

## **13.0 POPULATION AND HOUSING, PUBLIC SERVICES, AND UTILITIES AND SERVICE SYSTEMS**

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### **13.1 INTRODUCTION**

This chapter describes the existing population and housing conditions, public services, and utilities and service systems within Pacific Gas and Electric Company's Windsor Substation Project area and evaluates the potential impacts associated with project construction and operation.

There will be no significant impacts to population and housing, public services, and utilities and service systems for construction and operation of the project facilities.

### **13.2 METHODOLOGY**

Information on utilities, fire services, police services, parks, and hospitals was gathered primarily from searches of the Town of Windsor and Sonoma County websites. Demographic, economic, and geographic data was also gathered from town and county websites, as well as from the California State Employment Development Department website. The Town of Windsor School District website was also reviewed. A site inspection and review of aerial photos confirmed the existing site conditions and uses in the vicinity.

### **13.3 EXISTING CONDITIONS**

This section discusses the existing condition of housing, public services, and utilities at the project site and in the surrounding area.

#### **13.3.1 Population and Housing**

##### ***13.3.1.1 Population***

In 2008, the population of Sonoma County, including its nine incorporated cities and unincorporated areas, was 484,470. Between 2000 and 2008, Sonoma County grew at a rate of 0.6 percent per year. Future growth for 2008 through 2020 is projected at a rate of 0.8 percent per year. The Town of Windsor, as of 2008, had a total population of 26,564. The growth rate is expected to be 0.8 percent per year through 2020.

##### ***13.3.1.2 Housing***

Based on 2008 data, there are 9,098 housing units in the Town of Windsor. Of those units, approximately 80 percent are owner occupied and 20 percent are rental units. The overall rental vacancy rate for homes and apartments is 1.81 percent. The average household size is 2.91 individuals per unit. According to the 2007-2014 Housing Element Update of the Town of Windsor General Plan and Association of Bay Area Governments Regional Housing Needs Allocation Data, the Town of Windsor must add 719 housing units to accommodate population growth in the town through 2014.

### ***13.3.1.3 Employment and Income***

The Town of Windsor has an overall jobs-housing imbalance because the majority of residents commute to jobs outside of Windsor. The Town of Windsor possesses a labor force of 12,400 workers, of which 9.8 percent are unemployed according to February 2010 Employment Development Department data. The median household income for residents of the Town of Windsor is \$78, 053<sup>1</sup>.

## **13.3.2 Public Services**

### ***13.3.2.1 Fire Protection Services***

The Windsor Fire Protection District provides fire protection services for the Town of Windsor and adjacent unincorporated county areas. The department has approximately 20 full-time firefighters. The nearest fire station is approximately 0.5 mile northeast of the project at 200 Old Redwood Highway in Windsor.

### ***13.3.2.2 Police Protection Services***

The Windsor Police Department is staffed by Sonoma County Sheriff Department employees through a negotiated contract between Sonoma County and the Town of Windsor. There are approximately 1.7 Sheriff Department officers per 100,000 residents in Sonoma County. The nearest police station is located approximately 1.3 miles north of the project in the Civic Complex at 9297 Old Redwood Highway, in Windsor.

### ***13.3.2.3 Schools***

The project lies within the Windsor Unified School District boundary. There are three elementary schools, one middle school, one high school, and two alternative charter schools in the district. The nearest public schools are Windsor Creek Elementary, located at 8955 Conde Lane in Windsor, which has approximately 425 students and Windsor High School, at 8695 Windsor Road in Windsor, which has approximately 1,700 students. Both public schools are located 1.4 miles north of the project. Windsor High School also houses Windsor Oaks Academy, an alternative school with 52 students. In addition, Santa Rosa Junior College is located 6.6 mile southwest of the project.

There is one private school and several preschools located in the vicinity of the project. Sonoma Country Day School educates students in Kindergarten through 8<sup>th</sup> grade and is located 1 mile west of the project. Three preschools are in the vicinity of the project site. The Windsor Cooperative Nursery School and Headstart Windsor are 2 miles north of the project, while the Windsor State Preschool is located 0.5 mile northeast of the project.

### ***13.3.2.4 Parks and Recreational Facilities***

The Town of Windsor has 18 community parks within the town limits. There are three Sonoma County regional parks located along the periphery of the town. The nearest park to the project is

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<sup>1</sup> According to Census 2008 estimated data.

Wilson Ranch Soccer Park, located to the north of the substation immediately across Mitchell Lane. It contains a concession stand, picnic facilities, restrooms, and overhead field lighting. An existing multipurpose recreational/bicycle pathway is located adjacent to the existing power lines to the west of the project site along the railway corridor. In addition, approximately 0.25 mile south of Mitchell Lane on the east side of Conde Lane, there is a site that is designated by the general plan as Park. However, the site is not currently developed or used as a private or public park.

