

16.0

POPULATION AND HOUSING

This chapter evaluates the potential environmental effects of implementing the proposed 2035 San Benito County General Plan (2035 General Plan) on population and housing. As established in the Notice of Preparation (see [Appendix A, Notice of Preparation](#)), urban development and other activities resulting from implementation of the 2035 General Plan would induce population growth, and thus could result in significant population and housing growth within San Benito County (County). The following environmental assessment includes a description of the existing population and housing stock and other information relevant in describing existing conditions, and assesses the effects on the environment that could result from development that would be allowed under the proposed 2035 General Plan.

The existing conditions pertaining to population and housing within the County include the existing population estimates for the incorporated and unincorporated portions of the County, population trends, the existing number of dwelling units, housing trends, and data on the number of persons per household. For purposes of this analysis, population and housing information was determined by research, review, and examination of the *2007–2014 San Benito County Housing Element*, California Department of Finance (DOF) data, AMBAG population estimates and growth projections, 2010 U.S. Census data and estimates, and other data sources. Rules and regulations influencing population and housing were analyzed by a review of state regulations, including housing program requirements, and the 1992 General Plan. Potential impacts related to population and housing, compiled and analyzed based on CEQA assessment criteria, were determined by comparing potential development that would likely be constructed under the 2035 General Plan to the existing conditions, using applicable CEQA thresholds. The population and housing forecasts under the two growth scenarios are identical; the only difference is the location of the growth.

16.1 SETTING

The County environmental and regulatory settings for population and housing described below are based on the General Plan Background Report (Background Report)(San Benito County 2010b). Pursuant to State CEQA Guidelines § 15150, this document is incorporated into this RDEIR by reference as though fully set forth herein, and summarized in Chapter 4. Where necessary, information originating from the Background Report has been updated with the best available and most current data, as previously discussed in Section 4.3. The Background Report is available for download at: www.sanbenitogpu.com/docs.html. Copies of the Report may be viewed during standard business hours (8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m.), Monday through Thursday, at the San Benito County Planning and Building Department, 2301 Technology Parkway, Hollister, California 95023. County offices are closed to the public on Fridays. The 2007–2014 Housing Element is available for download from the San Benito County website at: <http://www.cosb.us/government/building-planning/general-plan/housing-element>.

16.1.1 Environmental Setting

Demographic Trends

Based on several different population forecasts, the County Board of Supervisors anticipates that the County will grow from approximately 57,517 people to 94,731 by 2035. A more detailed discussion of population trends for the County can be found in Section 4.4.4, Population, Housing, and Employment Forecasts. As explained in that section, the County, confronted with different population forecasts from different agencies that provide demographic information, used their discretion to choose a conservative forecast to analyze impacts in this RDEIR.

Population

The population of the four-county Economic Region has grown steadily from 1980 to 2014, increasing by almost 825,000. The four-county Economic Region consists of San Benito, Santa Clara, Monterey, and Santa Clara Counties. Compared with other counties in California, the County has one of the highest rates of workers who commute to other counties to work, particularly the other counties in the four-county Economic Region (DOT 2014d). Because employment trends in Monterey County, Santa Cruz County, and especially Santa Clara County affect the County's demographics, it is necessary to look at the four counties together to forecast the County's population. During this period the Economic Region's population increased at an average annual rate of 1.4 percent, growing from approximately 1.8 million to approximately 2.6 million. In 2008 Santa Clara County accounted for the largest proportion of

this population, at over 70 percent and 1.9 million residents. The County accounted for the smallest proportion, at just 2.3 percent and approximately 60,000 residents. Because it has the smallest population base number but given its location, the County population grew at a comparatively faster rate than that of the region as a whole. From 1980 to 2008 it grew at a rate nearly 2.3 times faster than that of Santa Clara, Monterey and Santa Cruz Counties.

The population of the Economic Region is projected to experience modest growth between now and 2035, with an average annual growth rate of approximately 1.1 percent. The unincorporated County population is projected to increase by approximately 36,102 between 2010 and 2035. San Benito County as a whole will increase its share of the total regional population from approximately 2.2 percent in 2010 to approximately 3 percent in 2035 (adding approximately 39,462 new residents between 2010 and 2035). In comparison, between the years of 2010 and 2035, Santa Clara County will add approximately 513,000 new residents at an average annual rate of approximately 1.0 percent. Monterey County's population will increase by 85,000 (with an average annual rate of 0.75 percent), and Santa Cruz County will have the slowest population growth at an average annual rate of just 0.4 percent and increasing by less than 28,000 residents.

Employment and Household Income

Employment in the unincorporated County is projected to increase by approximately 7,500 to 8,600 new jobs from 2010 to 2035, which reflects a job rate growth of between 4.0 and 4.4 percent. During this period, absolute employment growth is projected to be the greatest in Santa Clara County, adding approximately 427,000 new jobs at a rate of 1.5 percent annually. This new employment in Santa Clara County would account for approximately 85 percent of the total projected employment growth in the Economic Region. Monterey County and Santa Cruz County are projected to create approximately 40,137 and 20,917 new jobs, respectively.

