

Section 4.12

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4.12 POPULATION AND HOUSING

This section describes existing conditions and the potential population and housing impacts associated with the construction and operation of the Proposed Project and alternatives.

4.12.1 Significance Criteria

Impacts to population and housing are considered potentially significant if the project would:

- 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)
- 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

4.12.2 Applicant Proposed Measures

No APMs are proposed for population and housing.

4.12.3 Environmental Setting

Elements of the Proposed Project would be constructed in the cities of Palm Springs, Palm Desert, Rancho Mirage, Cathedral City, and Indian Wells, and unincorporated areas of Riverside County, including the community of Thousand Palms, a census-designated place (CDP), all within Riverside County, California. The majority of the project would be constructed in the City of Palm Springs and the community of Thousand Palms.

Riverside County encompasses 7,207 square miles and has a population density of 214 persons per square mile (Riverside County General Plan 2003). The population of Riverside County has doubled in the past two decades, according to the Riverside County General Plan (2003). The general plans for Riverside County and the City of Palm Springs forecast that over the next 20 years, the project area population will increase at a rate of 32 percent. Population and housing data for the area were obtained from the United States Census Bureau (2000 Census) and the Southern California Association of Governments.

Each of the cities and unincorporated areas within the Coachella Valley, in eastern Riverside County, has added residents at a rapid rate, especially during the decades following World War II. The City of Palm Springs, in particular, has grown significantly since its founding in 1938. Because of the large number of winter seasonal or second-home residents of Palm Springs, the Census Bureau noted that one-quarter of all units (10,307) were vacant and were not used for permanent year-round housing (City of Palm Springs General Plan 2007).

The following tables show population and housing data for Riverside County, the cities of Palm Springs, Palm Desert, Rancho Mirage, Cathedral City, and Indian Wells, and the unincorporated community of Thousand Palms. Housing data are presented in Table 4.12-1: Year 2000 Housing Data, household projections are found in Table 4.12-2: Total Households, population

and demographics data are presented in Table 4.12-3: Year 2000 Populations and Demographics, and historic and future population growth data are presented in Table 4.12-4: Historic and Estimated Future Population Growth.

TABLE 4.12-1: YEAR 2000 HOUSING DATA

	Palm Springs	Thousand Palms (CDP)	Palm Desert	Rancho Mirage	Cathedral City	Indian Wells	Riverside County
Total Housing Units	30,823	2,557	28,021	11,816	17,893	3,843	699,474
Occupied housing	20,516	1,912	19,184	6,813	14,027	1,982	623,711
Vacant housing units	10,307	645	8,837	5,003	3,866	1,861	75,763
Owner-occupied housing units	12,480	1,573	12,827	5,654	9,151	1,756	434,872
Renter-occupied housing units	8,036	339	6,357	1,159	4,876	222	188,839

Source: U.S. Census Bureau, 2000 Census

TABLE 4.12-2: TOTAL HOUSEHOLDS

Year	Palm Springs	Thousand Palms (CDP)	Palm Desert	Rancho Mirage	Cathedral City	Indian Wells	Riverside County
2000	20,537 (actual)	1,912 (actual)	19,268 (actual)	6,866 (actual)	14,134	2,029	509,311 (actual)
2005	21,102 (projected)	N.D.	21,760 (projected)	7,913 (projected)	16,522	2,428	587,257 (projected)
2010	22,022 (projected)	N.D.	25,735 (projected)	9,185 (projected)	19,718	2,900	685,775 (projected)
2015	24,204 (projected)	N.D.	27,488 (projected)	10,873 (projected)	22,977	3,675	796,360 (projected)
2020	26,416 (projected)	N.D.	29,019 (projected)	12,583 (projected)	26,276	4,458	907,932 (projected)
2025	28,606 (projected)	N.D.	30,521 (projected)	14,270 (projected)	29,529	5,229	1,018,239 (projected)

Source: Southern California Association of Governments 2003

N.D – No data

TABLE 4.12-3: YEAR 2000 POPULATIONS AND DEMOGRAPHICS

	Palm Springs	Thousand Palms (CDP)	Palm Desert	Rancho Mirage	Cathedral City	Indian Wells	Riverside County
Total Population	42,807	5,120	41,155	13,249	42,647	3,816	1,545,387
Gender:							
Male	22,208	2,563	19,783	6,341	21,608	1,802	769,384
Female	20,599	2,557	21,372	6,908	21,039	2,014	776,003
Race:							
White	33,531	3,828	35,739	12,280	27,845	3,676	1,013,478
Black	1,681	37	495	118	1,169	15	96,421
American Indian and Alaska Native	401	47	187	26	440	8	18,168
Asian	1,639	38	1,056	165	1,575	57	56,954
Native Hawaiian and Other Pacific Islander	59	13	40	15	32	3	3,902
Other	4,188	993	3,638	645	11,586	57	288,868
Hispanic or Latino	10,155	2,231	7,031	1,251	21,312	113	559,575

Source: US Census Bureau, 2000 Census and Southern California Association of Governments 2003

