

3.14 POPULATION AND HOUSING

3.14 Population and Housing

This section presents the environmental setting and impact analysis for population and housing resulting from the Proposed Project. This section includes existing population and housing information for the Proposed Project, applicable regulations, environmental impacts, and mitigation measures to reduce or avoid significant effects.

3.14.1 Environmental Setting

Regional Setting

Population Estimates

The Proposed Project is located within unincorporated areas of Kern and Los Angeles counties, the City of Arvin, and the City of Bakersfield. The Proposed Project alignment also crosses the Lebec Census-Designated Place (CDP) and the Stallion Springs CDP in Kern County.

Population estimates for cities and counties within the Proposed Project alignment are presented in Table 3.14-1. The Planning Division of the City of Bakersfield projects that the City of Bakersfield population grew by approximately 23.9 percent over a 2010 to 2024 period (City of Bakersfield, 2019). While the population was estimated to grow by 23.9 percent in the City of Bakersfield, the estimated population growth between 2010 and 2020 was approximately 16 percent, as shown in Table 3.14-1. Population projections are not available for the City of Arvin. The California Department of Finance projects that the Kern County population will grow by approximately 11.6 percent over a 2020 to 2030 period (California Department of Finance, 2021). The California Department of Finance projects that the Los Angeles County population will increase by approximately 1.5 percent over the 2020 to 2030 period (California Department of Finance, 2021).

Table 3.14-1 Population Estimates

City, County, or CDP	Population 2010	Population 2020	Percent change in population (%)	Population below poverty level, 2020 (%)
Kern County	839,631	909,235	8.3	20.4
Los Angeles County	9,818,605	10,014,009	2.0	14.2
City of Arvin	19,304	19,495	1.0	32
City of Bakersfield	347,483	403,455	16.1	17.2
Lebec CDP	1,468	1,472	0.3	18.6
Stallion Springs CDP	2,488	3,581	43.9	12.2

Source: (City of Bakersfield 2019; U.S. Census Bureau 2020)

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Housing Estimates

Data on the number of housing units and vacancy rates for each of the cities and counties within the Proposed Project alignment is presented in Table 3.14-2.

Table 3.14-2 Housing Estimates

City, County, or CDP	Housing units 2020	Vacant housing units	Vacancy rate (%)
Kern County	299,179	25,623	8.5
Los Angeles County	3,559,790	227,286	7.7
City of Arvin	4,992	281	5.6
City of Bakersfield	125,143	6,575	5.2
Lebec CDP	802	157	19.5
Stallion Springs CDP	1,302	182	13.9

Source: (U.S. Census Bureau, 2020)

Approved Housing Developments

Several approved housing developments are located in proximity to the Proposed Project in unincorporated Kern County and unincorporated Los Angeles County. A zoning change was approved in the City of Arvin that foretells the approval of new housing development. The approved housing developments and zoning change are described in the sections below. No housing developments were identified in the City of Bakersfield within the vicinity of the Proposed Project.

Kern County Approved Housing Development – Grapevine Specific and Community Plan

The Grapevine Specific and Community Plan is an 8,010-acre master-planned community located at the southern end of the San Joaquin Valley near the junction of Interstate 5 (I-5) and State Route (SR) 99, approximately 25 miles south of downtown Bakersfield (Kern County , 2016). The Grapevine Specific and Community Plan would provide a new residential community and employment center that would extend the range of economic development opportunities that currently exist in the Tejon Ranch Commerce Center. The plan would designate 60 percent of the plan area (4,778 acres) for mixed-use residential and commercial zones, and 40 percent of the plan area (3,232 acres) would be maintained for agriculture. The Grapevine Specific and Community Plan would allow for 12,000 dwelling units, and an additional 2,000 dwelling units may be permitted. Development of the plan was approved in December 2019 and would result in an estimated net population increase of 38,400 people (Kern County , 2016). The construction schedule for the Grapevine Specific and Community Plan is unknown. The Proposed Project alignment cross through the eastern portion of the Grapevine Specific and Community Plan.

Los Angeles County Approved Housing Development – Centennial Specific Plan

The Centennial Specific Plan authorized the development of a new master-planned community of 19,333 residences and 8.4 million square feet of commercial and business park uses on

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approximately 12,323 acres at the northwest corner of Los Angeles County (County of Los Angeles, 2019). The site of the Centennial Specific Plan is approximately 1 mile east of the intersection of I-5 and SR 138, east of the Gorman substation. The plan was adopted by the Los Angeles County Board of Supervisors on April 30, 2019, and became effective on May 30, 2019. Once construction is completed, the population is estimated to increase by approximately 57,000 people. The construction schedule for the Centennial Specific Plan is unknown. The Proposed Project does not cross through the Centennial Specific Plan area.

