

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

Population

In 2010, the San Francisco Bay Area had a regional population of approximately 7,150,739 people (MTC and ABAG, 2013a). The Proposed Project would be within the City and County of San Francisco, which has a land area of 46.87 square miles and had a population of approximately 805,235 people in 2010 (U.S. Census, 2010). The Association of Bay Area Governments (ABAG) projects that San Francisco's population will rise to 867,100 by 2020 (San Francisco Planning Department, 2011).

Housing

As of 2010, San Francisco had approximately 376,942 housing units with a vacancy rate of 8.3 percent (MTC and ABAG, 2013b). The project would be located in the South of Market district as defined by the Housing Element of the San Francisco General Plan. Between 2000 and 2008, South of Market accounted for about 43 percent of the new housing development in the city, due mostly to construction of larger structures with more than ten units. New units have also been developed in this district by conversion of warehouses to living or live/work spaces (San Francisco Planning Department, 2011). San Francisco has more than 33,642 hotel rooms and experienced an average vacancy rate of 17.3 percent in January to August 2011 (SFTA, 2013a and 2013b).

Employment

In December 2012, the San Francisco-Oakland-Fremont Metropolitan Statistical Area had an estimated labor force of approximately 2,324,600 people with an unemployment rate of 7.3 percent (BLS, 2013). Between 2007-2011, the City and County of San Francisco had approximately 484,137 people in the labor force (U.S. Census, 2011). It is estimated that approximately 18,775 people or 4.2 percent of employed civilian workers in the City and County of San Francisco worked in the construction industry (U.S. Census, 2011).

Applicant Proposed Measures

There are no Applicant Proposed Measures for population and housing.

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. The Proposed Project would not include construction of new homes or businesses, land use changes, or infrastructure extensions that would directly induce substantial population growth in the area. While the Proposed Project would add to the existing electric transmission system, the additional infrastructure is meant to better serve existing customers in the area by preventing service interruptions. As stated in Section 4.9 (Project Overview), PG&E's primary purpose of the project would not be to increase the capacity of the system, but rather to improve transmission system reliability. The current system lacks sufficient capacity to serve current and expected future Embarcadero loads when both existing 230 kV cables into Embarcadero are out of service, for example, in the event of concurrent unplanned outages following a major seismic event, or in the event of a forced outage of one existing 230 kV cable while the other existing 230 kV cable is subject to a planned outage. PG&E states that the Proposed Project is warranted based upon the risk of an overlapping outage of both existing 230 kV Martin-Embarcadero cables; the impact that such an outage would have upon its customers in San Francisco; and the ability of the Proposed Project to mitigate the risk of outage. Thus, the Proposed Project would not induce growth in the project area.

The Proposed Project would require a maximum of 75 construction workers (including switchyard workers, supervisors and inspectors) at any one time. Approximately 20 percent of the workforce (10 to 15 workers) would be locally sourced. PG&E contractors would be required to make a good faith effort to establish a local hiring plan in collaboration with PG&E and City Build, a City of San Francisco agency created to develop local jobs and hiring in the City (PG&E, 2012). There would be adequate hotel and motel accommodations and rental housing within San Francisco to provide accommodations to the 65 workers that may temporarily relocate to the area during the 22-month construction and testing period. No direct or indirect impacts to population growth would occur.

NO IMPACT – OPERATION AND MAINTENANCE. The project would be operated using existing operation and maintenance staff, so no additional personnel would be required after construction is completed. Existing PG&E crews would operate and maintain the new equipment as part of their current operation and maintenance activities. Consequently, operation of the project would not result in substantial population growth in the project area and no direct or indirect impacts would occur.

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

NO IMPACT. The Proposed Project would not displace any existing housing. No impact would occur to housing.

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

NO IMPACT. The Proposed Project would not displace any people currently living in the project area as construction of the transmission cable would primarily occur in the bay, within existing streets, and other developed areas. The project would not involve new construction at the Embarcadero Substation, and construction activities at the Potrero Switchyard would occur in an industrial area. No impact would occur to housing.