

5.13 Population and Housing

This section describes the environmental and regulatory setting and discusses impacts associated with the construction and operation of Sanger Substation Expansion Project (proposed project) proposed by Pacific Gas and Electric Company (PG&E, or the applicant) with respect to population and housing. The proposed project would not involve displacement of housing or people; therefore, these impacts are not further discussed in this section.

As part of the proposed project, the applicant would mount two dishes, each measuring about 4 feet in diameter, on an existing tower at the Fence Meadow Repeater Station in the Sierra National Forest. The installation’s construction would require up to three crew members. It would not involve displacement of housing or people or induce population growth. Therefore, the antenna system is not discussed further in this section.

5.13.1 Environmental Setting

The existing Sanger Substation is located on 4.5 acres of land in unincorporated Fresno County at the northwest corner of East Jensen and South McCall Avenues. The land surrounding the proposed project is flat and in agricultural use, with two residential dwellings located within 500 feet of the existing substation. Housing units in proximity to the substation are individual single-family dwellings carved out of the surrounding agricultural land.

The nearest population centers to the substation are the City of Sanger, approximately 2 miles to the east, and the City of Fresno, approximately 3.5 miles to the northwest. Table 5.3-1 summarizes the population and housing settings in the cities of Sanger and Fresno, and in Fresno County.

Table 5.13-1 Existing Conditions for Population and Housing

Location	Population	Housing Units	
		Total Units	Vacancy Rate (%)
City of Sanger	24,908	7,104	6.3
City of Fresno	515,986	171,288	7.6
Fresno County	974,861	315,531	8.3

Sources: Fresno County 2016; U.S. Census Bureau 2016a, 2016b.

Fresno County’s population more than doubled from 1970 to 2010, with much of the growth occurring in the 1980s when the population increased by 30 percent. Between 2000 and 2010, the number of residents in Fresno County increased by 16 percent. However, the population living in unincorporated areas decreased over time from 43 percent in the 1970s to 21 percent in 2000, and to 18 percent in 2010 (Fresno County 2015). The California Department of Transportation estimated that the population of Fresno County increased at an annual rate of 0.9 percent, attributed entirely to natural births, and forecasts that the population in Fresno County will grow approximately 1.2 percent from 2015 to 2020 (Caltrans 2016).

5.13.2 Regulatory Setting

There are no relevant federal, state, or local regulations related to population and housing.

1 **5.13.3 Environmental Impacts and Assessment**

2
3 **Applicant Proposed Measures**

4 The applicant has not incorporated applicant proposed measures into the proposed project to specifically
5 minimize or avoid impacts on population and housing. A list of all project APMs is included in Table 4-5.

6
7 **Impacts on Population and Housing**

8 Table 5.13-2 includes the significance criteria from Appendix G of the California Environmental Quality
9 Guidelines’ population and housing section to evaluate the environmental impacts of the proposed
10 project. The proposed project would not involve displacement of housing or people; therefore, impacts
11 under criteria (b) and (c) impacts are not further discussed in this section.

12 **Table 5.13-2 Population and Housing Checklist**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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 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"/>

13
14 **a. *Would the project induce substantial population growth in an area, either directly (for example, by***
15 ***proposing new homes and businesses) or indirectly (for example, through extension of roads or***
16 ***other infrastructure)?***

17
18 **Construction**

19 ***LESS THAN SIGNIFICANT IMPACT***

20
21 Construction crews are expected to be composed of a maximum of 30 people on site at any given time.
22 Workers would be mostly from the Central Valley region. If workers from outside the area relocated, their
23 relocation would likely be temporary. Population growth during construction would not be substantial.
24 Impacts would be less than significant.

25
26 **Operation and Maintenance**

27 ***NO IMPACT***

28
29 The proposed project would expand an existing, unstaffed substation. No new employees would be
30 needed in the area to operate and maintain the substation. There would be no population growth
31 associated with operation and maintenance of the substation. Furthermore, the proposed project is meant
32 to increase reliability of the existing substation. Increased reliability would not induce electrical

1 consumption or create a surplus of electricity that would have the potential to indirectly induce substantial
2 population growth in the service area. There would be no impact.
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