

3.16 Population and Housing

This section discusses existing population and housing data and potential impacts associated with the Proposed Project. The following subsections describe the environmental setting with respect to demographics and housing data in the Area of Analysis defined below. This analysis uses data from the U.S. Census, county and city plans, and other sources for projected housing availability.

The State Water Board did not receive any comments related to population and housing issues during the NOP public scoping process (see Appendix A).

3.16.1 Area of Analysis

The Area of Analysis for population and housing extends beyond the Project Boundary to encompass the following urban and rural communities in California: the community of Hornbrook, the City of Yreka, and the residential rural areas near Copco No. 1, Copco No. 2, and Iron Gate reservoirs. The Area of Analysis includes communities with the potential to house workers migrating into the area for Proposed Project construction activities (see also Section 3.16.4 *Significance Criteria*). The Area of Analysis also includes the area where two residences downstream of Iron Gate Dam are noted to be affected by change in flood elevations (FEMA 100-year floodplain) as well as 34 habitable structures that are already affected by these flood elevations. Effects of flood elevations upon these residences are analyzed in more detail in Section 2.7.8.4 *Downstream Flood Control* and in Section 3.6 *Flood Hydrology*, where it was determined that “loss of structures that are not feasible to move or elevate would be a significant impact.”

3.16.2 Environmental Setting

Regulations at the federal, state, and local levels regarding housing are generally concerned with the proper construction, provision of, and the siting of housing for a variety of incomes. Since no new residential structures are proposed as part of the proposed project, this is not analyzed further.

The Proposed Project does not call for the construction of new homes. There are approximately 12 residences proposed for demolition currently owned by PacifiCorp for use by workers maintaining the dams or other PacifiCorp properties. There will be no need to replace these residences.

As noted above, 36 residences downstream of Iron Gate Dam are affected by change in the FEMA 100-year floodplain elevations. The impacts to these residences are analyzed in Section 3.6 *Flood Hydrology*. Since these residences represent only 0.15 percent of the total County housing stock, they are not considered a substantial loss and are not further addressed in the Population and Housing section.

Siskiyou County census data is presented, along with data for Yreka and Hornbrook. Yreka and Hornbrook could both temporarily house workers needed for the Proposed Project. According to the U.S. 2010 Census, Yreka had a population of approximately 7,800 and Hornbrook had a population of approximately 250. However, approximately

82 structures were destroyed in 2018 by the Klamathon Fire¹⁶⁶ in the general Hornbrook area, thereby potentially affecting available housing noted in the 2010 Census.

3.16.2.1 Demographic Data

According to Siskiyou County Housing Element (Siskiyou County 2014), the population in Siskiyou County was expected to grow from a population of 44,893 persons in 2010 to 46,369 persons in 2020, representing a three percent increase in population. U.S. Census Bureau 2017 noted that the population of Siskiyou County has been in slow decline since 2010 with July 1, 2017 population estimate at 43,853.

According to the California Employment Development Department (California Employment Development Department 2018), there were a total of 17,210 workers employed in August 2018, and 1,000 unemployed (5.5 percent unemployment). This is up from the 16,770 jobs in Siskiyou County August 2013, which reflected employment in the midst of an economic downturn, with 11 percent of the county's workforce unemployed. Conversely, there were 18,140 jobs in Siskiyou County as of September 2000, when unemployment was at a 20-year low (5.8 percent unemployment). Construction trades amounted to 7.6 percent of the workforce with 1,282 jobs. (Siskiyou County 2014).

3.16.2.2 Housing Data

Table 3.16-1 shows housing and occupancy estimates for Siskiyou County based on 2010 U.S. Census data. Siskiyou County's overall vacancy rate was 18.4 percent representing 4,405 units. Hornbrook had a high vacancy rate, at 30.8 percent, out of 156 total units in 2010. Yreka and its surrounding area had a lower housing availability vacancy rate of 7.6 percent, which is still more than twice California's 2016 vacancy rate of 3.3 percent). There were 281 vacant units available for rent in the City of Yreka (U.S. Census Bureau 2010b).

¹⁶⁶ More details about the Klamathon Fire can be found online at: http://www.fire.ca.gov/current_incidents/incidentdetails/Index/2108 (Accessed December 19, 2018).

Table 3.16-1. Siskiyou County Housing Units (2010 Census information).

	Hornbrook		City of Yreka		Siskiyou County	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	108	69.2	3,394	92.4	19,505	81.6
Owner-Occupied	72	66.7	1,751	51.6	12,629	64.7
Renter-Occupied	36	33.3	1,643	48.4	6,876	35.3
Vacant Housing	48	30.8	281	7.6	4,405	18.4
Total Housing Units	156		3,675		23,910	

Source: U.S. Census Bureau 2010b

Updated information for 2016 (U.S. Census Bureau 2016) indicates that there were 317 vacant units in Yreka and 4,989 vacant units in the County. As noted earlier, the Klamathon Fire destroyed 82 structures in the Hornbrook area and it is unknown how this translates to loss of available rental units.