Santa Clara County has the highest median household and per capita incomes in the Economic Region. Median household income in San Benito County was the second highest and has kept pace with income growth in Santa Clara County. Median household and per capita incomes in Monterey County are the lowest in the Economic Region and Santa Cruz County has the smallest average household size.

Housing

The Housing Element includes background information (e.g., Chapter 1, population trends; Chapter 2, demographic characteristics of population; and Chapter 3, housing characteristics). The Housing Element provides an overview of the state requirements that general plans address the existing and projected housing needs of all economic segments of the community. The document also identifies the extent of the County's 2007 to 2014 housing stock, its housing needs, an analysis of the population and employment trends, household characteristics, and an inventory of sites suitable for residential development, among other topics.

Population and housing topics discussed in the Housing Element as they relate to CEQA significance thresholds include: population trends, demographic characteristics of population, housing characteristics, household income and affordability, conservation of affordable units, and inventory of sites for regional housing needs from 2007 to 2014. The Housing Element will be updated separately in accordance with the timing requirements under the statute, and thus will be subject to its own environmental review process. A summary of the Housing Element is provided in Chapter 3 of this RDEIR.

16.1.2 Regulatory Setting

State

- **State Housing Element Law.** Pursuant to § 65583 of the Government Code, a housing element of a general plan must contain commitments to: 1) provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's RHNA for each income level, 2) assist in the development of adequate housing to meet the needs of lower and moderate income households, 3) address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities, 4) conserve and improve the condition of the existing affordable housing stock, 5) promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and 6) preserve assisted housing developments for lower income households.
- **Regional Housing Needs Allocation (RHNA).** The HCD identifies the supply of housing necessary to meet the existing and projected growth in population and households in the state, and passes a portion along to each of the state's 38 councils of governments (COG).
- **California Relocation Law.** The California Relocation Law, outlined in the California Government Code, Title 1, Division 7, Chapter 16, § 7260 et seq., requires the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity. The law requires agencies to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that is to be displaced by a public project.

Regional

- **Association of Monterey Bay Area Governments.** AMBAG is the regional metropolitan planning organization for the Monterey Bay Area including San Benito, Santa Cruz, and Monterey Counties. It is the County's designated regional transportation planning agency, responsible for preparing and administering state and federal transportation plans for the tri-county area. It is also the designated Council of Government. It was formed as a joint powers authority governed by a twenty-four member board of directors comprised of elected officials from each city and county within the region. AMBAG also prepares and maintains population and employment forecasts based on DOF projections for the region.

County

- **2007–2014 Housing Element.** The County Housing Element was adopted in May 2010. It is intended to satisfy the state's housing requirements. The Housing Element consists of an existing needs assessment, future needs assessment, an inventory of available sites within the County, the adequacy of public facilities and infrastructure, and an assessment of potential housing constraints. It sets forth goals, policies, and implementation programs that meet the needs of all income segments of the existing and future residents of the community. The element includes programs that are designed to create opportunities to allow for the construction of affordable housing units, designate potential locations for the construction of affordable housing, and encourage and support the production, preservation, and rehabilitation of housing that is affordable to all economic segments of the community. Although the Housing Element was part of the 2035 General Plan, it was updated, as required under the state statute in accordance with specified time frames, and adopted in May 2010 as a separate project in order to meet state requirements and deadlines. A separate Initial Study/Negative Declaration for the Housing Element was circulated for public review from March 18, 2010 through April 15, 2010 and adopted on May 11, 2010 (Resolution No. 2010-53).

16.2 ENVIRONMENTAL EFFECTS

The population and housing analysis evaluates whether implementation of proposed urban and other development that would occur under the 2035 General Plan could result in significant adverse population and housing effects under the applicable thresholds (as described further below).

16.2.1 Significance Criteria

As set forth in Appendix G to the State CEQA Guidelines, Section XIII, Population and Housing, the following criteria have been established to evaluate the level of significance of an adverse effect being evaluated pursuant to CEQA. The numeration of each criterion below corresponds to the questions in the checklist in Appendix G of the CEQA Guidelines (e.g., XIII.a, XIII.b). Implementation of the 2035 General Plan would result in a significant population and housing impact if its implementation 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). (XIII.a)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. (XIII.b)
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. (XIII.c)

16.2.2 Analysis Methodology

The population and housing evaluation includes a review of existing population estimates and housing conditions and compares these existing conditions to those that would occur under the 2035 General Plan to determine whether significant population and housing impacts could occur. In part, whether the County's existing population and housing stock would be affected by the proposed 2035 General Plan is based on how it would facilitate development opportunities, and whether those activities would propose to replace or redevelop existing housing. The evaluation also determines whether the goals and policies in the 2035 General Plan promote growth within the County beyond that projected by the County. For the purpose of this evaluation, population and housing impacts are analyzed based on CEQA assessment criteria.

