

3.9 Population and Housing

An NOP for the Project was released for public review on September 1, 2022 and an EIR Scoping Meeting was held on September 20, 2022. One comment letter related to population and housing was received. Beth Houser (received September 23, 2022) noted that the Project would result in an increase in population.

3.9.1 Existing Conditions

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

3.9.2 Analysis of Project Effects and Determinations as to Significance

Guidelines for the Determination of Significance

A significant impact associated with population and housing would occur if the Project would:

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

Refer to EIR Chapter 1.0, Section 1.8 for a discussion of potential growth inducement including the construction of additional housing in the area surrounding the Project site. As concluded in Section 1.8, the Project would not be growth inducing.

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 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 absence of on-site housing, the Project would not displace any existing housing. To the contrary, the Project would provide new housing opportunities, resulting in a gain of 76 dwelling units and approximately 213 residents, including seven affordable housing units, in an area accessible to employment, shopping, and recreational opportunities. Thus, 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.

3.9.3 Cumulative Impact Analysis

It is expected that all of the cumulative projects identified in Table 1-3, *List of Cumulative Projects*, would be built in accordance with the San Diego County General Plan. 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. Regardless, as the Project would have no impacts to population and housing; therefore, the Project's contribution to any cumulative effect would be less-than-cumulatively-considerable and no impacts to population and housing would occur.

3.9.4 Significance of Impacts Prior to Mitigation

No Project-related environmental impact associated with population and housing would occur.

3.9.5 Conclusion

Based on the analysis provided above, no direct or cumulatively considerable impacts to population and housing would result from implementation of the Project.