### ***13.3.2.5 Hospitals***

The nearest major hospital facilities are the Kaiser Permanente Hospital and St. Joseph's Health System Sonoma County. Both facilities are located in Santa Rosa, about five miles south of the project. Both facilities provide 24 hour emergency care. An outpatient, non-emergency facility (Crescent Healthcare Incorporated) is located 0.85 mile south of the project.

## **13.3.3 Utilities and Service Systems**

### ***13.3.3.1 Dry Utilities***

The Town of Windsor has a franchise agreement with Comcast for the provision of cable television. PG&E provides gas and electricity services for residents. Telephone services are provided by AT&T. Available utility lines are located in the Mitchell Lane, Conde Lane, and Hembree Lane rights-of-way.

### ***13.3.3.2 Water and Sewer***

Water and sewer services are provided by the Town of Windsor. Water for domestic use and fire protection is supplied to the town by groundwater wells. Sewer services are also provided by the town. Wastewater is treated at a water reclamation facility located 0.6 mile southwest of the project. The treated water is used to irrigate agricultural land, parks, and commercial landscape areas or is discharged into Mark West Creek. A recycled water line is located adjacent to the substation site in the Mitchell Lane right-of-way with a valve and meter set in the northeast corner of the site (see Figure 1-4). This water will be used for irrigating the substation perimeter landscaping. Water used for construction purposes, such as dust control, will come from the fire hydrant located on the northeast corner of Mitchell Lane and Cameron Drive. Drinking water for crew members will be bottled.

### ***13.3.3.3 Garbage Services and Landfills***

Windsor Refuse & Recycling is responsible for the collection and transportation of residential and commercial refuse in the Town of Windsor. Currently, refuse is taken to the Sonoma County Central Landfill, where recyclables and compostables are removed and processed on site. Leftover, non-recyclable waste materials are then trucked to several different landfills located outside of Sonoma County. The capacity projections at these out-of-county disposal facilities vary by location from a few years to a few decades. The Sonoma County Central Landfill accepts up to 2,500 tons of waste per day and is looking at options to expand its capacity to decrease the amount of waste that must be shipped out of the county.

## **13.4 IMPACTS**

### **13.4.1 Significance Criteria**

Standards of significance were derived from Appendix G of the California Environmental Quality Act Guidelines.

#### ***13.4.1.1 Population and Housing***

Impacts to population, housing, and employment may be considered significant if they were to:

- induce substantial population growth in the project area, either directly (by proposing new homes and businesses) or indirectly (through extension of roads or other infrastructure);
- displace a large number of existing residences, requiring replacement housing to be constructed elsewhere; or
- displace a substantial number of people, necessitating the construction of replacement housing elsewhere.

#### ***13.4.1.2 Public Services***

Impacts to public services may be considered significant if they result in the need for new or altered government services, such as fire and police protection, schools, parks, or other public facilities.

#### ***13.4.1.3 Utilities and Service Systems***

Impacts to utilities and service systems may be considered significant if they were to:

- exceed wastewater treatment requirements of the Regional Water Quality Control Board,
- result in the need for new or altered water or wastewater treatment facilities or drainage facilities,
- result in the need for construction of new stormwater drainage facilities,
- result in the need for a new or expanded water supply,
- result in the extension of a sewer trunk line with capacity to serve new development,
- result in inadequate access to a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, or
- cause a breach of published national, state, or local standards relating to solid waste.

### **13.4.2 Construction**

The following section discusses potential impacts to population and housing, public services, and public and private utility systems that service the project area.

#### ***13.4.2.1 Population and Housing***

The project will not displace existing residences or businesses because the substation will be built on a site owned by PG&E that is currently undeveloped and the distribution line work will occur entirely within existing rights-of-way. Construction of the project will not displace adjacent residences or businesses because none exist on the undeveloped substation site, within existing distribution line rights-of-way, or work areas. Therefore, there will be no displacement of workers or residents as a result of construction.

Construction of the project will not increase the need for workers or for additional housing units in the area. The project will be constructed by local PG&E crew members that will commute to the project site from the general vicinity.

The project is being implemented to increase the reliability of the existing electrical system in a developed, urban area. The project is not being implemented in advance of growth but, rather, in response to growth and development in the Windsor area. PG&E is legally required to provide services as development is approved through the local planning process. No significant impacts to population and housing will occur.

#### ***13.4.2.2 Public Services***

Because there will be no increase in population as a result of the project, there will be no need for additional public services such as police and fire, new schools, new hospitals, or other public facilities. Several fire and police departments are located in the vicinity of the project, but none are immediately adjacent to or within 0.25 mile of the project. Therefore, no fire or emergency service providers will be directly affected by construction.