As discussed in Section 4.5.7, Potential Growth Scenarios, the RDEIR analysis takes into account two potential growth scenarios: Scenario 1 and Scenario 2. For this programmatic level of analysis, there will be no difference in the population and housing impacts that would result from these two growth scenarios because the County would apply the 2035 General Plan policies, including additional policies from mitigation measures contained in the certified EIR, addressing potential population and housing impacts equally in approving development, regardless of location. Given the programmatic nature of this review, the analysis takes into account reasonably available information to analyze impacts under each of the potential growth scenarios. The specific location, method and manner by which the development under the 2035

General Plan ultimately builds out cannot be determined with reasonable certainty at this time. Future individual development proposals under the 2035 General Plan would be required to provide a project-level, site specific analysis of population and housing impacts as well.

16.2.3 Environmental Impacts

The following discussion examines the potential impacts of the proposed project based on the impact threshold criteria described above. Table 16-1 summarizes 2035 General Plan policies that would mitigate to the extent feasible environmental impacts associated with substantial population and housing growth and potential displacement of people, including an explanation of how the policy would avoid or reduce impacts.

Table 16-1 2035 General Plan Goals and Policies that Mitigate Population and Housing Impacts

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
Land Use Element		
<p>Goal LU-1: Countywide Growth and Development</p> <p>To maintain San Benito County’s rural character and natural beauty while providing areas for needed future growth.</p>	<p>Promotes an orderly and sustainable growth framework by protecting the County’s rural character by focusing urban growth towards existing or suitably located new communities, thereby relying on existing infrastructure and proposed communities that would ensure the efficient use of land.</p> <p>Helps to avoid population and housing displacement by planning for population growth and directing it to places that can accommodate growth, minimizing the likelihood that existing neighborhoods would be displaced.</p>	<p>1,2</p>

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>Policy LU-1.1: Countywide Development</p> <p>The County shall focus future development in areas around cities where infrastructure and public services are available, within existing unincorporated communities, and within a limited number of New Communities, provided they meet the requirements of goal section LU-7.</p>	<p>Reduces growth-inducing impacts due to population growth by directing urban development to cities, land uses designated for urban uses, planned development areas, and New Communities in order to limit urban sprawl and unanticipated development.</p>	1,2
<p>Policy LU-1.3: Future Development Timing</p> <p>The County shall ensure that future development does not outpace the ability of either the County or other public/private service providers to provide adequate services and infrastructure. The County shall review future development proposals for their potential to reduce the level of services provided to the existing communities or place economic hardships on existing communities, and the County may deny proposals that are projected to have these effects.</p>	<p>Reduces growth-inducing impacts due to population growth by ensuring that future development does not outpace the ability of the County and other service providers to provide adequate services and infrastructure.</p>	1
<p>Policy LU-1.5: Infill Development</p> <p>The County shall encourage infill on vacant and underutilized parcels to maximize the use of land within existing urban areas, minimize the conversion of productive agricultural land and open spaces, and minimize environmental impacts associated with new development as one way to accommodate growth.</p>	<p>Reduces growth-inducing impacts related to population growth by encouraging infill development in order to maximize the use of land within existing urban areas.</p> <p>Protects established neighborhoods by encouraging cities to incorporate land use policies for communities that were previously under the County's jurisdiction.</p>	1

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>Policy LU-1.7: Community Plans</p> <p>The County should consider the development and adoption of Community Plans for existing unincorporated communities in order to maintain/establish a community identity, coordinate traffic and circulation improvements, promote infill development where public services are already in demand, identify recreational needs, and ensure coordinated development.</p>	<p>Well-considered community plans direct development to locations with existing public services and nearby utility and roadway infrastructure, which may reduce unanticipated population growth.</p>	<p>1</p>
<p>Goal LU-4: Residential Development</p> <p>To encourage variety in new unincorporated residential development while also providing incentives for clustered residential as a means to protect valuable agricultural and natural resources.</p>	<p>Reduces displacement by population growth by encouraging a variety of new residential development types to ensure reasonable housing opportunities are available for all segments of the population.</p>	<p>1</p>
<p>Policy LU-4.1: Housing Stock Diversity</p> <p>The County shall ensure a balance of housing types, locations, and price ranges within the County to accommodate a variety of families from all socio-economic backgrounds.</p>	<p>Assists in providing housing for all demographics in the County, thereby avoiding or lessening displacement impacts.</p>	<p>2</p>
<p>Goal LU-8: New Communities</p> <p>To provide the option for New Communities to be considered as a way of accommodating planned growth in the unincorporated parts of San Benito County.</p>	<p>Reduces impacts from unexpected population growth by ensuring the County has a tool to control growth through well-planned new communities.</p>	<p>1, 2</p>
<p>Policy LU-8.4: New Community Application Content Requirements</p> <p>The County shall require all project applicants for New Communities to provide the County with the following information:</p> <p>a. A Project Summary that includes: a project description, site history, discussion of the roles of the applicant and County in preparation of the Specific Plan and</p>	<p>Reduces impacts from unplanned growth by having the County study areas to determine their appropriateness for new communities before such communities are needed and placing limits on how growth may be accommodated should it occur in a New Community Study Area.</p>	<p>1, 2</p>

