
4.12 POPULATION AND HOUSING

The purpose of the Population and Housing section of an EIR is to provide a context in which to assess the direct and indirect physical and socioeconomic impacts of a project with regard to general population levels and the housing stock of the region.

Project implementation would have a less-than-significant impact with respect to population growth and housing.

4.12.1 ENVIRONMENTAL SETTING

The project site is primarily vacant, and is being used for agricultural purposes. Two homes are located in the northern portion of the project site, along Arena Way. These two rental units would be removed prior to Phase 5 of construction. Two additional homes are located in the southern and southwesternmost extensions of the project site; these residences are expected to remain in place.

REGULATORY SETTING

An overview of existing and proposed *Shasta County General Plan* land use classifications and *Shasta County Zoning Plan* designations for the project site is provided in Section 3.4: Panorama Planned Development Regulatory Setting.

4.12.2 THRESHOLDS OF SIGNIFICANCE

Criteria for determining the significance of impacts related to population and housing were based on the Environmental Checklist Form in Appendix G of the State CEQA Guidelines (Cal. Code Regs., Title 14, Section 15000 et seq.). An impact related to population and housing was considered significant if it would:

- 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).
- Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.

4.12.3 ENVIRONMENTAL IMPACTS AND MITIGATION

Impact POP-4.12-1 Induce Substantial Population Growth (*Less-than-Significant Impact*)

Project implementation would result in construction of 430 dwelling units over an approximate 10-year period. Assuming an average of 2.7 persons per unit (2000 Census data for the Cottonwood zip code), the site could ultimately house approximately 1,161 residents. Under the current General Plan and zoning designations, the site could support 123 dwelling units and approximately 332 residents.

Therefore, project implementation could result in a 3.5-fold increase in the potential on-site population.

The *Shasta County General Plan* directs higher density residential developments to communities served by most urban services; Cottonwood is one such community. The project proposal is not consistent with the current land use designations and population projections as reflected in the *Shasta County General Plan* and *Cottonwood Community Plan*. However, analyses presented in this EIR show that the project site can physically support the proposed population growth, with certain environmental and land use trade-offs. Should the County Board of Supervisors approve the proposed *General Plan* amendment and rezoning, population growth would be consistent with the revised expectations. Accordingly, project implementation would not result in significant impacts with respect to on-site population growth.

In addition to the increase in on-site population, project implementation could potentially induce off-site population growth. Generally speaking, off-site population growth would be made more attractive if infrastructure such as water and wastewater improvements are oversized to accommodate such growth, public services and roadways are extended to adjacent undeveloped lands, or significant job opportunities are created. The potential for off-site growth inducement is addressed in Section 5.3 and found to be less than significant.

No mitigation measures are necessary for the above less-than-significant impact.

Impact POP-4.12-2 Displace Substantial Numbers of Existing Housing or People *(Less-than-Significant Impact)*

The project site is primarily undeveloped, and is being used for agricultural purposes. Two rental units located in the northern portion of the project site would be removed. There are sufficient amounts of rental properties in the area for relocation of these residents. In addition, the project would add to additional housing in the area, with a variety of lot sizes presumably targeted towards various income levels. It is assumed that some project lots may be used as rental properties. The project would have a less-than-significant impact with regard to the displacement of housing and people.

No mitigation measures are necessary for the above less-than-significant impact.

4.12.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project implementation would have a less-than-significant impact with respect to population growth and housing.

End of Section.