

3.13 Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13. 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"/>

3.13.1 Environmental Setting

The Project would be constructed within El Dorado and Sacramento counties, within the communities of Shingle Springs, Cameron Park, and El Dorado Hills; and in the City of Folsom. The developed portions of the Project area are predominantly residential with some light-industrial and commercial development. Rolling grasslands and oak woodlands dominate the areas outside the existing communities.

Population

Table 3.13-1 summarizes historic and projected population growth from 2000 to 2020 for El Dorado County and Sacramento County as well as the City of Folsom. As demonstrated in the table, the population in these areas is expected to increase substantially over the next 20 years.

**TABLE 3.13-1
HISTORIC AND PROJECTED POPULATION GROWTH, 2000 – 2020**

Area	2000 Population	2010 Population	% Change 2000 - 2010	Projected 2020 Population	% Change 2010 - 2020
El Dorado County	156,299	181,058	15.8	203,095	12.2
Sacramento County	1,223,499	1,418,788	16.0	1,543,522	8.5
City of Folsom	51,884	72,203	39.2	81,060	12.3

SOURCE: U.S. Census Bureau, 2014; California Department of Finance, 2013b.

Housing

Table 3.13-2 depicts housing data for El Dorado County, Sacramento County, and the City of Folsom.

**TABLE 3.13-2
2013 HOUSING DATA ESTIMATES**

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate (percent)
El Dorado County	88,495	70,496	17,999	20.3
Sacramento County	559,806	517,562	42,244	7.6
City of Folsom	26,526	25,350	1,176	4.4

SOURCE: California Department of Finance, 2013a.

3.13.2 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 El Dorado County and City of Folsom general plans do not include applicable goals, objectives, or policies related to population and housing that would apply to the Project.

3.13.3 Applicant Proposed Measures

The Project includes no APMs that focus on potential effects to population and housing.

3.13.4 Environmental Impacts and Mitigation Measures

- a) Whether the Project would 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.***

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

The Project could have an indirect impact on the population growth inducement in the area if it encouraged people to move to the area to construct, operate, or maintain the Project. During the approximately 24-month construction period (summer 2015 through summer 2017), up to 45 construction workers would be employed during peak construction (see *Section 2.7.2, Construction Workforce and Equipment*). Construction would be performed by either PG&E construction crews or contractors who reside generally within El Dorado and Sacramento Counties or adjacent areas and would not require substantial number of workers to relocate to the area to complete the work. Operation and maintenance activities associated with the Project also would not result in a substantial increase in area residents, given that there are existing power lines in place and there are no changes to existing operation and maintenance activities anticipated as a result of Project implementation. Accordingly, the Project would have a less than significant indirect impact on population growth associated with the Project's temporary or permanent workforce.

The Project also could have an indirect impact on population growth inducement if it extends infrastructure into the area that could accommodate growth. The Project would replace existing infrastructure and conductor on the Missouri Flat-Gold Hill Line, but would not increase the voltage on this line. The Project also would temporarily convert the Gold Hill No. 1 line, an existing 60 kV power line, to 115 kV to provide power to customers during Project construction, and would return the Gold Hill No. 1 line to operating at 60 kV after completion of Project construction. The capacity of the Gold Hill No. 1 line would be increased but no plans have been identified to operate it at a higher voltage following completion of the Project. The Project would improve the reliability of the Missouri Flat-Gold Hill Line, and would therefore accommodate the planned 2 percent growth in El Dorado County by reducing the risk of overloading in the event of an outage on either circuit of the Missouri Flat-Gold Hill Line.

The Project's proposed improvement in the reliability of electrical services is consistent with development anticipated by plans and with El Dorado County's expected population growth. 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 Project would have a less than significant indirect impact on population growth associated with extension of infrastructure.

b) Whether the Project would displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere: *NO IMPACT.*

Because no housing units would be displaced by the Project, the construction of replacement housing would not be required. The Project would mostly traverse the existing PG&E rights-of-way along Highway 50 and through the city of Folsom and the communities of El Dorado Hills, Cameron Park, and Shingle Springs. The developed portions of the Project area are predominantly residential housing units with some light-industrial and commercial development; however, none of these units would be displaced as a result of Project implementation. No impact would occur.

c) Whether the Project would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere: *NO IMPACT.*

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

References

California Department of Finance, 2013. Report E-3, Population and Housing Estimates for Cities, Counties, and the State, May 10, 2013. [<http://www.dof.ca.gov/research/demographic/>] Accessed March 11, 2014.

California Department of Finance, 2013b. Report P-1, State and County Population Projections July 1, 2010 – 2060, January 31, 2013. [<http://www.dof.ca.gov/research/demographic/>]. Accessed March 11, 2014.

U.S. Census Bureau, 2014. Community Facts: El Dorado County, Sacramento County, City of Folsom. [<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>]. Accessed March 11, 2014.