

5.13 Population and Housing

POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant 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"/>

Significance criteria established by CEQA Guidelines, Appendix G.

5.13.1 Setting

The population and housing study area for the proposed project includes the Town of Windsor in Sonoma County. U.S. Census Bureau 2011 data for population, housing, and employment for the Town of Windsor, and Sonoma County, are presented in Table 5.13-1.

Table 5.13-1. Year 2011 Existing Conditions – Population, Housing, and Employment: Town of Windsor and Sonoma County

Location	Population	Housing Units		Employment
		Total Units	Vacancy Rate	Total Employed ¹
Town of Windsor	26,801	9,549	6.06%	11,400
Sonoma County	483,878	204,572	9.16%	230,900

1 - Accounts for population greater than 16 years of age and in Labor Force

Source: California Employment Development Department 2011; California Department of Finance 2011

5.13.2 Environmental Impacts and Mitigation Measures

- a. *Would the project 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)?*

NO IMPACT. Construction activities resulting from project implementation would be short-term and temporary. The proposed project would be constructed by local PG&E crew members, who would commute to the project area from the surrounding area. Substation (civil) construction would require up to 15 workers over the course of eight months, and distribution line work would require up to 16 workers over six to seven months. The proposed project would generate neither a permanent increase in population levels, nor a decrease in available housing. No impacts to existing or future population growth levels would occur as a result of construction of the proposed project.

Operation of the proposed substation would be automated, requiring no additional employees; however, routine inspections by PG&E crew members would be required. No direct population growth would be induced because the proposed project would not involve the construction of housing and no new jobs would be created. Implementation of the project would not generate a direct increase in the permanent population of the area.

The purpose of the proposed project is to address the electric system deficiency projected to occur in Windsor and to ensure safe and reliable electric service (PG&E 2010). Development and growth depend on reliable electrical infrastructure, but electric service would not cause population growth either directly or indirectly. The proposed project would not induce population growth directly or indirectly, and associated impacts would not occur.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

NO IMPACT. No housing currently exists within the proposed substation site, existing rights-of-way for the distribution line work, or work areas, although distribution lines do pass through the yards of private residences. Implementation of the proposed project would not result in the displacement of any housing, including affordable housing, or necessitate the construction of replacement housing. Therefore, no impacts would occur.

c. Would the project displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

NO IMPACT. As stated in Section 5.13.2(b) above, there is no existing housing within the proposed substation site or distribution line areas. Therefore, the project would not result in the displacement of people or necessitate the construction of replacement housing elsewhere, and no impacts would occur.