City of Arvin – General Plan Amendment 2013-01/Zone Change

The General Plan Amendment 2013-01/Zone Change rezones APN 189-35202 and 189-35208 on the south side of Sycamore Road, east of Tejon Highway in the City of Arvin, west of the Proposed Project alignment (Segment 1). The amendment would change the zoning designation of 32.89 acres from A-1 Light Agricultural and A-2 General Agricultural to M-2 Light Industrial; 8.01 acres from A-1 Light Agricultural and A-2 General Agricultural to C-2 General Commercial; 13.46 acres from A-1 Light Agricultural and A-2 General Agricultural to R-2 Two-family Dwelling; and 7.0 acres from A-1 Light Agricultural and A-2 General Agricultural to R-4 Multiple Family Dwelling. There are no current plans for residential developments within the area; however, residential development may occur in the future. The Proposed Project does not cross through the amendment area.

Labor Estimates

Construction labor estimates for cities and counties within the Proposed Project alignment are shown in Table 3.14-3.

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Table 3.14-3 Construction Labor Estimates

City, County, or CDP	Number of construction workers
Kern County	25,476
Los Angeles County	301,223
City of Arvin	401
City of Bakersfield	11,841
Lebec CDP	16
Stallion Springs CDP	0
<i>Total</i>	<i>338,957</i>

Source: (U.S. Census Bureau, 2021)

Environmental Setting by Segment

Approved housing developments within each Proposed Project segment are shown in Table 3.14-4.

Table 3.14-4 Housing Determination by Segment

Project segment	Segment location	Approved housing development and/or zoning changes
Segment 1	<ul style="list-style-type: none"> • City of Bakersfield • City of Arvin 	City of Arvin General Plan Amendment 2013-01/Zone Change
Segment 2	<ul style="list-style-type: none"> • Unincorporated Kern County • Lebec CDP 	Grapevine Specific and Community Plan
Segment 3	<ul style="list-style-type: none"> • Kern County • Los Angeles County • Lebec CDP 	Los Angeles Centennial Specific Plan
Segment 4	<ul style="list-style-type: none"> • Unincorporated Kern County • Stallion Springs CDP 	None
Segment 5	<ul style="list-style-type: none"> • Unincorporated Kern County • Stallion Springs CDP 	None

3.14.2 Applicable Regulations, Policies and Standards

Federal, state, and local regulations were reviewed for applicability to the Proposed Project.

Federal and State Regulations, Policies, and Standards

There are no federal or state regulations pertaining to population and housing that are applicable to the Proposed Project.

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Local Regulations, Policies, and Standards

The CPUC has sole and exclusive State jurisdiction over the siting and design of the Proposed Project because it authorizes the construction, operation, and maintenance of investor-owned public utility facilities. Pursuant to GO 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 constructed by public utilities subject to the CPUC’s jurisdiction. However, in locating such projects, the public utilities shall consult with local agencies regarding land use matters.” Consequently, public utilities are directed to consider local regulations and consult with local agencies, but the counties’ and cities’ regulations are not applicable as the counties and cities do not have jurisdiction over the Proposed Project. Accordingly, the following discussion of local land use laws, regulations, and policies is provided for informational purposes only.

Kern County General Plan

The Kern County 2015–2023 Housing Element Update of the Kern County General Plan provides an assessment of current and future housing needs and establishes housing goals, policies, and programs (Michael Baker International, 2021). The Kern County Housing Element identifies specific goals for preserving neighborhoods, providing adequate housing and affordable housing, removing constraints on housing investments, and promoting fair and equal housing opportunities. The plan also contains an assessment of regional housing needs for unincorporated Kern County. The regional housing needs assessment (RHNA) identified a need for over 21,000 housing units during the 2015 to 2023 planning period.

Los Angeles County General Plan

The 2021–2029 Housing Element of the Los Angeles General Plan identifies the city’s housing needs and conditions, provides programs for meeting the city’s housing priorities, and identifies housing goals and policies (City of Los Angeles, 2021). The housing element identifies and addresses housing shortages throughout the city and emphasizes the need for housing stability, affordability, opportunity, and equity. The RHNA contained within the housing element identifies the need for over 450,000 housing units during the 2021 to 2029 planning period.

City of Arvin General Plan

The 2013–2023 City of Arvin Housing Element focuses on identifying the quality, quantity, condition, and occupancy of housing within the City of Arvin. The housing element contains goals and policies for addressing the city’s concerns of providing equitable housing, adequate affordable housing, and clean, fair, and upgraded housing. The housing element identified the need for approximately 1,168 housing units during the 2013 to 2023 planning period.

