

3.1.87 Population and Housing

3.1.87.1 Existing Conditions

There are no residential structures suitable for occupation currently located within the Proposed Project boundaries. There are no applicable regulations that pertain directly to the environmental consequences of displacement of housing or people for the Proposed Project.

3.1.87.2 Analysis of Project Effects and Determination as to Significance

Guidelines for the Determination of Significance

A significant impact to population and housing would occur if the Proposed Project would:

1. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
2. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Issues related to potential growth inducement associated with the construction of additional housing in the area surrounding the Proposed Project are addressed in Subchapter 1.8 of this EIR in Chapter 1.0.

Guidelines Source

The above identified significance guidelines are based on CEQA Guidelines Appendix G, issue XIII, thresholds (b) and (c).

Analysis

This analysis evaluates the Proposed Project as a whole. Proposed off-site activities are limited to minor modifications along existing roadways to upgrade local access, accommodate Project access points, and install Project utilities; these would have no impacts on population or housing and are not addressed separately.

Due to the lack of current on-site housing, the Proposed Project would not displace any existing housing. To the contrary, the Project would provide new housing opportunities, resulting in a gain of 453 du, in an area accessible to employment, shopping, and recreational opportunities. Consistent with this, the Project would not result in the displacement of any residents. As a result, **no impacts** would occur relative to displacement of substantial numbers of housing or people.

3.1.87.3 Cumulative Impact Analysis

It is expected that all of the cumulative projects identified in Table 1-3 would be built in accordance with the updated General Plan, which is based on Smart Growth principles. Some of those cumulative projects would result in displacements of residences or people, and would substitute a greater number of new dwelling units, resulting in a net housing gain. Therefore, it is assumed that

there would not be a significant regional impact from cumulative projects on population and housing. Regardless, as the Project would have absolutely no impacts on this issue, the Project contribution to any cumulative effect would be less than considerable and **no impacts** to population and housing would occur.

3.1.87.4 Significance of Impacts

No Project-related impact to population and housing would occur.

3.1.87.5 Conclusion

Based on the analysis provided above, no Project-specific or cumulative impacts on population and housing would result from implementation of the Project.