

## 4.12 Population and Housing

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

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

### 4.12.1 Environmental Setting

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

#### Population

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

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

Location	2014 <sup>a</sup>	2020	2035	Change from 2014 to 2035	
				Total	Percent
Unincorporated Riverside County	368,823 <sup>b</sup>	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:

<sup>a</sup> 2014 Values based on U.S. Census “Population, 2010 (April 1) estimate base”; 2020 and 2035 based on SCAG Projections.

<sup>b</sup> 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.

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

1 **Housing**

2 Table 4.12-2 presents housing unit counts for 2015 and projections through 2030 in unincorporated  
 3 Riverside County and the cities within the proposed project area. Vacancy rates for the same jurisdictions  
 4 were provided for the year 2015. From 2015 to 2030 housing units are expected to increase by 23 percent.  
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**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) <sup>1</sup>	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
<b>Total 2015–2030</b>		169,108	23.0

Source: CDF 2015b

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 7 **Proposed Alberhill Substation Site**

8 The proposed Alberhill Substation site property had previously been used as a horse ranch. When the  
 9 applicant filed an application for the proposed Alberhill Project in September 2009, the applicant did not  
 10 own the horse ranch property. Prior to preparation of this document, the applicant purchased the property.  
 11 At the time of purchase, residents were living at the site. Subsequent to the sale of the property to the  
 12 applicant, the residents moved out.  
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14 A Notice of Defects was issued by the County of Riverside Department of Building and Safety on May 26,  
 15 2011, and a Notice of Violation was issued by the County of Riverside Transportation and Land  
 16 Management Agency on June 9, 2011. In order to comply with the notices, the applicant removed one  
 17 single-family home, one mobile home, two garages, one barn, one shed, and a concrete animal shelter from  
 18 the proposed Alberhill Substation site in 2011. The three vacant homes were demolished to comply with a  
 19 Notice of Defects and Notice of Violation issued to the applicant in 2011 by the County of Riverside. At the  
 20 time of publication of this document, no homes or residences were located on the proposed Alberhill  
 21 Substation site (SCE 2011).  
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23 **4.12.2 Regulatory Setting**

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 25 **4.12.2.1 Federal**

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 27 There are no federal regulations applicable to the proposed projects with respect to population and housing.  
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29 **4.12.2.2 State**

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 31 There are no California regulations applicable to the proposed projects with respect to population and  
 32 housing.  
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34 **4.12.2.3 Regional and Local**

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 36 **County of Riverside**

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

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**City of Lake Elsinore**

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

**City of Perris**

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

**City of Menifee**

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

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

**City of Wildomar**

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

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

**4.12.3 Methodology and Significance Criteria**

Population data generated by the Southern California Association of Governments (SCAG) provides an 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 27-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.

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

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

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5 The proposed 115-kV and fiber optic lines would be located primarily within or along existing roads and  
6 the applicant’s existing distribution line ROWs. In locations where a ROW is not currently held by the  
7 applicant, the proposed 115-kV and fiber optic line routes would not displace existing housing units or  
8 necessitate the construction of replacement housing elsewhere. There would be no impact.  
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10 **4.12.5 Environmental Impacts and Mitigation Measures (Alberhill Project)**

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

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17 **Construction**

18 The proposed Alberhill Project would not include long-term staffing increases or construction of new  
19 homes or businesses. The proposed project would be constructed to meet existing and projected electrical  
20 needs in the proposed project area (Chapter 1, “Introduction”). As shown in Table 4.12-1, the population of  
21 unincorporated Riverside County and cities within the proposed Alberhill Project area are projected to grow  
22 by approximately 30 to 70 percent by 2035.  
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24 The applicant anticipates that most, if not all, construction workers for the proposed Alberhill Project (up to  
25 200 per day) would come from the applicant’s Menifee or Wildomar Service Centers, which are located  
26 within the proposed project area (SCE 2011). Depending on availability of the applicant’s local construction  
27 crews, outside contractors may also be used. In the event that a non-local contractor provided all 200  
28 construction workers, the population of local cities would increase by a total of approximately 0.04 percent  
29 compared to 2014 population data (SCAG 2014). Based on the current vacancy rates of up to 14.2 percent,  
30 the project area has enough temporary housing to accommodate the 200 construction workers during the 28-  
31 month construction period (Table 4.12-2). Therefore, construction of the proposed Alberhill Project would  
32 have a less than significant impact on direct population growth.  
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34 **Operation and Maintenance**

35 During operation, the components of the proposed Alberhill Project would be un-staffed and existing local  
36 SCE staff would be adequate to conduct the occasional maintenance or emergency repairs (SCE 2014).  
37 Therefore, operation and maintenance of the proposed Alberhill Project would have no direct impact on  
38 population.  
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40 Space would be available at the proposed Alberhill Substation for the installation of up to two additional  
41 560-MVA transformers if needed in the future; however, the applicant does not anticipate that future  
42 expansion would be required until 2024. Any expansion of the proposed substation would be conducted in  
43 response to future growth rather than as an inducement to it (Section 7.1.2, “Growth from the Provision of  
44 Additional Electric Power”). Therefore, operation and maintenance of the proposed Alberhill Project would  
45 have a less than significant indirect impact on population. Growth-inducing impacts are further discussed in  
46 Section 7.1, “Other CEQA Considerations.”  
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1 **Impact PH-2 (ASP): Displace substantial numbers of existing housing, necessitating the**  
2 **construction of replacement housing elsewhere.**  
3 *NO IMPACT*  
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5 The proposed new and modified 115-kV subtransmission lines would be located primarily within or along  
6 the applicant’s existing ROW. In locations where a ROW is not currently held by the applicant, the  
7 proposed 115-kV subtransmission line routes would not displace existing housing units or necessitate the  
8 construction of replacement housing elsewhere. There would be no impact.  
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10 **4.12.6 References**  
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