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>applicable CEQA environmental review, identification of the anticipated planning issues that will need to be addressed through the application process, and an estimated project schedule.</p> <p>b. Completed General Plan Amendment and Zone Change applications.</p> <p>c. A Specific Plan consistent with State specific plan requirements, including the location and intensity of planned land uses and circulation system. The plan should result in a more dense land use pattern than would be normally allowed under existing General Plan designations and zoning, provide at completion a mix of land uses and densities (e.g., residential, commercial, mixed-use, employment-generating, and public facilities), ensure access and efficient movement by multiple modes of transportation (e.g., car, transit, bicycle, and pedestrians), and provide for energy efficiency and water conservation.</p> <p>d. An Infrastructure Master Plan that identifies public and private infrastructure needs; service district or assessment area formation details; a development phasing plan; and a strategy for the installation, operation, and ongoing maintenance of the infrastructure required to support the new community. The Plan should indicate facility designs and operation techniques that promote energy efficiency and water conservation. The plan shall be consistent with all applicable private, local, regional, State, and Federal infrastructure, regulations, and programs related to transportation, sewage and wastewater treatment, water quality and quantity, drainage, parks and open space, and</p>		

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>any other public facilities, infrastructure, and services.</p> <p>e. A Fiscal Impact Analysis that includes an assessment of projected tax revenues compared to projected County service costs in order to demonstrate that the community will have a fiscally neutral or positive impact on the County and any special districts that provide services to the project.</p> <p>f. A Water Supply Analysis that demonstrates access to adequate existing and future water supply for the project,</p> <p>g. A Public Service Financing Program to ensure that upon buildout the New Community will provide or fund a full range of needed public services, including fire protection, law enforcement, parks, library, community center, and other necessary public services.</p> <p>h. A commitment to enter into a Reimbursement Agreement requiring deposits into a Trust Fund with San Benito County for all, or an agreed upon portion, of the estimated staff costs for processing the application, including the costs for preparing the applicable CEQA environmental review.</p>		
<p>GOAL LU-9: City Fringe Areas</p> <p>To ensure that planning and development approvals within city fringe areas are coordinated between the County and the Cities in order to ensure future growth in these areas is orderly, efficient, and has sufficient and necessary public facilities and infrastructure.</p>	<p>Reduces growth-inducing impacts by ensuring population is accommodated in well-planned areas adequately serviced by existing and planned public facilities and infrastructure.</p>	<p>1</p>

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>Policy LU-9.1: Orderly City Expansion</p> <p>The County shall support the orderly expansion of urban uses within the spheres of influence of Hollister and San Juan Bautista, recognizing that the Cities have primary responsibility for determining the type, intensity, and timing of future development in these areas.</p>	<p>Reduces the impacts of population growth by promoting orderly city expansion.</p>	<p>1</p>
Housing Element (approved in 2010)		
<p>GOAL 1: Availability of Housing</p> <p>The County shall stimulate the private sector's involvement and participation and investigate the use of Federal and State programs to help promote the preservation and availability of affordable housing.</p>	<p>Reduces growth-inducing impacts related to population growth by planning for a broad range of housing types. Reduces impacts to existing housing units by providing a range of housing types and densities, thereby helping to reduce the risk of displacement.</p>	<p>1,2</p>
<p>Policy 1B:</p> <p>The County shall ensure that housing is affordable to extremely low, very low, low and moderate-income families and members of the local workforce (e.g. teachers, fire and police, farm workers). Affordable housing units shall continue to be exempt from growth management programs in San Benito County.</p>	<p>Minimizes impacts related to the housing stock and the need to replace new housing elsewhere by ensuring the County provides affordable housing to various population segments and workforces. Facilitates housing for all demographic segments, thereby helping to reduce the risk of displacement.</p>	<p>1,2</p>
<p>Policy 1E:</p> <p>The County shall encourage employers developing large projects to provide housing opportunities for their employees on-site or off-site.</p>	<p>Reduces the possibility of displacement to existing residents by growth spurred by increased jobs.</p>	<p>1</p>
<p>Policy 1F:</p> <p>The County shall promote a “fair share” of well-designed affordable and varied housing.</p>	<p>Promotes availability of housing for all population segments, thereby helping to reduce the risk of displacement.</p>	<p>2</p>

