

# Chapter 16

## Population and Housing

### 16.1 Overview

This chapter presents an overview of population and housing in and adjacent to the Proposed Project site and summarizes the overall federal, State, and local regulatory framework related to population and housing. It includes an analysis of the potential impacts of the Proposed Project on population and housing.

### 16.2 Regulatory Setting

#### 16.2.1 Federal Laws, Regulations, and Policies

No federal regulations are applicable to population and housing in relation to the Proposed Project.

#### 16.2.2 State Laws, Regulations, and Policies

No state regulations are applicable to population and housing in relation to the Proposed Project.

#### 16.2.3 Local Laws, Regulations, and Policies

Because the California Public Utilities Commission (CPUC) is a State agency, it generally is not subject to local laws and land use and zoning regulations; however, local laws, regulations, and policies are considered here for the evaluation of potential population and housing impacts that could result from the Proposed Project to the extent that they may inform the analysis and allow for full disclosure of potentially significant impacts.

#### San Diego County General Plan

The Housing Element of the San Diego County General Plan provides the framework by which the County identifies long term housing needs, assesses the adequacy of existing housing, and identifies sites for future housing development in sufficient quantity and variety based on projected population growth. The General Plan accommodates 80 percent of the unincorporated County's future population in communities located within the County Water Authority boundary, where water and other public services are more readily available. The plan also establishes efficient and cost effective land use through compact development patterns that form distinct communities. The site of the Proposed Project is located outside of the County Water Authority boundary. It is also outside of the Smart Growth Opportunity Areas that the Housing Element identifies within the Alpine community – which are focused on Alpine Village, approximately 4 miles west of the Proposed Project site (San Diego County 2011a).

1 General Plan Housing Element goals and policies that may be applicable to the Proposed  
2 Project include:

- 3       ▪ **Goal H-1: Housing Development and Variety.** A housing stock comprising a variety  
4 of housing and tenancy types at a range of prices, which meets the varied needs of  
5 existing and future unincorporated County residents, who represent a full spectrum  
6 of age, income, and other demographic characteristics.
- 7       ▪ **Policy H-1.1 – Sites Inventory for Regional Housing Needs Assessment (RHNA).**  
8 Maintain an inventory of residential sites that can accommodate the RHNA.
- 9       ▪ **Policy H-1.3 – Housing near Public Services.** Maximize housing in areas served by  
10 transportation networks, within close proximity to job centers, and where public  
11 services and infrastructure are available.
- 12       ▪ **Policy H-1.6 – Land for All Housing Types Provided in Villages.** Provide  
13 opportunities for small-lot single-family, duplex, triplex, and other multi-family  
14 building types in Villages.
- 15       ▪ **Policy H-1.8 – Variety of Lot Sizes in Large-Scale Residential Developments.**  
16 Promote large-scale residential development in Semi-Rural that include a range of lot  
17 sizes to improve housing choice.

## 18 **Alpine Community Plan**

19 The Alpine Community Plan is a subcomponent of the County General Plan that  
20 implements the goals and policies of the County General Plan for the Alpine area, which  
21 covers 108 square miles. Alpine is a rural community, and the intent of the Community  
22 Plan is to maintain the rural atmosphere of the planning area (County of San Diego 2011b).

23 Goals and policies of the Housing Element of the Alpine Community Plan that may be  
24 applicable to the Proposed Project include:

- 25       ▪ **Goal 1 –** Promote a variety of housing types in all economic ranges in existing and  
26 future development while maintaining and promoting housing stability in harmony  
27 with alpine's natural rural environment.
- 28       ▪ **Goal 2 –** Encourage community involvement in planning activities and in projects  
29 affecting housing policies and programs.
- 30       ▪ **Goal 3 –** To encourage and reinforce the goal of keeping alpine a safe, pleasant and  
31 rural place to live, it is the goal of the alpine planning group to promote and encourage  
32 the safety and tranquility of private residences.
- 33       ▪ **Policy 1 –** The housing stock should be monitored at future census counts to assure  
34 that an adequate supply of affordable housing is provided to meet the community's  
35 needs for price and housing types.

## 1 **16.2.4 Environmental Setting**

2 Unincorporated San Diego County encompasses 3,570 square miles that represent 84  
3 percent of the total land area of San Diego County, yet its 2008 population of 491,764 persons  
4 represented only 15.6 percent of the total County population (County of San Diego 2011c).  
5 The 2010 US Census identified a population of 486,604 in unincorporated San Diego County  
6 (San Diego Association of Governments [SANDAG] 2016a).

