Section 4.14
Population and Housing

4.14.1 Overview

This section provides an analysis of the project's impacts related to population and housing.

4.14.2 Existing Conditions

Population in the unincorporated area of San Diego County has experienced growth since 1990 and is forecasted to continue to grow in the next few decades (County of San Diego 2011). Growth varies among Community Planning Areas (CPAs) and Subregions (County of San Diego 2011). Table 4.14-1 shows the existing and projected population within the unincorporated area and the San Diego ~~County~~region.

Table 4.14-1. Existing and Projected Population in Unincorporated San Diego County

Jurisdiction	2010 Population (Census)	2020 Population	2035 Population	2050 Population	Average Annual Growth Rate	Percent Change Between 2010 and 2050
Unincorporated	486,564	543,471	625,809	662,195	0.8%	36.1%
San Diego Region	3,095,313	3,435,713	3,853,698	4,068,759	0.7%	31.4%

Source: SANDAG 2013.

The project site consists of approximately 96.6 acres of undeveloped land within the unincorporated community of Alpine in east San Diego County. The project site falls ~~under~~within the ~~jurisdiction~~boundary of the County ~~of San Diego~~ Alpine Community Plan, amended on December 14, 2016. The 2010 San Diego Association of Governments (SANDAG) estimates for population and housing in the Alpine CPA identify a population of 17,609 with a total of 6,551 housing units (County of San Diego 1979). Existing development within the Alpine CPA has a rural character typified by light agricultural activities practiced in conjunction with residential uses (County of San Diego 1979). As discussed in Section 4.11, *Land Use and Planning*, the project site is subject to a Semi-Rural Residential (SR-2) land use designation. Figure 4.11-1 shows the ~~general plan~~General Plan land use designations of the project site and surrounding land uses.

4.14.3 Applicable Laws and Regulations

4.14.3.1 Federal

There are no applicable federal regulations regarding population and housing.

4.14.3.2 State

There are no applicable ~~s~~State regulations regarding population and housing.

4.14.3.3 Regional

San Diego Association of Governments San Diego Forward: The Regional Plan

SANDAG is the San Diego region's primary public planning, transportation, and research agency and provides a public forum for regional policy decisions about growth and planning. In 2015, SANDAG adopted *San Diego Forward: The Regional Plan*, which includes an implementation program for growth within the San Diego region through 2050. The regional plan is built on an integrated set of public policies, strategies, and investments to maintain, manage, and improve the transportation system. Furthermore, the regional plan, including its Sustainable Communities Strategy, commits to reducing emissions from transportation sources to comply with Senate Bill 375, improving public health, and meeting the National Ambient Air Quality Standards. The Sustainable Communities Strategy included in the regional plan envisions reducing greenhouse gas emissions through strategies such as focusing on housing and job growth in urbanized areas where there is existing and planned transportation infrastructure, employing smart growth land use policies, investing in a transportation network, addressing the housing needs of all economic segments of the population, and implementing the regional plan through incentives and collaboration (SANDAG 2015).

4.14.3.4 Local

County of San Diego General Plan ~~Update~~

The following population and housing goals and policies from the general plan are applicable to the project:

GOAL LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

LU-2.2 Relationship of Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.

LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.

GOAL H-2 Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.

Policy H-2.1 Development that Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the

character of surrounding development consistent with the Land Use Element. [See applicable community plan for possible relevant policies.]

~~1979~~ Alpine Community Plan

The following population and housing goals, policies, and recommendations from the Alpine Community Plan are applicable to the project.

Chapter 1, Community Character

Goal 1B: Preserve and maintain the overall rural character of the semi-rural development area (one dwelling unit per acre to less than 20 acres per dwelling unit density) as a transition between village and the rural lands areas.

Chapter 3, Housing

Goal 2: Encourage community involvement in planning activities and in projects affecting housing policies and programs.

Goal 3: To encourage and reinforce the goal of keeping Alpine a safe, pleasant and rural place to live. It is the goal of the Alpine Planning Group to promote and encourage the safety and tranquility of private residences.

4.14.4 Project Impact Analysis

4.14.4.1 Methodology

The project would implement the development of Alpine Park and associated trails as well as the conservation of approximately 70 acres of open space~~/preserve~~. The following section evaluates the effects on population and housing (as described above) should the project be implemented. Based on the existing conditions, the analysis assesses the direct and indirect impacts related to population and housing using the thresholds presented below.

4.14.4.2 Thresholds of Significance

Appendix G of the ~~State~~ CEQA Guidelines

Based on guidance provided in Appendix G of the ~~State~~ CEQA Guidelines, the project would result in a significant impact if it would:

1. Induce substantial unplanned 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).
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

County of San Diego Guidelines for Determining Significance

The County ~~of San Diego~~ does not have specific guidelines for determining significance for population and housing impacts.

4.14.4.3 Project Impacts and Mitigation Measures

Threshold 1: Implementation of the project would not induce substantial unplanned 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).

County Park and Trails

Impact Discussion

The project would not create permanent residential structures on the project site. However, one approximately 1,200-square-foot volunteer pad is proposed in the ~~western~~northern portion of the proposed park. A volunteer pad is a permanent staging area for a recreational vehicle or similar vehicles. ~~One~~A live-on volunteer, maintenance staff, and a park ranger would ~~live on site full time to~~ help with maintenance and management of the ~~proposed park~~property. Electric facilities proposed at the administrative facility/ranger station would be extended to connect to the volunteer pad. As the site is currently subject to a Semi-Rural Residential (SR-2) land use designation, the use of the project site as a park with one permanent resident would not induce substantial unplanned population growth.

The project would either connect to the existing sewer system or include a septic system to serve the restroom facilities, administration facility/ranger station, and volunteer pad. An onsite connection to an existing sewer line is one of the two options available for sewage disposal at the proposed site. This option would consist of connecting to the existing sewer line within Tavern Road, west of the project site, or the existing sewer line within the northern portion of South Grade Road near the intersection with Alpine Boulevard. This component of the project would extend infrastructure (the sewer line), but it would only serve the project site; it would not provide sewage disposal services to any other areas. Therefore, the project would not extend infrastructure such that it would indirectly induce substantial unplanned population growth.

Impact Determination

Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

Impacts would be less than significant.

Open Space~~/Preserve~~

Impact Discussion

The open space~~/preserve~~ uses of the project would not induce substantial unplanned population growth or extend infrastructure such that it would indirectly induce substantial unplanned population growth.

Impact Determination

There would be no impacts.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

There would be no impacts.

Threshold 2: Implementation of the project <u>would not</u> displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

County Park and Trails

Impact Discussion

The ~~c~~County park and trails portion of the project would not displace existing people or housing. Therefore, the construction of replacement housing elsewhere would not be necessary.

Impact Determination

There would be no impacts.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

There would be no impacts.

Open Space~~/Preserve~~

Impact Discussion

The open space~~/preserve~~ portion of the project would not displace existing people or housing. Therefore, the construction of replacement housing elsewhere would not be necessary.

Impact Determination

There would be no impacts.

Mitigation Measures

No mitigation is required.

Level of Significance After Mitigation

There would be no impacts.

4.14.5 Summary of Significant Impacts

There would be no significant impacts associated with population and housing.