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>Policy 1G:</p> <p>The County shall protect the existing stock of affordable housing. Ensure that affordable housing provided through government subsidy programs, incentives, and deed restrictions will remain affordable, and intervene when necessary to help preserve such housing.</p>	<p>Minimizes housing impacts to segments of disadvantaged or low-income groups by protecting affordable housing through deed restrictions and subsidy programs. Promotes availability of housing for all population segments, thereby helping to reduce the risk of displacement.</p>	1, 2
<p>Goal 2: Development of Housing</p> <p>To promote the provision of adequate housing for all persons in the County including those with special housing needs and to emphasize the basic human need for housing as shelter.</p>	<p>Reduces impacts to the County population and its housing availability by providing a range of housing choices, particularly for special needs groups. Promotes availability of housing for all population segments, thereby helping to reduce the risk of displacement.</p>	1,2
<p>Policy 2A:</p> <p>The County shall encourage and assist the construction of a variety of housing types with varying densities and prices, for both sales and rental that are affordable to all income groups, particularly very low income and special needs groups.</p>	<p>Reduces impacts to potential growth-inducing effects of population, particularly to special need population segments, by encouraging the construction of a variety of housing types to be available to all population segments. Promotes availability of housing for all population segments, thereby helping to reduce the risk of displacement.</p>	1,2
<p>Policy 2B:</p> <p>The County shall continue to approve developments that provide housing for all income groups where consistent with the County Housing Element.</p>	<p>Supports developments that provide a variety of housing types for various income groups, thereby reducing risk of potential displacement.</p>	2

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>Policy 2D:</p> <p>The County shall encourage private builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to all income groups and special needs groups.</p>	<p>Promotes availability of housing for all population segments, thereby helping to reduce the risk of displacement.</p>	2
<p>Policy 2E:</p> <p>The County shall participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to all income groups and special needs groups.</p>	<p>This policy would reduce population and housing displacement by helping to facilitate the availability of adequate housing to all income groups and special needs groups.</p>	2
<p>Policy 2F:</p> <p>The County shall assist and cooperate with non-profit housing development corporations and self-help housing sponsors.</p>	<p>Helps to reduce significant impacts related to population and housing displacement through coordination between the County and non-profit housing development corporations to help facilitate the availability of adequate housing from a range of entities.</p>	2
<p>Policy 2H:</p> <p>The County shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems.</p>	<p>Helps to reduce displacing a substantial amount of population or housing by ensuring the County will cooperate with developers, builders, and other groups to seek advice on housing problems.</p>	2
<p>Policy 2I:</p> <p>The County shall ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth while providing flexibility on the identification of housing sites.</p>	<p>Helps ensure availability of housing for all population segments, thereby reducing the risk of displacement.</p>	1,2

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>Policy 2J: The County shall review homeless needs and participate in coordinated programs to meet identified needs.</p>	<p>Helps to reduce the impacts of homelessness by County oversight and participation in coordinated programs to meet housing and other needs of homeless.</p>	<p>2</p>
<p>Policy 2K: The County shall provide emergency housing for the health and safety of San Benito County residents.</p>	<p>Helps to reduce the risk of displacing a substantial amount of population or housing by ensuring emergency housing is available in the case of an emergency.</p>	<p>2</p>
<p>Policy 2L: The County shall require, through specific plans, neighborhood design standards and development review, a mix of housing types, densities, designs and prices/rents in each planning area where land is available.</p>	<p>Requires that development provide specific plans that contain a mix of housing types and prices/rents, to reduce displacement related to population growth.</p>	<p>2</p>
<p>Policy 2N: The County shall work cooperatively with the Cities of Hollister and San Juan Bautista to develop and implement coordinated and compatible housing policies and programs.</p>	<p>Coordinating housing policies will help ensure efficiency and compatibility of new residential development which will help avoid or reduce growth-inducing impacts.</p>	<p>1, 2</p>
<p>Policy 2S: The County shall continue to develop appropriate solutions to meet farmworker housing needs and support efforts and provide assistance to providing temporary or permanent affordable farmworker housing.</p>	<p>Helps to reduce the risk of displacing the farmworker population segment by helping to ensure that adequate housing is available.</p>	<p>2</p>
<p>Goal 3: Maintenance of Housing To encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing. Stimulate and encourage private housing rehabilitation. Make use of Federal and State programs for such rehabilitation.</p>	<p>Reduces the potential that a substantial portion of population or housing would be displaced by encouraging the preservation and maintenance of the existing housing conditions to ensure the housing units are safe and not substandard.</p>	<p>2</p>

