

3.1.5 Population and Housing

3.1.5.1 Existing Conditions

There are two residential structures suitable for occupation currently located within the Proposed Project boundaries; these consist of one occupied caretaker's house in the central portion of the site, and a currently unoccupied residence near the equestrian center in the southern portion of the site. In addition, one decaying structure unsuitable for residential occupation is present on the site. There are no applicable regulations that pertain directly to the environmental consequences of displacement of housing or people for the Proposed Project.

3.1.5.2 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.

Note that issues related to potential growth inducement associated with the construction of additional housing in the area surrounding the Proposed Project are addressed in Section 1.8 of this EIR.

Guideline Source

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

Analysis

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

Although the Proposed Project would eliminate the existing caretaker's residence and a currently unoccupied home near the equestrian center, it would not result in substantial displacement of existing housing; rather, the Project would provide new housing opportunities (replacing two residences with a total of 326 new units, resulting in a net gain of 324 dwelling units), in an area accessible to employment and shopping opportunities. Similarly, the Project would not result in the displacement of substantial numbers of people, as the only residents are those who occupy

the caretaker's house. As a result, Project **impacts associated with the displacement of substantial numbers of housing or people would be less than significant.**

3.1.5.3 Cumulative Impact Analysis

It is expected that all of the cumulative projects identified in Table 1-5 would be built in accordance with the updated General Plan, which is based on Smart Growth principles. Like the Proposed Project, most cumulative projects that would result in displacements of residences or people would substitute a greater number of new dwelling units, resulting in a net housing gain. Therefore, implementation of the Project, together with related cumulative projects, would result in **less than significant cumulative impacts on population and housing.**

3.1.5.4 Significance of Impacts

Impacts would be less than significant.