

5.13 Population and Housing

POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance criteria established by CEQA Guidelines, Appendix G.

5.13.1 Setting

The population and housing study area for the Proposed Project includes two residential communities located near the proposed Banducci Substation site, Bear Valley Springs and Stallion Springs, the city of Tehachapi, and Kern County. U.S. Census Bureau 2008–2012 5-Year Estimate data for population, housing, and employment for Bear Valley Springs, Stallion Springs, the City of Tehachapi, and Kern County are presented in Table 5.13-1.

Table 5.13-1. Year 2014 Existing Conditions – Population, Housing, and Employment: Bear Valley Springs, Stallion Springs, the City of Tehachapi, and Kern County

Location	Population	Housing Units		Employment	
		Total Units	Vacancy Rate	Total Employed ¹	In Construction Trades
Bear Valley Springs	5,462	2,655	22.2%	1,942	101
Stallion Springs	3,377	1,546	14.9%	1,295	142
City of Tehachapi	14,168	3,708	8.5%	3,824	296
Kern County	839,153	283,810	10.8%	314,751	19,346

¹ – Accounts for population greater than 16 years of age and in Labor Force.
Source: SCE, 2014; 2008-2012 American Community Survey (5-Year Estimates)

Regulatory Background

Federal

There are no Federal regulations, plans, and standards for population and housing that apply to the Proposed Project.

State

There are no State regulations, plans, and standards for population and housing that apply to the Proposed Project.

Local

The California Public Utilities Commission (CPUC) General Order No. 131-D, Section XIV B states that “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 Commission's jurisdiction. However, in locating such projects, the public utilities shall consult with local agencies regarding land use matters." As a public utility project that is subject to the jurisdiction of the CPUC, the Proposed Project is exempt from local regulation and discretionary permits. As such, the regional and local regulatory standards are provided in this analysis for informational purposes only.

Kern County General Plan. Recognizing the importance of accommodating future growth and development, Kern County has developed goals to ensure that it can accommodate such growth while maintaining a safe, healthful environment and a prosperous economy. As part of its accommodation efforts, Kern County uses its General Plan as a means for preserving valuable natural resources, guiding development away from hazardous areas, and ensuring the provision of adequate public services (Kern County, 2009).

The Housing Element of the Kern County General Plan provides background information regarding housing and general policy guidance. The Kern County Housing Element includes goals, policies, and programs that Kern County intends to implement to address the community's identified housing needs and issues. As the Proposed Project would not include new housing, the goals and policies of the housing element do not apply to the Proposed Project.

Greater Tehachapi Area Specific and Community Plan. The Greater Tehachapi Area (GTA) is a term used to describe a collection of unincorporated communities located in eastern Kern County along State Route (SR) 58 between the San Joaquin Valley and the Mojave Desert. The GTA generally encompasses the rural communities of Alpine Forest, Bear Valley Springs, Brite Valley, Cummings Ranch, Cummings Valley, Golden Hills, Mendiburu Springs, Monolith, Old Towne, and Stallion Springs. Kern County has adopted a GTA Specific and Community Plan (GTASCP) that sets forth a land use plan, goals, policies, and implementation measures designed to ensure that future development in the GTA is consistent with the goals and policies of Kern County's General Plan while recognizing the uniqueness of the region. (Kern County, 2010) The proposed Banducci Substation component of the Proposed Project and portions of the telecommunications routes would be located within the GTASCP.

Applicant Proposed Measures

No applicant proposed measures are proposed for population and housing.

5.13.2 Environmental Impacts and Mitigation Measures

a. Would the project 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)?

NO IMPACT. Construction activities resulting from project implementation would be short-term and temporary. The Proposed Project would be constructed by local SCE crew members, who would commute to the project area from the surrounding area. The Proposed Project would require up to 50 workers during a 12-month period. These individuals would work at various locations across the Proposed Project area. The Proposed Project would generate neither a permanent increase in population levels, nor a decrease in available housing. No impacts to existing or future population growth levels would occur as a result of construction of the Proposed Project.

Operation of the proposed substation would be automated, requiring no additional employees; however, routine inspections by SCE crew members would be required. No direct population growth would be induced because the Proposed Project would not involve the construction of housing and no new

jobs would be created. Implementation of the project would not generate a direct increase in the permanent population of the area.

The purpose of the Proposed Project is to address the electric system deficiency projected to occur in Cummings Valley and to ensure safe and reliable electric service (SCE, 2014). Development and growth depend on reliable electrical infrastructure, but electric service would not cause population growth either directly or indirectly. The Proposed Project would not induce population growth directly or indirectly, and associated impacts would not occur.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

NO IMPACT. No housing currently exists within the proposed substation site, existing rights-of-way for the distribution line work, or work areas, although several residences are located near the proposed telecommunication routes. Implementation of the Proposed Project would not result in the displacement of any housing, including affordable housing, or necessitate the construction of replacement housing. Therefore, no impacts would occur.

c. Would the project displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

NO IMPACT. As stated in Section 5.13.2(b) above, there is no existing housing within the proposed substation site or distribution line areas. Therefore, the project would not result in the displacement of people or necessitate the construction of replacement housing elsewhere, and no impacts would occur.

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