City of Bakersfield General Plan

The City of Bakersfield General Plan Housing Element includes goals, policies, and programs for addressing housing adequacy in the city of Bakersfield. The overarching goals of the housing element is to provide housing opportunities and accessibility for all economic segments of the city, provide adequate new affordable housing, preserve and enhance existing housing,

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and ensure that all housing programs promote equal opportunity for housing. The RHNA contained within the housing element identifies the need for approximately 36,000 housing units during the 2015 to 2023 planning period.

Frazier Park/Lebec Specific Plan

The Frazier Park/Lebec Specific Plan was developed in 2003 to meet community growth objectives within Frazier Park and Lebec CDP. The Frazier Park/Lebec Specific Plan Housing Element defers to the 2002 Kern County General Plan Housing Element.

Stallion Springs

The Stallion Springs CDP has no local population or housing regulations, policies, or standards that pertain to the Proposed Project.

3.14.3 Applicant Proposed Measures

No applicant proposed measures were identified by SCE in its Proponents Environmental Assessment for potential population and housing impacts.

3.14.4 Environmental Analysis

Summary of Impacts

Table 3.14-5 presents a summary of the CEQA significance criteria and impacts on population and housing that would occur during construction, operation, and maintenance of the Proposed Project.

Table 3.14-5 Summary of Proposed Project Impacts to Population and Housing

Would the proposed project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in the area, either directly (e.g., by proposing new homes or businesses) or indirectly (e.g., through the extension of new roads or other infrastructure)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Impact Discussion

a) Induce substantial unplanned population growth in the area, either directly (e.g., by proposing new homes or businesses) or indirectly (e.g., through the extension of new roads or other infrastructure)?

Construction

The Proposed Project does not include the construction of new homes or businesses and, as a result, would not directly induce substantial temporary or permanent population growth in the area. Construction of the Proposed Project is anticipated to take 24 months and would require up to 85 workers per day during peak construction periods. It is anticipated that the labor demand would generally be met by workers within Kern County and Los Angeles County. Contracted workers would likely be sourced from nearby communities including the City of Bakersfield, City of Arvin, or the City of Tehachapi. As shown in Table 3.14-3, approximately 338,957 construction workers are available for the cities and counties within the Proposed Project alignment. Therefore, the work force necessary for Project construction could generally be accommodated locally. Due to the temporary nature of construction, and given the work force would be sourced from SCE or surrounding communities, construction of the Proposed Project would have a minimal short-term impact on population, and the impact would be less than significant.

Operation and Maintenance

The Proposed Project would replace existing 66 kV subtransmission infrastructure. The existing infrastructure provides power to a portion of unincorporated Kern County, the city of Tehachapi, and the surrounding communities. The infrastructure also has the ability to provide power to communities directly served from the existing Gorman and Frazier Park substations, as needed. The Proposed Project would not provide service to any new users or area that would indirectly induce an increase in population. Additionally, the Proposed Project would not construct any new infrastructure such as publicly accessible roads that could induce population growth. No impact on population growth from operation of the Proposed Project would occur.

The existing operation and maintenance activities performed along the subtransmission lines included under the Proposed Project would not be materially changed as a result of the construction of the Project. SCE currently operates and maintains the existing subtransmission lines along the Proposed Project alignment. The frequency of maintenance inspections would remain the same as inspections of the existing lines. Because the lines and infrastructure would be new, the maintenance of the new lines would be expected to reduce initially after construction. Because the Proposed Project would replace an existing subtransmission line at the same voltage, there would be no impact on population growth from operation and maintenance of the Proposed Project.

Required APMs and MMs: None required.

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b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

The Proposed Project would include the replacement and rebuilding of existing 66 kV subtransmission lines adjacent to the existing 66 kV subtransmission lines. While the Proposed Project would be constructed in a slightly different alignment, a majority of the Proposed Project would be within SCE's existing ROW on private lands. SCE does not possess sufficient ROW or easements for approximately 7.4 miles of the Proposed Project alignment. New permanent or modified ROWs and new permanent easements would be obtained by SCE from private landowners for the new ROW areas. No housing units or residential structures are located within the area of the new ROW. The Proposed Project would, therefore, not displace existing housing that would require the construction of replacement housing. Service interruptions during project construction would not occur. The Proposed Project would not displace people or housing. No impact would occur.

Required APMs and MMs: None required.

3.14.5 References

- California Department of Finance. (2021, July 19). *Report P-2A: Total Population Projections, 2010-2060 California and Counties*. Retrieved September 8, 2023, from <https://dof.ca.gov/forecasting/demographics/projections/>
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