

3.12 Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12. POPULATION AND HOUSING— Would the project:				
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.12.1 Environmental Setting

The Proposed Project would be constructed within northwestern San Benito County and northeastern Monterey County. Additionally, the Hollister Substation would be located immediately adjacent to the City of Hollister limits while the Hollister Tower Segment would be located approximately one mile west of the City of San Juan Bautista (Figure 2-1). The Hollister Tower Segment would be located near a residential subdivision along Avenida Del Piero, crossing within 100 feet of a number of residences.

Population

Table 3.12-1 summarizes estimated population growth from 2005 to 2030 for San Benito County and Monterey County as well as the City of Hollister. As demonstrated in the table, the population in these communities is expected to increase substantially over the next 20 years.

**TABLE 3.12-1
ESTIMATED POPULATION GROWTH, 2005 – 2020**

Area	2005	2010	% Change 2005 - 2010	2020	% Change 2010 - 2020	2030	% Change 2020 - 2030
Monterey County	422,632	445,309	5.4	483,733	8.6	515,549	6.6
San Benito County	57,324	62,431	8.9	76,140	22.0	89,431	17.5
City of Hollister	37,002	40,415	9.2	49,064	21.4	59,259	20.8

SOURCE: AMBAG, 2008.

Housing

Table 3.12-2 summarizes estimate increases in housing units from 2005 to 2030 for San Benito County and Monterey County as well as the City of Hollister. As with population growth, the number of housing units is expected to increase substantially over the next 20 years.

**TABLE 3.12-2
ESTIMATED HOUSING UNITS, 2005 – 2020**

Area	2005	2010	% Change 2005 - 2010	2020	% Change 2010 - 2020	2030	% Change 2020 - 2030
Monterey County	137,338	147,221	7.2	162,857	10.6	176,236	8.2
San Benito County	17,638	19,187	8.8	23,483	22.4	27,675	17.9
City of Hollister	10,587	11,544	9.0	14,085	22.0	17,108	21.5

SOURCE: AMBAG, 2008.

3.12.2 Regulatory Setting

CEQA Guidelines Section 15126.2 requires a discussion of the ways in which a project could directly or indirectly foster economic development or population growth, and how that growth would, in turn, affect the surrounding environment. The Monterey County, San Benito County and City of Hollister general plans do not include applicable goals, objective, and/or policies related to population and housing that would be directly applicable to the Proposed Project.

3.12.3 Applicant Proposed Measures

No applicant proposed measures have been identified by PG&E to reduce population and housing impacts associated with the Proposed Project.

3.12.4 Environmental Impacts and Mitigation Measures

- a) Induce substantial 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): *LESS THAN SIGNIFICANT IMPACT.***

The Proposed Project does not include new homes or businesses and would not directly induce substantial temporary or permanent population growth in the study area. Accordingly, the Proposed Project would have no direct impact on population growth inducement.

The Proposed Project could have an indirect impact on population growth inducement in the study area if it encouraged people to move to the study area to construct, operate or maintain the Proposed Project. Construction activities would be limited to a 15-month period beginning in March of 2011 and, during peak construction activities, would require approximately 56 crew members per day (Table 2-6). Construction would be performed by PG&E construction crews or

contractors who reside generally within Monterey and San Benito Counties or adjacent areas and would not require a substantial number of workers to relocate into the study area to complete the work. Operation and maintenance activities associated with the Proposed Project also would not result in a substantial increase in area residents, given that the existing power line has been in operation for over 70 years and the Proposed Project primarily involves modifying existing infrastructure. Accordingly, the Proposed Project would have a less than significant indirect impact on population growth associated with the Proposed Project's temporary or permanent workforce.

The Proposed Project also could have an indirect impact on population growth inducement if it extends infrastructure and, thereby, induces substantial population growth in the study area. Construction, operation and maintenance of the Proposed Project would allow PG&E to continue to provide safe and reliable electrical service in its Electrical Needs Area, and to increase transmission capacity. It would not generate additional power. Growth in the study area is planned and regulated by applicable local planning and zoning ordinances. The Proposed Project's provision of electrical service is consistent with development anticipated by plans and zoning in the jurisdictions that the Proposed Project would serve. Furthermore, the availability of electrical capacity by itself does not normally induce growth within a particular area. Other factors such as economic conditions, land availability, population trends, availability of water supply or sewer services, and local planning policies have a more direct effect on growth. Accordingly, the Proposed Project would have a less than significant indirect impact on population growth associated with extension of existing infrastructure.

b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere: *NO IMPACT*.

No housing units would be displaced by the Proposed Project. Thus, the construction of replacement housing would not be required. The Proposed Project would generally traverse an existing PG&E easement with the exception of the 1.3-mile Proposed River Crossing that would be constructed within new ROW, approximately 3,000 feet north of the existing pole segment. There are a number of recently built homes just south of Highway 156 along Avenida Del Pierro in unincorporated San Benito County; however, none of these units would be displaced as a result of the Proposed Project. Construction, operation and maintenance within the Proposed River Crossing alignment would traverse open space and agricultural lands, where no homes are present. Therefore, the Proposed Project would displace no housing units, and would have no impact associated with the displacement of existing housing units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere: *NO IMPACT*.

As noted above, the Proposed Project would not displace any people or housing or any other structures that are currently occupied by people. Therefore, the Proposed Project would have no impact associated with the displacement of people or the construction of replacement housing.

References

Association of Monterey Bay Area Governments (AMBAG), 2008. *Monterey Bay Area 2008 Regional Forecast*, adopted June 11, 2008.