

Issue	Less Than Significant or No Impact	Potential Significant Impact Adequately Addressed in MEIR	MEIR Required Additional Review: No Significant Impact	Less Than Significant Impact Due to Mitigation Measures in Project Description	New Additional Significant Impact Not Addressed in MEIR	New Additional Mitigation Measures Required
5.12 Population and Housing. Would the project:						
a) 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)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The Neighborhoods I and J site currently contains 10 single-family detached dwellings along Old River near the levee, and one dwelling unit near the existing water treatment plant. About four abandoned residential structures exist in Neighborhoods I and J. One unoccupied single-family detached dwelling that has been declared structurally unsound by San Joaquin County. Approximately 33 existing residents reside currently within Neighborhoods I and J (assuming 11 occupied dwelling units and three persons per unit).

The only existing jobs within Neighborhoods I and J are those associated with the water treatment plant. There are about 3 jobs provided for the operation of this plant, which is managed by the Mountain House Community Services District.

Significant Impacts Identified in 1994 MEIR

The 1994 MEIR identified the following two potential impacts associated with Master Plan development:

- 1) Possible failure to attain an adequate balance between jobs and housing, especially during the initial phases of the project.
- 2) Potential insufficient supply of housing that is affordable to very low and low income workers employed in the community.

Findings Related to Significant Impacts Identified in 1994 MEIR

For the above identified potential population and housing impacts, the Master Plan was amended as recommended in the 1994 MEIR mitigation measures.

For Impact No. 1 above, Section 3.9.2 of the Master Plan, Implementation Measures (d), (e), and (f) deal with the issue of jobs/housing balance:

- Implementation Measure (d) requires that the San Joaquin County Board of Supervisors shall hold a Jobs/Housing Review, to review the progress of the jobs/housing program at specified times;
- Implementation Measure (e) specifies actions to be taken, after the Jobs/Housing Review, to address the jobs/housing issue; and
- Implementation Measure (f) states that redesignation and rezoning of commercial and industrial land to non-employment uses (such as residential uses) shall be approved only if the County determines that the proposed redesignation or rezoning will not have a negative impact on the Mountain House Jobs/Housing and Affordable Housing programs.

For Impact No. 2 above, Section 3.9.3, of the Master Plan, Implementation Measures (a) (8) and (9) deal with the supply of housing to low income workers:

- Implementation Measure 8 (Minimum Residential Densities), states that, subject to the provisions of Section 3.3: Land Use Regulations and Permitted Uses, residential densities in each land use category in each neighborhood shall not fall below a specified minimum number of dwelling units per acre as indicated in Table 3.3: Neighborhood Minimum and Maximum Residential Units.
- Implementation Measure 9 (Rezoning to Lower Densities), states that rezoning of higher density residential land (e.g., R/H) to lower density (e.g., R/M) uses shall be approved only if the County determines that the proposed rezoning will not have a negative impact on the Mountain House Jobs/Housing Program and the Affordable Housing Program.

Discussion Regarding Specific Plan II

- a) *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)?*

The proposed development for Neighborhoods I and J, which entails a minor change from the approved Tentative Maps for these neighborhoods, would induce population growth on the Neighborhoods I and J sites. The 1994 MEIR evaluated the overall growth inducement impacts of the Mountain House community.

Growth-inducing impacts elsewhere in the area could result if the Mountain House water and wastewater plants were sized with a greater capacity than that needed to serve the project. The capacity of the on-site water and wastewater plants would serve no more than the projected on-site population for the entire community, however, eliminating this potential growth-inducing impact.

As discussed in the 1994 MEIR, the Mountain House community was planned with a mix of land uses to be a "self-contained community" and, thus, to minimize growth-inducing impacts. However, over time, development in this agricultural area could expand beyond the boundaries of the site due to both economic and environmental factors. The 1994 MEIR concluded that Interstate 205 and Old River would provide an adequate buffer to minimize growth-inducing impacts to the south and north of the project site, respectively. The costs of extending infrastructure across these two barriers would deter new development. The Findings for the 1994 MEIR concluded that a buffer consisting of Great Valley Parkway combined with residential setbacks was adequate to minimize growth-inducing impacts to the west of the site. Mountain House Parkway forms a buffer along the eastern edge of Mountain House. No mitigation measures would be needed.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

As discussed in Setting section above, there are 11 existing dwelling units in the Neighborhoods I and J area. Under the proposed project, the approximately 10 dwelling units along Old River would remain. Only one occupied residential unit would be removed. This would not amount to a displacement of "substantial numbers" of existing housing. A considerable number of new residences are proposed as part of Neighborhoods I and J, as well as other neighborhoods within Mountain House, providing substantial opportunity for rental or home purchase by displaced residents. The construction of replacement housing elsewhere would not be required. Therefore, a less-than-significant impact would occur and no mitigation measures would be needed.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to (b) above.

Sources of Information

SWA Group, 2004. *Comparison of Mountain House Master Plan to Specific Plan II*. Table prepared September 29, 2004.

