

2.12 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, 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"/>

2.12.1 Setting

Population

As of 2000, the U.S. Census Bureau estimated Sonoma County's resident population at 458,614. This figure marked an 18 percent increase in population for Sonoma from 388,222 residents in 1990 (U.S. Census Bureau, 2005). The Association of Bay Area Governments (ABAG) estimates the 2005 population of the County to be approximately 477,700. The projected 2015 population for Sonoma County is estimated at 521,200 (a 9.1 percent increase from 2005) (ABAG, 2004). Population and housing statistics are summarized in **Table 2.12-1**.

**TABLE 2.12-1
SONOMA COUNTY POPULATION AND HOUSEHOLDS, 2005–2020**

	2005	2010	% Change 2005–2010	2015	% Change 2010–2015	2020	% Change 2015–2020
Population	477,700	508,000	6.3%	521,200	2.6%	534,100	2.5%
Households	182,500	193,160	5.8%	200,430	3.8%	205,840	2.7%

SOURCE: ABAG (2004)

Housing

As of 2005, Sonoma County has approximately 182,500 total housing units with a vacancy rate of less than 6 percent. Of the total housing units, approximately 36 percent of those units are rental units. The projected 2010 household numbers for Sonoma County are estimated to increase by about 5.8 percent to 193,160. Housing units are projected to increase approximately 13 percent from year 2005 to 205,840 by 2020 (ABAG, 2004). Population and housing statistics are summarized in **Table 2.12-1**, above.

2.12.2 Regulatory Context

CEQA Guidelines Section 15126.2 requires a discussion of the ways in which a proposed project could directly or indirectly foster economic development or population growth, and how that growth would, in turn, affect the surrounding environment. The following regulatory context is provided to set forth the planning framework that is anticipated under the General Plans of the cities and counties of Napa and Sonoma. In terms of growth inducement, these agencies would be affected by the Proposed Project since the 115 kV transmission line would improve reliability and transmission capacity in the Napa-Sonoma area.

City of Sonoma

The Community Development Element (Land Use Element) of the City of Sonoma General Plan states that, “Sonoma retains its small town feeling by controlling growth and maintaining a tight sphere of influence.” The Community Development Element also identifies buildout capacities which represent the theoretical development capacity of the General Plan (City of Sonoma, 1995). However, the actual rate of growth within the City of Sonoma is controlled by a Growth Management Ordinance, as well as planning and environmental constraints that become known during the planning process. The City’s Growth Management Ordinance, adopted in 1980, limits residential development within the City of Sonoma to an average of 100 units per year.

As required by the General Plan, the City of Sonoma has recently conducted a review of the Growth Management Ordinance and has discussed issues and options associated with potential changes to the Ordinance. A revision to the Ordinance adopted by the City Council on October 20, 2004, reduces the maximum annual average of allowed development from 100 units per year to 88 units per year, and also provides additional incentives for affordable housing. The revised ordinance states that “a residential growth level averaging 88 dwelling units per year is consistent with the current and projected availability of water and sewer treatment capacity and will result in a reduction in the environmental impacts caused by increased growth” (City of Sonoma, 2004).

County of Sonoma

Water and sewer capacity are among the constraints that limit growth potential in unincorporated Sonoma County, as evidenced in the goals, objectives, and policies contained in the existing Sonoma County General Plan (Sonoma County PRMD, 1989). The County of Sonoma is also in the process of updating its general plan. The draft General Plan (General Plan 2020) considers water and sewer capacity, as well as other constraints that would limit future growth in unincorporated parts of the County.

City of Napa

The City of Napa General Plan (Envision Napa 2020) establishes a Rural/Urban Limit line (RUL), the City’s urban growth boundary established through City and County policy, and voter-approved initiatives. The RUL has remained in place, virtually unchanged, for more than 20 years, and is intended to define the extent of urban development through the year 2020. A theme running throughout the City of Napa General Plan is the need to conserve and enhance the natural resources, both inside and outside the RUL, which define the City of Napa (City of Napa, 1998).

County of Napa

The Napa County General Plan contains a Growth Management System Element, which describes the growth control measures required by Measure A, a Slow Growth Initiative adopted by voters in November 1980. Specifically, the Growth Management System Element describes the 109 dwelling unit annual allocation, the division of the annual allocation into housing type categories, the timing and methods used for issuing building permits, and the required provisions for affordable housing units. One of the land use goals (LU-4.1) contained in the Sonoma County General Plan is to “[m]aintain adequate public services in both rural and urban service areas to accommodate projected growth” (Napa County, 1992).