Goals and Policies	How the Goal/Policy Avoids or Reduces Impact	Impact POP-#
<p>Policy 3A: The County shall continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate-income households.</p>	<p>Avoids displacing a substantial amount of population or housing by rehabilitating substandard housing units using federal and state subsidies.</p>	<p>2</p>
<p>Policy 3B: The County shall continue code compliance by the Building Inspection Division and other appropriate agencies of the Building, Electrical and Fire Codes; and Health and Safety Regulations.</p>	<p>Reduces impacts related to population and housing by conducting building inspections to ensure all housing is adequate, safe, and built according to code requirements, which helps reduce the risk of displacement.</p>	<p>2</p>
<p>Policy 3C: The County shall continue to require the replacement of unsafe or dilapidated housing units.</p>	<p>Avoids displacing a substantial amount of population or housing by continuing to require the replacement of unsafe or dilapidated housing units.</p>	<p>2</p>
<p>Policy 3D: The County shall periodically survey housing conditions to identify substandard residential units.</p>	<p>Minimizes population and housing displacement and overall housing conditions by periodically surveying housing conditions to identify substandard residential units.</p>	<p>2</p>
<p>Policy 3F: The County shall place a high priority to conserve and improve the condition of the existing affordable housing stock, investigating means to improve substandard housing and to maintain safe living conditions for all types of dwellings.</p>	<p>Reduces the potential for population and housing displacement impacts by conserving affordable housing conditions and availability, and improving substandard housing.</p>	<p>2</p>
<p>Goal 4: Equal Opportunity in Housing To assure that housing opportunities are open to all without regard to income, source of income, marital status, familial status, age, sex, sexual</p>	<p>This goal would reduce the likelihood of population and housing displacement by ensuring housing opportunities are available to all segments of the population,</p>	<p>2</p>

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orientation, religion, creed, color, race, national origin, ancestry, or disability.	regardless of income, marital status, familial status, age, sex, religion, creed, color, race, national origin, or disability.	
<p>Policy 4A:</p> <p>The County shall ensure that all laws and regulations prohibiting discrimination in lending, the sale of homes, and rental practices are enforced.</p>	Avoids displacing a substantial amount of population or housing by ensuring that all laws and regulations prohibit housing discrimination.	2
<p>Policy 4B:</p> <p>The County shall promote housing programs that maximize equal opportunity and avoid economic segregation.</p>	Reduces the potential for population and housing displacement by promoting housing programs that maximize equal opportunity and avoid economic segregation.	2
<p>Policy 4C:</p> <p>The County shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.</p>	Reduces the potential for population and housing displacement by helping to avoid housing discrimination.	2
<p>Policy 4D:</p> <p>The County shall assess housing programs to assure equal opportunity in housing.</p>	Discourages population and housing displacement by assessing housing programs to assure equal opportunity.	2
<p>Policy 4E:</p> <p>The County shall address the housing needs of special groups within the County including large families, female-headed households, farmworkers, the elderly, the homeless, and the handicapped.</p>	Avoids displacing a substantial amount of population or housing by addressing the housing needs of special groups, including large families, farmworkers, the elderly, and the handicapped, among other groups.	2

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<p>Policy 4F:</p> <p>The County shall allow the development of special needs housing to stimulate construction of housing of special needs group homes (assisted living for seniors, handicapped, farmworkers, the homeless and the disabled) with a use permit.</p>	<p>Reduces impacts related to population and housing displacement by ensuring the development of housing that meets the needs of special need groups.</p>	<p>2</p>
<p>Policy 4G:</p> <p>The County shall annually evaluate the needed homeless emergency/transitional facilities in the unincorporated area and/or through interagency agreements with the Cities of Hollister and San Juan Bautista.</p>	<p>Avoids displacing a substantial amount of population or housing by evaluating the current homeless and transitional facilities in the County to ensure that adequate facilities are available in the event of an emergency.</p>	<p>2</p>

Source: San Benito County 2011, 2014; EMC Planning Group 2014; Planning Partners 2012.

Impact POP-1: Induce substantial population growth either directly (for example by proposing new homes and businesses) or indirectly (for example through extension of roads and other infrastructure) (XIII.a).

Significant of Impact: Significant and unavoidable.

The 2035 General Plan is the long range, comprehensive land use plan that establishes guidance for projected future growth and development patterns in the unincorporated County. This growth is expected to occur regardless of whether the County plans for it. Through the 2035 General Plan, the County can accommodate the projected growth while minimizing environmental impacts from unplanned growth that often results in sprawl. Accordingly, the 2035 General Plan proposes areas for development of residential and commercial land uses, as well as roads and other infrastructure, to accommodate forecasted population growth in the unincorporated area. The growth projections are found in Tables 4-2 through 4-5 in Chapter 4 of this RDEIR.

As discussed in Chapter 4, the 2035 General Plan plans for a projected new population of approximately 36,102 people in the unincorporated County housed in approximately 13,545 new dwelling units. The 2035 General Plan also plans for up to 8,600 new jobs. The population and employment growth described in Chapter 4 could be accommodated within areas designated for such development under the 2035 General Plan Land Use Map or in carefully planned new

communities in areas identified as appropriate for future study. Although the growth is projected to occur regardless of the 2035 General Plan, planning for such growth as guided by the 2035 General Plan also could be viewed as indirectly inducing it. For this reason, the impact is significant.