The Yreka Housing Element reports 2013 rental costs ranging from \$475 to \$1,100 per month (City of Yreka 2014). According to the 2012-2016 American Community Survey five-year estimate, the median monthly rent in the City of Yreka was \$758 and for Siskiyou County \$828 (U.S. Census Bureau 2016).

3.16.3 Significance Criteria

Criteria for determining significance on population and housing are based Appendix G of the CEQA Guidelines (California Code of Regulations title 14, section 15000 et seq.). Effects on population and housing are considered significant if the Proposed Project would result in one or more of the following conditions or situations:

1. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

3.16.4 Impact Analysis Approach

The Proposed Project will not directly cause the elimination of existing housing (except for removing existing PacifiCorp housing, which is no longer needed). The Proposed Project will also not create a long-term increase in housing needs or induce long-term population growth. The analysis of potential effects of the Proposed Project is therefore focused on the temporary worker population required for construction activities and their potential need for housing within the Area of Analysis. The peak need for worker housing would occur over an approximate two-year construction period with lesser need for housing during preparation and follow-up restoration/monitoring activities. Hatchery personnel would remain the same as currently occurring.

The impact analysis is therefore determined by comparing projected housing needs with projected housing availability. Communities were analyzed for their potential to temporarily house workers using California Department of Finance housing and population data, where available, in addition to city level and Census Block Group level 2010 U.S. Census data (U.S. Census Bureau, 2010a–c) and 2012-2016 American

Community Survey data (U.S. Census Bureau 2016), and county and city plans, where available.

3.16.5 Potential Impacts and Mitigation

Potential Impact 3.16-1 Inducing substantial unplanned population growth in an area, either directly or indirectly.

The Proposed Project would not directly induce substantial population growth, as it does not require the construction of new homes or the demolition of existing homes (except for a small number of residences owned by PacifiCorp and used by workers maintaining the dams (see also Potential Impact 3.16-2). The potential effects of the Proposed Project would be limited to the influx of the temporary worker population required for construction activities (see Table 2.7-13). Proposed construction activities would require an average of 105 workers and a peak of 175 workers during the anticipated four-month peak period when work on three dams would occur at the same time. During the majority of the two-year construction activity period there would be fewer workers (35-105) required. Table 3.16-1 indicates that the City of Yreka has 317 vacant units and the County, as a whole, has 4,989 vacant units, some of which may be close enough to the Proposed Project to provide an ample supply for the short-term influx of workers. It is also likely that many from the local construction workforce (7.6 percent of the workforce with 1,282 jobs. (Siskiyou County 2014) will already live in the county and will not need short-term housing. As such, the Proposed Project would not result in a substantial influx of population and there would be a less than significant impact on population growth in the Area of Analysis.

Significance

No significant impact

Potential Impact 3.16-2 Displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

The residential communities of Ager and Beswick surround Copco No.1 Reservoir (34 miles from Yreka) and Iron Gate Reservoir (25 miles from Yreka). The Proposed Project does not propose, nor will result in, a displacement of substantial numbers of people or housing. Therefore there is no need to provide replacement housing elsewhere.

Based on the number of available rental housing units in Siskiyou County and the existing conditions vacancy rate (see Table 3.16-1), there are sufficient opportunities to house the projected workforce for the Proposed Project. The Siskiyou County Housing Element (Siskiyou County 2014) noted that almost 1,300 people in the county are currently in the construction trades, suggesting that should a local workforce be needed for Proposed Project implementation, there is an ample number of construction workers that currently reside within the county. As noted in Table 2.7-13, average workforce and peak workforce for the four-month duration of construction activities that would occur simultaneously on all three dams would be 105 and 175 workers, respectively. This represents a short-term, 0.4 percent increase of the County population and would be comparable in size to the reduction of use during construction activities at the recreational facilities surrounding the reservoirs (see comparison in Section 3.22.5 [*Transportation and Traffic*] Potential Impacts and Mitigation).

Existing housing currently owned and maintained by PacifiCorp would be removed as part of the Proposed Project, but this would no longer be needed to maintain the dam facilities (Appendix B: Definite Plan).

Aside from the PacifiCorp housing associated with the dam facilities, implementation of the Proposed Project would not displace existing housing within the Area of Analysis. The potential effects of the Proposed Project on housing are limited to the need for an additional temporary worker population during construction activities and their potential need for housing. As existing vacancy rates (see Table 3.16-1) are relatively high, and there are an ample number of construction workers that currently reside within the county, there would not be a need to displace existing residents due to construction activities. The loss of the residences PacifiCorp currently owns would not create a need to build replacement housing elsewhere. As a result, there would be no significant impact.

Significance

No significant impact

3.16.6 References

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