2.12.3 Population and Housing Impacts and Mitigation Measures

The analysis of the potential impacts to population and housing were derived from the available statistical data published for the area. To determine the significance of the impacts anticipated from the proposed project, the project’s effects were evaluated as provided under the CEQA Guidelines. These guidelines are summarized in the checklist provided at the beginning of this section.

CEQA Guidelines Section 15126.2 requires a discussion of the ways in which a proposed project could directly or indirectly foster economic development or population growth, and how that growth would, in turn, affect the surrounding environment. Growth can be induced in a number of ways, including the elimination of obstacles to growth, or through the stimulation of economic activity within the region. Induced growth is considered a significant impact only if it directly or indirectly affects the ability of agencies to provide needed public services, if the expected growth inducement directly conflicts with adopted policies limiting growth, or if it can be demonstrated that the potential growth, in some other way, could significantly affect the environment. Under CEQA, induced growth is not considered necessarily detrimental or beneficial.

- 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.**

Project construction activities are expected to last approximately eighteen months. During peak construction times, PG&E would employ an average of 38 people (PG&E employees plus contract workers); the project would require about 71 people total. Some need for temporary accommodations could arise at times during construction. This would result in a less than significant impact due to the existence of numerous hotel and motel accommodations within the project area.

No direct growth-inducing impacts would occur because the project would not result in the significant increase of local population or housing, and would not indirectly induce growth by creating new opportunities for local industry or commerce. The project involves construction of a new transmission line, which would have the effect of increasing transmission capacity in the area, which could accommodate additional

economic or population growth. Electric demand in cities of Napa and Sonoma is approximately 200 MW and is expected to grow at or near an annual rate of 2 percent over the next five to ten years. The project is required to meet established North American Electric Reliability Council (“NERC”)/Western Electricity coordinating Council (“WECC”) Planning Standards beginning in 2006 (CAISO, 2004). Therefore, the project is designed to increase reliability and accommodate existing and planned electrical load growth, rather than to induce or accommodate growth.

Growth in the area is planned and regulated by city and county general plans, which contain land use policies to protect the region’s vineyards, open spaces and agricultural traditions, and to control urban development. The project is designed to meet immediate and projected electrical power needs in the Napa-Sonoma service area based on current and projected future demand. Like other utilities and public service providers, PG&E plans and upgrades electrical facilities incrementally based on growth projections provided by local government agencies. These growth projections reflect economic and urban developments that are planned and approved by city and county governments, which have authority over land uses. Local planning policies and zoning regulations have the biggest influence in controlling the pace and ultimate amount of growth in this area. In addition, electricity is not a key factor in land use planning in this area and is not the main obstacle to growth. The availability of electrical capacity by itself does not normally ensure or encourage growth within a particular area. Other factors such as economic conditions, land availability, population trends, water supply availability, sewer capacities, and local planning policies have a more direct effect on growth than the availability of services.

Therefore, the Proposed Project would not induce substantial population growth in the project area and this impact would be less than significant impact.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere: *no impact.*

The proposed transmission line would traverse an existing PG&E transmission line corridor paralleling county and city roads and traveling through open space, vineyards, ranches, and agricultural lands. Construction activities at the substations would occur within the boundaries of each parcel. Therefore, the Proposed Project would not result in the displacement of existing housing.

c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere: *no impact.*

The proposed transmission line would traverse an existing PG&E transmission line corridor paralleling county and city roads and traveling through open space, vineyards, ranches, and agricultural lands. Construction activities at the substations would occur within the boundaries of each parcel. Therefore, the Proposed Project would not result in the displacement of people.

References – Population and Housing

- Association of Bay Area Governments (ABAG), 2004. *Projections 2005*, December 2004.
- California Independent System Operator (CAISO), 2004. *Memorandum Re: Approval of the Lakeville-Sonoma 115 kV Transmission Line Project*, June 18, 2004.
- City of Napa, 1998. *City of Napa General Plan: Envision Napa 2020*, December 1, 1998.
- City of Sonoma, 2004. *City Council Agenda Item Summary, Item 6b - Introduction and First Reading of Amendments to the Growth Management Ordinance*, October 6, 2004.
- City of Sonoma Community Development Department, 1995. *City of Sonoma 1995-2005 General Plan*, adopted August 30, 1995.
- Napa County, 1992. *Napa County General Plan*, as amended July 28, 1992.
- Sonoma County Permit and Resource Management Department (Sonoma County PRMD), 1989. *1989 Sonoma County General Plan*, adopted March 23, 1989.
- Sonoma County, 2004. *Sonoma County General Plan 2020 Citizen's Advisory Committee (CAC) Overview Draft*, September 22, 2004.
- U.S. Census Bureau, 2005. *American Factfinder*, <http://factfinder.census.gov>, accessed May 6, 2005.