Implementation of the proposed 2035 General Plan accommodates the projected increased growth by increasing in the land available for residential, and employment and other uses in the County, and adopting policies to guide the additional growth. A fundamental purpose of the 2035 General Plan is to balance growth and development with the preservation of agricultural lands. Accordingly, the Plan contains numerous goals and policies that establish a framework for orderly development to accommodate the County's projected growth without encouraging additional growth. For example, the 2035 General Plan includes several goals and policies, particularly under the Land Use Element, that would act to encourage responsible development within the County while discouraging unplanned growth. Table 16-1 includes goals and policies from the 2035 General Plan that communicate the County's intention to plan for population growth and ensure responsible development within the County.

For example, the Land Use Element contains various goals and policies that encourage growth in an orderly and sustainable manner and discourage unplanned growth. Goal LU-1 would create a countywide land use pattern that promotes an orderly and sustainable growth framework while maintaining the County's rural character and natural beauty. This goal protects the County's rural character by focusing urban growth towards existing communities, thereby relying on existing infrastructure, or potentially to suitably located, well designed new communities that would ensure the efficient use of land. This goal is supported by several policies that ensure population is accommodated in areas that are well-planned and adequately serviced by public facilities and infrastructure and does not result in sprawl. Land Use Element Goal LU-4 would ensure that new urban residential development occurs in areas that have, or can provide, adequate public facilities and services. This policy avoids locating housing in inappropriate locations, including those areas that would require an unplanned extension of roadways and infrastructure that could induce unexpected population growth. Goal LU-8 identifies areas that may be suitable for development of self-contained new communities as a way to accommodate growth that is compact and efficient. Goal LU-9 ensures that planning and development approvals within city fringe areas are coordinated between the County and Cities to ensure future growth in these areas is orderly, efficient, and have sufficient and necessary public facilities and infrastructure.

In addition to the goals and policies discussed above, the 2035 General Plan establishes a Wine/Hospitality Priority Area to encourage the orderly growth of the wine industry and associated tourism within the County. The policies supporting this Priority Area in the Economic Development Element require the County to draft regulations for a new Wine/Hospitality combining district within the County Zoning Ordinance. The requirements

and standards of this new combining district have not been drafted as of the date of this RDEIR, nor has the Zoning Map been modified to apply the combining district to any specific area. However, the projection of 7,500 to 8,600 new jobs in the County includes jobs that would result from implementation of the Wine/Hospitality combining district. Any specific proposal for a particular development in the Wine/Hospitality Priority Area and the potential future effects of the proposal will be subject to a project-level of review of environmental analysis under CEQA. Secondary effects of such growth would likely be similar to the effects set forth in Chapters 5-22 of this RDEIR. Because the location, size, and configuration of new wineries and tourist facilities that might be developed cannot be known, it is not possible to determine their specific potential environmental effects without undue speculation.

As discussed above, the purpose of the 2035 General Plan is to provide a framework to guide land use development and conservation within the unincorporated County. The 2035 General Plan contains numerous goals and policies to promote responsible development and an orderly and sustainable growth framework, including policies that direct some development to core urban areas where services and infrastructure are in place and policies that attempt to balance job opportunities with housing opportunities. However, planning for growth by providing appropriate land use designations and policies that encourage infrastructure, such as adequate sidewalks and bike paths, could be perceived as inducing more growth than planned. For this reason, the impact would be considered significant.

Because all feasible mitigation to reduce the likelihood of unplanned growth and its environmental impacts has been incorporated into the 2035 General Plan or identified in Chapters 5-22 of this RDEIR, there are no additional measures beyond those policies included in the 2035 General Plan or identified in this RDEIR that are available to reduce this impact to a less-than-significant level. For an evaluation of the potential environmental benefits of eliminating the New Community Study Areas and Goal 8 and its supporting policies, see Chapter 21, Alternatives, of this RDEIR. Accordingly, this impact would remain significant and unavoidable.

Impact POP-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (XIII.b), or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (XIII.c).

Significant of Impact: Less than significant, no mitigation required.

Implementation of the proposed 2035 General Plan is a long-range comprehensive land use plan that guides the future growth, development, and the provision of housing in the unincorporated County that would lead to urban and other development. As the County's population increases, there is some risk of displacing people and existing housing units, necessitating the construction of replacement housing elsewhere. But the 2035 General Plan goals and policies outlined in Table 16-1 make that risk relatively low.

To address whether the proposed land uses outlined in the Land Use Diagram would provide adequate housing to accommodate future population growth, the population forecast models were compared to the number of housing units that would be provided under the 2035 General Plan and the land available to accommodate those residences. Because the proposed 2035 General Plan envisions development projects only in locations planned for by the 2035 General Plan, and contains goals and policies to preserve existing neighborhoods and housing under the 2007-2014 Housing Element, the proposed project would not displace substantial population or housing, resulting in a less-than-significant impact.

