the cities. Over 86% of housing units are occupied in the county as a whole. Table D.15-3 summarizes the measured and projected numbers of households between 1990 and 2020. Based on the Census data for 1990 and 2000, the percent growth of population has outpaced the growth of housing. Housing unit growth from 1990 to 2000 was approximately a 20% increase in the County and approximately 36% in Lake Elsinore and Perris.

**Table D.15-3 Project Area Households and Projections**

	1990 Census	2000 Census	2010 Projection	2020 Projection
Lake Elsinore	6,066	8,817	12,703	17,386
Perris	6,726	9,652	16,605	20,499
Riverside County	402,067	506,218	685,775	907,932

Source: US Census Bureau 2006, SCAG 2006

## **D.15.2 Applicable Regulations, Plans, and Standards**

### **D.15.2.1 Federal**

There are no Federal regulations applicable to the Project with respect to population and housing.

### **D.15.2.2 State**

There are no State regulations applicable to the Project with respect to population and housing.

### **D.15.2.3 Regional and Local**

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Section 65580 and 65589.8 of the Government Code. Each city and county is required to discuss how they will meet their fair share of the housing need in the state.

#### **County of Riverside**

The Riverside County General Plan Housing Element includes a discussion of programs for providing housing but gives no specific policies or regulations that are applicable to the proposed subtransmission line. There is a relevant policy in the Land Use Element. To support future growth of the population and housing stock of Riverside County the Land Use Element contains policies to ensure adequate utilities for new development (County of Riverside 2003):

**LU 1.6:** Coordinate with local agencies, such as Local Agency Formation Commission (LAFCo), service providers and utilities, to ensure adequate service provision for new development (AI 4).

#### **City of Lake Elsinore**

The City of Lake Elsinore's Housing Element outlines programs and policies for maintaining and enhancing the housing supply, but no specific policies or regulations are applicable to the Project.

#### **City of Perris**

The City of Perris has no housing or population regulations applicable to the Project in both the General Plan Housing and Land Use Elements.

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living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

### **D.15.3 Project Impacts and Mitigation**

#### **D.15.3.1 Significance Criteria**

According to CEQA significance criteria, the Project would result in a significant impact if it would:

- Induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

#### **D.15.3.2 Applicant-Proposed Measures**

Because construction of the Project would result in no impact to population and housing, no applicant proposed measures are provided.

#### **D.15.3.3 Impacts in Order of Significance Criteria**

The construction and operation of the Project would not displace any people or housing. The Project was designed to meet the projected needs of planned development, and therefore, would not induce substantial population growth in the area, either directly or indirectly. The proposed subtransmission line and telecommunications system would not displace housing or have a significant negative impact on population or housing. Proposed improvements to the Valley and Ivyglen Substations would not have any impact on population or housing as they are contained within the existing substations.

#### **Impact POP-1: Population Growth**

Construction would be performed by either the Applicant's construction crews or by local contractors. Contract construction workers would come from either Riverside County or surrounding communities, and it is unlikely that they would require housing. If the Applicant's construction crews are used they would likely be based at the Applicant's Alhambra facility—the operation and maintenance facility for the Applicant's substation construction crews—and they would require temporary, short-term housing. Approximately 94 construction workers would be required for construction of all four components of the Project. This total represents the maximum number of construction workers over the 12-18 month timeframe. However, at no point during construction of the Project would all 94 workers be working at the same time due to the sequential nature of construction and specialized labor. The County has enough temporary housing to accommodate the 94 construction workers during the 18 month construction period. Therefore, construction of the Project would result in no impact to population growth (Class III).

Operation of the Project would not induce substantial population growth in the area, either directly (by proposing new homes and businesses) or indirectly (through the extension of new roads or other infrastructure). The Project would not generate a demand for housing. Creating and extending electrical infrastructure to meet the demand for electricity is a result of, not a precursor to, development in the region. Therefore, operation of the Project would result in no impact to population growth (Class III).

### **Impact POP-2: Existing Housing**

Construction of the Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. In addition, as stated above, the Project would not require a workforce that would displace substantial numbers of people nor would the Project necessitate the construction of replacement housing elsewhere. Therefore, construction of the Project would result in no impact to existing population.

The proposed subtransmission line and telecommunications system would be located primarily within or along existing roads, the Applicant's distribution lines, and/or the Applicant's right-of-ways (ROWs). In those locations where a ROW is not currently held by the Applicant, the location of the proposed subtransmission line and telecommunications system would not displace existing housing units or necessitate the construction of replacement housing elsewhere.

The proposed improvements to the Valley and Ivyglen Substations would be constructed within the existing boundaries of the substations, would not displace existing housing, and therefore would not cause a significant impact due to displacement of existing housing.

Operation of the Fogarty Substation would be unmanned, and the electrical equipment within the substation would be remotely monitored and controlled by a power management system from the Valley Substation. As the Fogarty Substation would be operated and monitored remotely, the Applicant's personnel would generally visit the site for electrical switching and routine maintenance. Routine maintenance would include equipment testing, monitoring, and repair as well as emergency and routine procedures for service continuity and preventive maintenance. The Applicant's personnel would generally visit the substation two to three times per week. Operation of the Project would not generate a large operations-related workforce from out of the area that would require permanent housing. Therefore, operation of the Project would result in no impact to existing housing (Class III).

### **Impact POP-3: Existing Residents**

As stated above, the proposed subtransmission line, telecommunications system, and Valley and Ivyglen Substation improvements would be located primarily along or within existing roads, the Applicant's distribution lines, and/or the Applicant's ROWs. In those locations where a ROW is not currently held by the Applicant, the location of the proposed subtransmission line and telecommunications system would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The Fogarty Substation would not require a workforce large enough to displace a substantial number of people. It would not necessitate the construction of replacement housing elsewhere, and therefore, construction and operation of the Fogarty Substation would result in no impact to existing population (Class III).

### **D.15.4 Cumulative**

The Project would not contribute to population growth and therefore would not result in an increased demand on the current or future housing in the region. The Project would not require an influx of new workers who would need to locate temporarily or permanently in the area. Therefore, the Project would not contribute to cumulative significant impacts on population and housing.