TABLE 4.12-4: HISTORIC AND ESTIMATED FUTURE POPULATION GROWTH							
Year	Population						
	Palm Springs	Thousand Palms (CDP)	Palm Desert	Rancho Mirage	Cathedral City	Indian Wells	Riverside County
1980	42,890	5,120	N.D.	N.D.	N.D.	N.D.	663,172
1990	44,822	N.D.	N.D.	N.D.	N.D.	N.D.	1,170,412
2000	46,175	N.D.	41,307	13,356	42,894	3,878	1,545,387
2005	49,997	N.D.	47,987	15,955	52,019	4,732	1,850,231
2010	53,766	N.D.	54,600	17,560	59,707	5,278	2,058,432
2015	57,378	N.D.	56,893	20,457	69,007	6,786	2,370,526
2025	60,839	N.D.	61,322	26,049	86,970	9,698	2,900,563

Source: Southern California Association of Governments 2003
N.D. – No data

4.12.4 Impact Analysis

4.12.4.1 Construction Impacts

Construction of the proposed 220 kV transmission line loop-in, 115 kV subtransmission lines, and 115 kV subtransmission line reconfigurations, as well as the substation modifications, would result in short-term and temporary impacts to population and housing that would be less than significant.

Construction of the Proposed Project is not anticipated to induce population growth. The purpose of the Proposed Project is to serve population growth in SCE’s Electrical Needs Area to meet projected load requirements, as described in Chapter 1 of this document. Construction activities would occur at various locations along the transmission and subtransmission line routes and substation sites, over an approximate 15-month period. SCE’s personnel and contractors (under the supervision of SCE personnel) would perform construction tasks required for the Proposed Project. This work force primarily would consist of local workers and workers who would commute to the various construction sites. Construction of the Proposed Project would not require a large temporary workforce that might displace existing housing or people or necessitate relocation or the construction of replacement housing elsewhere. If any non-local workers are employed, they would likely commute from within Riverside County or nearby communities and would require only a temporary need for accommodations. Therefore, the Proposed Project construction would not increase the demand for housing in the project area and would not directly or indirectly induce population growth in the area.

Construction of the Proposed Project would not affect population and housing in the City of Palm Springs or neighboring communities and would not conflict with existing or planned housing. The Proposed Project would be constructed within existing SCE ROWs and franchise locations, existing substation sites, or on vacant land where housing does not exist currently. Therefore, construction of the Proposed Project would not displace existing housing or people.

In summary, construction impacts resulting from the Proposed Project related to population and housing would be less than significant.

4.12.4.2 Operational Impacts

Operation of the Proposed Project is not anticipated to induce population growth. Operation of the transmission and subtransmission lines and associated substations would allow SCE to continue to provide adequate service to current and future customers. After construction, the Proposed Project facilities would be unstaffed³ and, therefore, would not create any permanent on-site employment opportunities that could potentially require housing.

SCE personnel would generally visit the transmission and subtransmission line routes and/or substation sites for electrical switching and routine maintenance in a manner that is comparable to the existing maintenance schedule. Routine maintenance includes equipment testing, equipment monitoring and repair, as well as emergency and routine procedures for service continuity and preventive maintenance. Therefore, operation of the Proposed Project would not generate a large operation-related workforce that would require permanent housing. In addition, extending the electrical infrastructure to meet the demand for electricity is a result of, not a precursor to, development in the region. Therefore, the Proposed Project would not induce substantial population growth in the area. Operation of the Proposed Project would have no impacts to population and housing.

As indicated above, all of the cities and surrounding communities in which the Proposed Project would be located are projected to have continued population and housing increases over the next 25 years. SCE has identified the need to meet this continued growth in the area, which the Proposed Project would fill. In addition, the components of the Proposed Project would operate as unstaffed facilities, and only occasional maintenance or emergency repairs would be required. Therefore, the operation of the Proposed Project would not directly or indirectly induce population growth in the area. Additionally, the operation of the Proposed Project would not displace any existing housing or people.

In summary, operation of the Proposed Project would not impact population and housing.

4.12.5 Alternatives

Construction and operation impacts for the alternative 115 kV subtransmission line routes would be similar to that of the Proposed Project. The Farrell-Garnet 115 kV Subtransmission Line Alternative Route 2 and the Mirage-Santa Rosa 115 kV Subtransmission Line Alternative Route 5 would require trenching due to underground portions, which might require a larger workforce. Construction of either of the alternative subtransmission line routes would have potentially short-term and temporary impacts on population and housing.

Activities associated with the construction of the 115 kV subtransmission line routes would occur within existing SCE ROWs or franchise locations. In addition, the construction work force would consist primarily of local workers and workers who would commute to the construction sites. Finally, the subtransmission line alternatives would be unattended and would only require

³ Devers Substation is currently staffed and will remain staffed after the completion of the Proposed Project. The Proposed Project does not add or subtract any staffing at Devers Substation.

occasional maintenance or emergency repairs. Therefore, the 115 kV subtransmission line routes would not induce substantial population growth, either directly or indirectly, or displace any existing housing or people.

In summary, impacts to population and housing due to the construction of the subtransmission line route alternatives would be less than significant. Operation of the subtransmission line route alternatives would not impact population and housing

4.12.6 References

City of Palm Springs General Plan. <http://www.psplan.org> [cited November 2006]

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City of Palm Springs. Palm Springs General Plan, Final Draft. 2007. http://www.palmsprings-ca.gov/planning/general_plan.pdf [cited December 2007].

Riverside County. 2003. General Plan. <http://www.rctlma.org/generalplan/index.html>. [cited November 2006].

Southern California Association of Governments (SCAG). 2003. Housing and Total Household Table. <http://www.scag.ca.gov/forecast/downloads/2004GF.xls> [cited December 2007] .

U.S. Census Bureau. 2000. Census data.

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