The projected development forecasted under the 2035 General Plan would result in a net increase in the total number of housing units within unincorporated County areas from approximately 6,724 units in 2010 to approximately 13,545 units by 2035. Based on the County's 2007–2014 Housing Element, it is expected that the County would consider new development projects that would include a variety of housing types to meet 2035 housing needs. Based on the proposed Land Use Diagram and 2007–2014 Housing Element goals and policies, the proposed 2035 General Plan would provide sufficient housing to accommodate projected population growth, and the proposed Land Use Diagram would allow an adequate number of dwelling units to meet the needs of the projected population without displacing the existing population or existing residences. The 2035 General Plan Land Use Diagram retains a similar land use pattern as the existing land use pattern, and add new areas for residential development in those specified for Planned Development land uses, New Community Study Areas, and the Santana Ranch Specific Plan designation. Therefore, unless existing residential uses are converted to other uses, the displacement of population and housing is not expected to occur. While some areas that contain residences or are designated for future residential uses could become converted to non-residential land uses, increases in residential densities in other areas of the County, particularly within cities' spheres of influence, would sufficiently offset displaced housing so that it is unlikely that replacement housing that would displace existing residential uses would occur.

The 2035 General Plan contains various policies to reduce impacts to the existing population from displacement and conserve the existing housing stock. The Land Use and Housing Elements contain goals and policies that seek to direct growth into already urbanized areas, promote orderly and timely development, protect existing populations (specifically population segments with special needs), and retain the established housing stock. Table 16-1 includes selected goals and policies from the 2035 General Plan Land Use Element and 2007-2014 Housing Element that communicate the County's intention to reduce impacts of development on existing segments of the population and conserve existing housing stock. As noted in that table, the Land Use and Housing Elements contain goals and policies that seek to direct growth into already urbanized areas, promote orderly and timely development, protect existing populations (specifically population segments with special needs), and retain the established housing stock.

The 2035 General Plan Land Use Element includes goals and policies that would help prevent substantial displacement of population and housing. For example Policy LU-4.1 requires the County to provide a balance of housing types, locations, and price ranges, which assists in providing housing for all demographics in the County and avoiding substantial displacement through gentrification. Goal LU-8 and Policy LU-8.4 gives the County the option to explore accommodating population growth in well-designed new communities, which protects exiting neighborhoods from rapid change that can result in displacement.

The Housing Element also includes goals and policies that would help prevent substantial displacement of population and housing. Goal 1 reduces impacts to existing housing units by providing that new housing include a range of housing types and densities. Goal 2 promotes the provision of adequate housing for all persons in the County, including those with special housing needs. These goals reduce the possibility that current residents will be displaced by residents will to pay more for housing. Goal 3 in the Housing Element encourages the preservation, maintenance and improvement of existing housing, and the replacement of unsafe or dilapidated housing, reducing the likelihood that housing would be demolished and residents displaced. Policies supporting this goal focus on ensuring safe, well-maintained, properly constructed, and renovated housing is provided. They also require that unsafe, dilapidated, substandard housing is renovated, rehabilitated, or replaced. Implementation of these policies would preserve the character and integrity of existing residential neighborhoods, and conserve and improve the existing housing stock, making it less susceptible to demolition or rapid gentrification.

In addition, State Housing Element Law (Government Code § 65580 et seq.) requires that the housing elements of general plans contain local commitments to provide appropriate zoning and development standards with available public services and facilities to accommodate the jurisdiction's regional housing needs allocation for each income level. The allocations are used by jurisdictions when updating housing elements as the basis for assuring that adequate sites with appropriate zoning are available to accommodate minimum allocation requirements. Consequently, consistent with state law, for the reporting years of 2007 through 2014, the County's land use plan must provide adequate capacity to meet or exceed its RHNA requirements through the year 2014 for 1,655 new residential units. The 2035 General Plan would sufficiently accommodate these residential units by planning for up to 13,545 new residential units by 2035 in the unincorporated County. According to the 2007–2014 Housing Element, by 2014, the County would provide 182 new residential units for extremely low income households, 182 new residential units for very low income households, 282 residential units for low income households, 331 new residential units for moderate income households, and 678 new residential units for above moderate households, for a total of 1,655 new residential units in the unincorporated County (San Benito County 2010c, p. 125). These figures would be updated over time in connection with future RHNA housing cycles in accordance with timing required under state law. The construction of new below market rate units will help ensure that

new residents who require below market rate housing will not displace current residents dwelling in such units.

In conclusion, the 2035 General Plan would allow a net increase of housing, would meet its RHNA requirements, and would not result in the conversion of a significant amount of residential uses to non-residential uses. Even though it is possible that some housing could be removed, the 2035 General Plan and its 2007–2014 Housing Element provide adequate amounts of new housing and include goals and policies to protect existing population and housing from displacement. Therefore, the 2035 General Plan is not expected to displace population or housing, necessitating the construction of replacement housing elsewhere, resulting in a less-than-significant impact.

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