7 The community of Alpine is a rural community within unincorporated San Diego County. US  
8 Census data for the Alpine Community Plan Area show a population of 16,542 persons in the  
9 year 2000, and 17,393 in 2010 (SANDAG 2016b). In 2000, there were 6,108 housing units,  
10 and 5,853 occupied housing units, in the Alpine Community Plan Area (County of San Diego  
11 2011d). In 2010, there were 5,849 housing units, and 5,539 occupied housing units, in the  
12 Alpine Census County Division (U.S. Census 2016).

13 Two hotels were identified in Alpine: one in town, and one at the Viejas Casino, as well as a  
14 few bed and breakfast and other specialty lodging in Alpine and nearby Descanso. Fourteen  
15 hotels were identified in El Cajon, which is approximately 13 miles from the project site  
16 (TripAdvisor 2016).

17 As described in Chapter 13, *Land Use and Planning*, the site of the Proposed Project is located  
18 in an area that consists primarily of undeveloped land zoned for agricultural use, but includes  
19 some low-density residential development, and there is a proposal to rezone for low-density  
20 residential use.

## 21 **16.3 Impact Analysis**

### 22 **16.3.1 Methodology**

23 This impact analysis describes the impacts on population and housing associated with  
24 implementation of the Proposed Project. Impacts of the Proposed Project were evaluated  
25 qualitatively, based on the potential for the Project to affect population and housing.

### 26 **16.3.2 Criteria for Determining Significance**

27 Based on Appendix G of the State CEQA Guidelines and professional expertise, it was  
28 determined that the Proposed Project would result in a significant impact on recreation if it  
29 would:

- 30 A. Induce substantial population growth in an area, either directly (for example, by  
31 proposed new homes and businesses) or indirectly (for example, through extension  
32 of roads or other infrastructure);
- 33 B. Displace substantial numbers of existing housing, necessitating the construction of  
34 replacement housing elsewhere; or
- 35 C. Displace substantial numbers of people, necessitating the construction of  
36 replacement housing elsewhere.

### 1 **16.3.3 Environmental Impacts**

#### 2 **Impact POP-1: Inducement of Substantial Population Growth (Less than** 3 **Significant)**

4 During operations of the Project, no workers would be located at the site. Based on  
5 information presented in Chapter 2, *Project Description*, the onsite activities by workers  
6 would consist of periodic inspections. The most frequent inspections would be the  
7 inspections of SVC equipment, which would occur on a monthly basis. Other types of  
8 inspections and maintenance would occur every 6 to 8 months, annually, or once every five  
9 years, as described in Chapter 2. This work would be performed by a small crew of one to two  
10 NEET West technicians and personnel provided by the equipment vendor. The requirement  
11 for monthly and less frequent site visits by a crew of several workers is not anticipated to  
12 induce substantial population growth, and the Proposed Project would have less than  
13 significant impact on long-term population growth.

14 During construction, the peak employment is anticipated to be 64 workers, though on  
15 average, the workforce on site would be less (approximately 40 to 50 persons [or less] per  
16 day). The total number of unique construction workers over the entire construction period  
17 would be approximately 120.

18 The workers for the more common development tasks of grading and building foundations  
19 for the SVC and riser pole structure are likely to be hired from within San Diego County.  
20 Workers for installing the SVC and underground transmission line would have specialized  
21 skills and may be drawn from either San Diego County or further away. If local, workers  
22 would commute from their residences. If living too great a distance to commute, workers  
23 would likely stay in hotels or other temporary lodging. Based on nearby hotel availability and  
24 distances, nonlocal workers are likely to stay in El Cajon or San Diego. Due to the short-term  
25 duration of construction, it is unlikely that non-local workers would take up permanent  
26 residence in the local area, and any short-term growth inducement would be less than  
27 significant.

#### 28 **Impact POP-2: Displace Substantial Numbers of Existing Housing (No** 29 **Impact)**

30 The Proposed Project would not displace any existing housing, and would not require  
31 construction of replacement housing. There would be no impact.

#### 32 **Impact POP-3: Displace Substantial Numbers of People (No Impact)**

33 The Proposed Project would not displace any people, and would not require construction of  
34 replacement housing. There would be no impact.