
4.12 POPULATION AND HOUSING

This section of the Draft Environmental Impact Report (Draft EIR) presents an analysis of the proposed project's effect on population and housing in the project area. Information presented is based on data from the California Department of Finance (DOF), the Association of Bay Area Governments (ABAG), and Alameda County.

4.12.1 ENVIRONMENTAL SETTING

The project area is located within an unincorporated area of Alameda County, approximately 10 miles east of the City of Livermore and approximately 7 miles west of the City of Tracy, in the eastern portion of the County. Sparse rural residential development and rolling hills used for cattle grazing and wind farming characterize the project area.

4.12.1.1 Population and Housing

The Demographic Research Unit of the DOF (2007) estimated the population of unincorporated Alameda County to be 139,880 as of January 1, 2007. The last US census taken of the County showed that its unincorporated population was 135,770 persons in the year 2000.

The total number of housing units in unincorporated Alameda County was estimated to be 50,695 by the Demographic Research Unit of the DOF as of January 1, 2007. The number of occupied units as of January 1, 2007, was 49,610 and the number of persons per household was estimated to be 2.766 by the Demographic Research Unit of the DOF.

**Table 4.12-1
Projected Growth in Unincorporated Alameda County**

Year	Total Population
1990 ¹	119,882
2000 ¹	135,770
2010 ²	147,100
2020 ²	152,600

Source:

¹ US Census 2000 Data

² ABAG Population Projections 2003

As part of the proposed project, the applicant is planning to install two caretaker residences as permitted by the 1996 Use Permit. The two caretaker residences would be located adjacent to the site's westerly property line. Using the 2007 Alameda County persons-per-household rate, the two caretaker residences would introduce 5.5 residents to the area. No other residential development is proposed for the project site.

4.12.2 REGULATORY ENVIRONMENT

4.12.2.1 Local

The ECAP contains objectives for housing in the East County Area. Section 7 and Policy 26, County Housing Obligations, state that the County shall meet state housing obligations within the County's Urban Growth Boundary to the maximum extent feasible within the Alameda County East County Area Plan (ECAP). The project site is not within the Urban Growth Boundary.

4.12.3 ENVIRONMENTAL ANALYSIS

4.12.2.1 Thresholds of Significance

The proposed project would result in a significant impact if it would

- induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure);
- displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.12.2.2 Methodology

This section evaluates the potential impacts to population and housing as a result of project implementation. Information presented is based on data from the DOF, ABAG, and Alameda County.

4.12.2.3 Impacts and Mitigation Measures

Potential Impact 4.12-1: Would the project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

The two caretaker residences proposed for the project site would directly introduce an estimated 5.5 residents to the area. The projected population addition resulting from the proposed project would not represent a substantial increase in the project area's population, or represent a population increase that would induce unplanned growth of supporting land uses such as retail and service businesses in the area. Further, no roadway improvements, expansions of infrastructure, or other improvements that could induce unplanned growth in the area are proposed as part of the project. Construction of the improvements proposed as part of the project would not require long construction periods or the permanent relocation of construction personnel. Continued operation of the facility would not be expected to promote additional population growth in the project area inasmuch as none has been promoted since the facility's opening in 1963. Therefore, the project would not induce substantial population growth in the area, either directly or indirectly, and this is not considered an impact.

Conclusion: No impact

Mitigation Measure: None required

Potential Impact 4.12-2: Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

There is currently no housing on the project site and the project does not propose removal of any housing. Therefore, the proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and this is not considered an impact.

Conclusion: No impact

Mitigation Measure: None required

Potential Impact 4.12-3: Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The project site does not currently include permanent residents. Therefore, the proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and this is not considered an impact.

Conclusion: No impact

Mitigation Measure: None required