

4.14 POPULATION AND HOUSING

4.14.1 INTRODUCTION

This section identifies existing and projected population and housing characteristics within the local jurisdictions where proposed project facilities would be located. This section analyzes the potential for the project to induce substantial population growth, displace housing, create a substantial demand for additional housing in the project area, or necessitate the construction of housing outside the project area.

4.14.2 ENVIRONMENTAL SETTING

Proposed project facilities would be constructed and operated in the cities of Desert Hot Springs, Palm Desert, Rancho Mirage, La Quinta, and Indio, and the unincorporated Riverside County community of Thermal. These places comprise the project study area for the population and housing analysis.

In 2015, Riverside County (including the incorporated jurisdictions within the County) was home to approximately 2,280,191 residents and had approximately 817,008 housing units (DOF 2015). The estimated population and housing units for the jurisdictions within the study area are summarized in Table 4.14-1.

Jurisdiction	Estimated Population	Estimated Number of Housing Units
City of Desert Hot Springs	28,134	11,485
City of Palm Desert	51,053	37,905
City of Rancho Mirage	17,889	14,366
City of La Quinta	39,649	24,150
City of Indio	84,201	31,163
Thermal	2,865 ¹	761 ¹
Total	249,577	126,680

Source: California Department of Finance 1/1/2015
¹ 2010 US Census
 Note: Thermal is a "census designated place" (CDP) as defined by the U.S. Bureau of the Census and is delineated for each decennial census as a statistical counterpart of incorporated places, such as municipalities.

4.14.3 REGULATORY FRAMEWORK

There are no federal, State, or local regulations governing population and housing that apply to the proposed project.

4.14.4 IMPACTS AND MITIGATION MEASURES

4.14.4.1 Significance Criteria

Based on Appendix G of the State CEQA Guidelines, a project would have a significant effect on population or housing if it were to:

- a. Induce substantial population growth in an area, either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- b. Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing.
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.14.4.2 Approach to Analysis

The analysis in this section is based on review of the 2010 U.S. Census population, 2015 population estimates provided by the California Department of Finance (DOF), population projections developed by the Riverside County Center for Demographic Research (RCCDR), and an estimate of the number of construction and permanent employees anticipated for construction and operation of the proposed project facilities provided by CVWD. The current regional population projections are included in the RCCDR's 2013 Progress Report (Riverside County Center for Demographic Research, 2013).

Due to the nature of the proposed project, no impacts would occur related to the three impact criteria listed above for the reasons presented below:

- a. Induce substantial population growth in an area, either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

During the approximate 3-year construction period for the project, the maximum daily number of persons necessary for all construction activities is estimated to be up to 90 construction workers (refer to Chapter 3, Project Description, Section 3.5, Project Construction). It is expected that the construction workforce requirements could be met primarily with the local labor force within the Coachella Valley area and with additional workers from greater Riverside and/or Imperial Counties. While some workers might temporarily relocate from other areas, the increase is expected to be minor and temporary (up to three years).

Long-term operation and maintenance of the SBA and WBA well facilities, WBA Treatment facilities and CRRF are discussed in Chapter 3, Project Description, Section 3.4.5, Project Operations. CVWD estimates that project operation would require up to 41 full time equivalent employees; staff for project operations would come from a combination of existing and new CVWD staff. The proposed project does not include the construction of new homes or businesses in the area or extend new roads or other infrastructure into undeveloped areas where housing could be constructed. Therefore, construction and operational activities

associated with the proposed project would not in themselves result in a substantial increase in the local population and there would be no population growth impact associated with the proposed project.

- b and c. Displace substantial numbers of existing housing units, numbers of people, or create demand for additional housing, necessitating the construction of replacement housing.

There are approximately 126,680 housing units collectively within the cities where proposed project facilities would be located; however, no housing units are situated within the construction area boundaries for any of the proposed facilities. Proposed project facilities would be constructed on existing CVWD-owned land or land owned by others. Neither construction nor operation of the project would displace housing units or people.

A maximum of 90 construction workers across all sites per day would be employed as part of the proposed project, and it is expected that the construction workforce requirements could be met by the local labor force within the Coachella Valley, Riverside, and Imperial Counties, and would not create demand for additional housing. Therefore, no impacts related to the creation of additional housing to accommodate construction workers would be attributable to the proposed project. In addition, operations and maintenance responsibilities associated with proposed project facilities would be performed by existing and new CVWD staff, which would likely be hired from the local labor force, and would not create the need for additional housing. Therefore, these significance criteria are not applicable to the proposed project and are not discussed further.

4.14.4.3 Construction and Operational Impacts and Mitigation Measures

As discussed above, there would be no population-related growth impact related to construction or operation of the project. The project would not result in impacts to population and housing. Therefore, no mitigation measures related to this resource topic are required.

4.14.5 SIGNIFICANCE AFTER MITIGATION

No mitigation measures are required.

4.14.6 CUMULATIVE IMPACTS

The geographic scope for the analysis of cumulative impacts on population consists of the Coachella Valley. This analysis was performed using the growth projection approach pursuant to State CEQA Guidelines Section 15130(b)(1)(B). The majority of project facilities are located in developed areas. Population growth will occur in these areas, unaffected by project activities. The project would not result in project-specific impacts related to population or housing. Therefore, implementation of the project would not contribute to cumulative impacts beyond the secondary and indirect impacts of growth associated with the proposed project, as described in this DEIR in Chapter 5, Other CEQA Issues, Section 5.1 Growth Inducing Impacts.

4.14.7 REFERENCES

California Department of Finance. January 1, 2014 and 2015. *E-1 Population Estimates for Cities, Counties, and the State*. Retrieved from <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>

Riverside County Center for Demographic Research. 2013. *2013 Progress Report*. Retrieved from <http://rctlma.org/Departments/Administrative-Services/Riverside-County-Center-for-Demographic-Research/Progress-Reports/Current-Progress-Report>