An emergency could arise as a result of project construction that would require protection or emergency services. However, the probability of such an incident is low and, if one were to occur, it would not tax the existing emergency services beyond their current capabilities. Increased vehicle traffic and brief closures (approximately 10 to 15 minutes) may occur during distribution line work while replacing poles, pulling the conductor across highways and roadways, or during the installation and removal of crossing structures. Because this could affect access routes, emergency vehicle movement could be temporarily affected. However, traffic control will accommodate emergency service providers at all times.

Because construction of the project will not increase population, there will be no increase in the need for new parks or other public facilities or alteration of existing facilities. The Wilson Ranch Soccer Park is located across the street from the substation site. Vehicular and pedestrian access to the park will be maintained during construction; therefore, no impacts to parks or public facilities will occur.

#### ***13.4.2.3 Utilities and Service Systems***

Construction of the project will not affect utilities and service systems or require the extension of new utility lines. While the existing distribution lines will be reconductored and undergrounded, no interruption of service will occur. During construction, portable toilets will be used and waste

will be disposed of off-site consistent with Regional Water Quality Board requirements. The project will not generate additional wastewater. Construction-related Best Management Practices will be implemented consistent with the applicable Regional Water Quality Board requirements for construction stormwater drainage so that area stormdrains are not negatively impacted by construction runoff. See Chapter 10: Hydrology and Water Quality for additional discussion. Therefore, no impacts will occur.

Water will be required for construction-related activities, such as dust control, fire suppression, and general consumption. Water used for construction purposes will come from the fire hydrant located on the northeast corner of Mitchell Lane and Cameron Drive. Drinking water for crew members will be bottled. No extension of water lines will be required for the project.

Construction debris will be transported to the Sonoma County Central Landfill where recyclable material and organics will be separated. Leftover waste material will be trucked out of Sonoma County for disposal at landfills. The project will generate waste as result of construction; however, landfill capacity exists for several decades into the future. In addition, waste generated by the project is not anticipated to cause the area trash haulers to exceed the daily limit of 2,500 tons that the Sonoma County Central Landfill will accept. Therefore, there will be no significant impact to landfill capacity.

The project will not require the use of telephone lines, natural gas lines, or cable services during construction.

To ensure that construction activities do not interfere with or damage existing utility lines or services, PG&E will notify Underground Service Alert consistent with state law. Utility locations will then be marked prior to excavation and avoided. Therefore, no impact to utilities is anticipated.

### **13.4.3 Operation and Maintenance**

The following section discusses potential impacts to population and housing, public services and utilities and service systems due to normal operations and periodic maintenance activities.

#### ***13.4.3.1 Population and Housing***

Operation and maintenance of the project will not require any new employees or on-site staff. Periodic maintenance work will be conducted by PG&E staff already located in the area. The project is being constructed to increase the reliability of electrical services in the area and will not foster additional population growth nor displace existing residences or people. Therefore, there will be no impact on population and housing.

#### ***13.4.3.2 Public Services***

Operation and maintenance of the project will not increase the need for schools, parks, hospitals or other public facilities because the local population will not increase as a result of the project.

Because the project is located on or within public streets, it is accessible by emergency vehicles. Regular maintenance personnel and vehicles will park within the substation or along public streets and will not block the public right-of-way or otherwise interfere with emergency vehicle access. In the event of an unlikely emergency situation, fire and police services are located within 0.5 mile and 1.3 miles from the project, respectively. Providing emergency services to the site will not strain police and fire departments beyond their regular capacity. Therefore, there will be no impact to public services.

#### ***13.4.3.3 Utilities and Service Systems***

Because the project is being implemented to increase the existing system's reliability, operation and implementation of the project will result in a net benefit to the electrical service provided in the area. The project will not have permanent restroom facilities or on-site staff requiring water or generating wastewater. On-site stormwater will be managed consistent with the SPCC Plan and associated facilities (refer to Chapter 10 Hydrology and Water Quality for a further discussion of this Plan.)

The project will be unmanned and will generate negligible amounts of trash from operations and maintenance activities; so, there will be no significant impacts to local landfills.

There will be no impact to natural gas as it will not be required for operation and maintenance of the project. AT&T telephone services will be utilized for the supervisory control and data acquisition (SCADA) to PG&E's operation center. Utilization of the telephone lines will not tax the system beyond capacity or require new lines. Therefore, no impacts to utilities and service systems will occur except with regard to landfill impacts where impacts will be less than significant.

### **13.5 AVOIDANCE AND PROTECTION MEASURES**

No significant impacts to population and housing, public services, and utilities will result from the project; therefore, no avoidance and protection measures are proposed.

### **13.6 REFERENCES**

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