

### 3.13 POPULATION AND HOUSING

#### 3.13.1 INTRODUCTION

This section describes existing conditions and potential impacts on population and housing as a result of project construction, operation, and maintenance. The analysis concludes that the project will have no impact. The project’s potential effects on population and housing were evaluated using the significance criteria set forth in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The conclusions are summarized in Table 3.13-1 and discussed in more detail in Section 3.13.4.

**Table 3.13-1: CEQA Checklist for Population and Housing**

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, 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"/>

#### 3.13.2 REGULATORY BACKGROUND AND METHODOLOGY

##### 3.13.2.1 Regulatory Background

No regulatory background information is relevant to addressing project-related impacts on population and housing.

##### 3.13.2.2 Methodology

To evaluate potential effects on population and housing resources, demographic and economic data were obtained primarily from statistical reports published by the United States (U.S.) Census Bureau and the California Department of Finance. Internet searches of government websites, including Sonoma County’s website, were also conducted. The Sonoma County General Plan Housing Element was also reviewed. In addition, a site walk of the construction work areas was conducted.

### 3.13.3 ENVIRONMENTAL SETTING

#### 3.13.3.1 Regional

The project is located in central Sonoma County, east of the Town of Windsor and City of Healdsburg, on the eastern margin of the Santa Rosa Valley. The U.S. Census Bureau estimated the County’s population to be 458,614 in 2000 and 483,878 in 2010, which represents a growth of approximately 5.5 percent. The county had an estimated 204,572 housing units and a vacancy rate of approximately 9.2 percent in 2010. The majority of housing units are single-family residences, which make up approximately 63 percent of all housing units in the county (State of California Department of Finance 2012).

#### 3.13.3.2 Local

The Town of Windsor, City of Healdsburg, and Census Designated Places (CDPs) of Larkfield-Wikiup and Fulton are located in the vicinity of the project. The 1.8-mile-long Fulton-Shiloh segment—which extends from Fulton Substation to the southwest corner of Shiloh Ranch Regional Park—passes through the Larkfield-Wikiup residential neighborhood, which is composed primarily of single-family residential homes. The Shiloh-Fitch segment primarily crosses parkland, rangeland, and wildland, with only approximately 10 residences located within 500 feet of the project. The population of these places and their growth rates are described in Table 3.13-2: Project Area Population Totals and Trends. Fitch Mountain Substation is east of the City of Healdsburg and is bordered on the north by the Russian River, on the west by a sand and gravel extraction operation, and on the south and east by rural residences.

**Table 3.13-2: Project Area Population Totals and Trends**

City	2000	2010	Percent Increase
Fulton (CDP)	591	541	-8.5%
Healdsburg	10,915	11,254	3.0%
Windsor	22,744	26,801	15.1%
Larkfield-Wikiup (CDP)	7,479	8,884	15.8%
Unincorporated	150,223	145,363	-3.3%

Sources: State of California Department of Finance 2012; Census Viewer 2012

In 2014, the Sonoma County Tourism Bureau listed over 125 hotels, motels, bed and breakfasts, and inns within the county (Sonoma County Tourism Bureau 2014). Several temporary housing options are located near the project alignment. The closest temporary housing to the Fulton-Shiloh Segment is the Vintners Inn, which is located directly south of Fulton Substation. The Hilton Garden Inn is located approximately 1 mile west of the Fulton-Shiloh Segment. Several hotels are located along Highway 101 within the Town of Windsor and City of Healdsburg.

#### 3.13.4 APPLICANT-PROPOSED MEASURES AND POTENTIAL IMPACTS

The following sections describe significance criteria for impacts on population and housing derived from Appendix G of the CEQA Guidelines, and assess potential project-related

construction and operational impacts. Applicant-Proposed Measures (APMs) are not required for this section.

#### **3.13.4.1 Significance Criteria**

According to Section 15002(g) of the CEQA Guidelines, “a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.” As stated in Section 15064(b) of the CEQA Guidelines, the significance of an activity may vary with the setting. Per Appendix G of the CEQA Guidelines, the potential significance of project impacts on population and housing were evaluated for each of the criteria listed in Table 3.13-1, as discussed in Section 3.13.4.3.

#### **3.13.4.2 Applicant-Proposed Measures**

No APMs are suggested because project construction, operation, and maintenance will have no impact on population and housing.

#### **3.13.4.3 Potential Impacts**

Project impacts on population and housing were evaluated against the CEQA significance criteria, as discussed below. This section evaluates potential project impacts from both the construction phase and operation and maintenance (O&M) phase.

The project includes reconductoring existing 60 kV and 230 kV electric utility lines between Fulton Substation and Fitch Mountain #1 Tap. The O&M activities required for the reconducted power and transmission lines will not increase from those currently required for the existing system; thus, no operation-related impacts related to population and housing will occur. Therefore, the impact analysis is focused on construction activities that are required to install the new conductor, replace and remove poles, perform minor substation modifications, and establish required access and work areas, as described in Chapter 2.0, Project Description.

#### **a) Would the project induce substantial population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? *No Impact***

The objective of the project is to address a potential overload situation on the Fulton-Hopland Line that could occur if there is an outage of the Fulton No. 1 Line during peak loading conditions, so that PG&E can continue to provide safe and reliable electric service to PG&E’s customers in Sonoma County. However, power availability and reliability are not constraints to population growth in the area, and the project is not growth inducing and will not generate new development. The project will not extend new power lines or other infrastructure into areas not already served or underserved, and will not involve constructing new homes or businesses. Therefore, the project will not induce direct or indirect population growth.

During the peak construction periods, less than 50 crew members and other workers are anticipated to be working on the project at any given time. Many project crew members will commute from the surrounding areas and are expected to be taken from the local and/or regional labor pool. However, if necessary, there is sufficient temporary housing in the project vicinity to accommodate the temporary housing needs of construction crew members and other workers,

which are estimated to occur over an approximately 1-year period. Therefore, the project will not cause an increase in population growth, and there will be no impact.

**b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? *No Impact***

Project construction, operation, and maintenance will not displace existing housing, nor will it necessitate the construction of new housing. Therefore, no impact will occur.

**c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *No Impact***

Project construction will not result in the displacement of any people, nor will construction of replacement housing elsewhere be required. Therefore, no impact will occur.

### **3.13.5 REFERENCES**

Census Viewer. 2012. Fulton, California Population: Census 2010 and 2000 Interactive Map, Demographics, Statistics, Quick Facts. Online. <http://censusviewer.com/city/CA/Fulton>. Site visited December 2, 2014.

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