

3.2.3 Population and Housing

Planning for residential needs is done as part of the comprehensive planning process for the General Plan for the County of San Diego (County). The General Plan, and especially the Housing Element, together with individual Community Plans, provides goals, policies, and programs to accommodate housing needs throughout the County. The project area involves a large portion of the unincorporated area of the County. A range of uses on these lands include agricultural activities as well as residential, parks, and public facilities. A significant impact could occur if the proposed project induces substantial unplanned population growth or results in the displacement of housing or people.

3.2.3.1 Analysis of Project Effects

Small Turbine(s) and MET Facilities

The development of small wind turbines and Meteorological Testing (MET) facilities would not induce substantial unplanned population growth because it does not propose any physical or regulatory changes that would remove a restriction to or encourage population growth in an area including, but not limited to, the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multifamily use; regulatory changes including General Plan amendments encouraging population growth, specific plan amendments, zone reclassifications, or sewer or water annexations; or Local Agency Formation Commission annexation actions. Nor would the proposed project displace a substantial number of housing units or people that would require construction of housing.

The proposed project would allow small wind turbines and MET facilities in the unincorporated portions of the County over which the County has land use jurisdiction, subject to specified standards and limitations. Although the uses supported by wind turbines or MET facilities may expand, residential uses will continue to be allowed in conjunction. As is common with these systems in the County, many residents live on these properties with wind turbines, and it is unlikely that housing would be eliminated for the development of these systems. These systems, in turn, would supplement residential use. Therefore, the proposed project will not displace a substantial number of housing units or people. The current Wind Energy Ordinance allows small wind turbines to be built with certain restrictions and approvals. The proposed project reduces the regulatory burden on property owners who wish to install small wind turbines on their property, but it does not propose or require that any wind turbines be built. Easing the regulatory burden on property owners who wish to install small wind turbines is not expected to induce population growth in the unincorporated County areas. As a result, **no impacts** to population and housing would result from the development of small wind turbines or MET facilities.

Large Turbine(s) and MET Facilities

The proposed project amends certain provisions of the County's Zoning Ordinance related to large turbine(s). These updates are necessary to address advancements in technology that have obviated many of the current provisions. The proposed amendments related to large wind turbines consist of updated definitions and requirements related to setbacks, noise, height, and locations where large turbines are permissible. Similar to small wind turbines and MET facilities, future large wind turbine projects would not induce substantial unplanned population growth or displace a substantial number of housing units or people. Typically, large wind turbine development occurs outside of areas designated or zoned as residential. **No impacts** to population and housing would result from the development of large wind turbines.

3.2.3.2 Cumulative Impact Analysis

Cumulative impacts may result from substantial unplanned population growth or displacement of a substantial number of housing units or people. The geographic scope for this cumulative analysis is the San Diego region, which encompasses the entire County, including both incorporated and unincorporated areas, as well as surrounding counties, and tribal and public agency lands. Cumulative projects, such as the General Plan Update and build-out of general plans for adjacent jurisdictions, have been planned to be consistent with population forecasts and regional planning documents. These projects would accommodate anticipated future growth and would not induce substantial population growth. However, private projects identified in Table 1-4e, Private Projects Not Included in the General Plan Update, propose dwelling units that may have the potential to induce unplanned population growth. One example is the Jacumba Valley Ranch project, which proposes over 2,000 dwelling units in a rural area located in the Mountain Empire Subregion. Private projects such as these would be required to comply with the applicable general plan and, therefore, would ultimately need to be consistent with forecasted growth in the region prior to approval. Therefore, cumulative projects would not result in substantial unplanned population growth.

The General Plan Update and general plans for adjacent jurisdictions are required to include a land use plan that demonstrates the provision of adequate housing within communities consistent with forecasted population growth. Because cumulative projects would comply with all applicable land use plans to provide adequate housing and development within a jurisdiction, a significant displacement of housing units or people would not occur.

As described in Section 3.2.3.1, the proposed project would not induce substantial unplanned population growth or result in the displacement of housing or people. Therefore, the proposed project would **not contribute to a cumulative impact** relative to population and housing.

3.2.3.3 Mitigation Measures

The proposed project will not result in any significant impacts to population and housing; therefore, no mitigation measures are required.

3.2.3.4 Conclusion

Implementation of the proposed project would not result in significant direct or cumulative impacts associated with population and housing. The proposed project would not induce substantial population growth or result in the displacement of housing or people.

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