

4.11 Population and Housing

This section evaluates the potential impacts related to population and housing with implementation of the project.

4.11.1 Existing Setting

The Approved Samoa WWTF site is designated RM-Residential/Medium Density and NR-Natural Resources. The majority of the project site is within existing roadways, which are covered by multiple land use designations by the Humboldt Bay Area Plan (the Local Coastal Program that is included in the General Plan for coastal areas).

The community of Fairhaven is designated RX-Residential/Exurban, and zoned RS-X; Residential Suburban. The community has approximately 66 houses for a total population of approximately 187 people. Within the developed area of Fairhaven, there are 125 residential parcels of which 63 are currently developed with 66 houses. The 62 vacant parcels would, under existing land use and zoning designations, be allowed to each contain one new single-family residence. Accessory dwelling units (ADUs) are allowed under the existing land use designation and zoning. ADUs are small dwelling units on a residential property typically containing one bedroom. ADUs may include a small unit separate from the main house, a unit attached to the main house, or an apartment style unit above a garage (GHD/SHN 2018).

Finntown currently contains approximately 10 homes for an estimated total population of 28 people (GHD/SHN 2018). Finntown is zoned MC-A, industrial/coastal-dependent, which does not allow further residential development, but does allow a caretaker's quarters.

4.11.2 Regulatory Framework

Federal

There are no federal policies, plans or regulations applicable to the proposed project with regard to population and housing.

State

There are no state policies, plans or regulations applicable to the proposed project with regard to population and housing.

Regional and Local

Humboldt Bay Area Plan/Local Coastal Plan

The HBAP is the County's Local Coastal Plan applicable to the project area. The HBAP identifies land uses and standards by which development will be evaluated within the Coastal Zone. The following HBAP policies are applicable to the proposed project:

HBAP Section 3.22, Public Services-Rural, subsection B (Development Policies) prohibits the extension of wastewater services outside of the Urban Limit Line (the STMP area is the only area of the PCSD that is within the Urban Limit Line), except sewer connections provided to industrial uses.

HBAP STMP Land Use Designation Overlay New Development (Policy 9) only allows connection to the Samoa WWTF by uses within the STMP boundary.

The HBAP limits the amount of growth that can occur within the coastal areas due to various environmental factors, including, but not limited to, the presence of environmentally sensitive habitat areas (ESHAs), wetlands, other coastal resources, and the potential for tsunami inundation events and sea level rise.

4.11.3 Evaluation Criteria

For the purpose of this EIR, the evaluation criteria and significance thresholds summarized below are used to determine if the project would have a significant effect related to population and housing. The following questions are from CEQA Guidelines' Appendix G Environmental Checklist Section XIII. 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)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

4.11.4 Methodology

Potential impacts to population and housing are evaluated for both the construction and operational phases. This evaluation considers whether the project would affect the current population and housing stock under the project's Short-Term or Long-Term phases.

4.11.5 Impact Analysis

Impact POP-1: Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirect (for example, through extension of roads or other infrastructure?)

This impact analysis addresses CEQA Guidelines Appendix G checklist item XIII.a) identified in Section 4.11.3.

Construction

The project construction activities would be limited in scope and duration, lasting 12 months or less. Project construction activities would not directly, or indirectly, induce growth in the area because it would not create new employment opportunities other than temporary construction jobs. Project construction activities would have **no impact** on population growth.

Operation

The project would provide sewer service to the communities of Fairhaven and Finntown. The project would not provide sewer service to facilities within the STMP. The project's Short-Term Phase would allow existing facilities within the

service area to connect to the project facilities. The project's Short-Term Phase would not induce substantial population growth, as it would only serve existing facilities within the project's service area, which is the Peninsula Community Services District boundary (excluding the STMP). Therefore, the project's Short-Term Phase would result in **no impact**.

The project's Long-Term Phase would allow future infill development consistent with existing HBAP plan and zoning to connect to the project facilities. The assumed number of potential connections and population served by the project's Long-Term Phase is provided in Section 3.5.1. As detailed within that section, future infill development consistent with the HBAP plan and designations would include an estimated 62 new residential units on available infill lots in Fairhaven and 64 new ADUs as allowed under existing zoning. The Long-Term Phase would allow sewer service for those infill lots for an estimated 273 new residents, the development of which has already been evaluated in the certified Humboldt County General Plan Update EIR. The population was estimated using an average residential occupancy in Samoa of 2.84 people per household, and an assumed 1.5 people per ADU (GHD/SHN 2018).

Fairhaven is located in the Humboldt Local Agency Management Program Variance Prohibition Areas, as detailed in Section 3.3.1 (Existing Unsewered Condition in Fairhaven and Finntown). Variances cannot be granted for new onsite wastewater treatment system construction. Therefore, development of new residences is restricted within the community of Fairhaven due to the area's current unsewered condition.

Because the Long-Term Phase would allow future infill structures, consistent with HBAP and zoning, to connect to the project's collection system and be served by the wastewater treatment plant, the project would remove an existing restriction to residential development. However, the Humboldt General Plan previously identified that within the Eureka Plain Watershed, within which the project is located, the population would be increased by approximately 3,448 persons by 2030 (Humboldt 2017). Therefore, the estimated population increase of 273 persons has been previously accounted for by the General Plan and fully analyzed within the certified General Plan EIR. The project's Long-Term Phase impact on population growth would be **less than significant**.

Summary

Project construction and the Short-Term Phase would not include any population-inducing components. These phases are not anticipated to result in any impacts related to population or housing.

The Long-Term phase would allow for future growth to occur due to the provision of necessary wastewater infrastructure. However, the estimated population growth that may occur under the project's Long-Term Phase is accounted for in the County's General Plan and certified General Plan EIR. Furthermore, this growth would not be considered substantial and development would comply with the General Plan, Zoning Code, and HBAP. Therefore, the Long-Term phase of the project related to population growth would be **less than significant**.

Significance *Less than Significant*

Mitigation **None Required**

Impact POP-2: Would the project displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

This impact analysis addresses CEQA Guidelines Appendix G checklist items XIII.b) and XIII.c) identified in Section 4.11.3.

Construction

Project construction would include a development of a wastewater collection and disposal system within existing or approved roadways. The project's improvements to the Approved Samoa WWTF would be constructed within the footprint of the Approved Samoa WWTF. Project construction would not displace any existing housing or people. Therefore, project construction would result in **no impact**.

Operation

Project operations (Short-Term and Long-Term phases) would include the collection, treatment, and disposal of wastewater. Project operations would not include any additional construction activity. Therefore, project operations would result in **no impact**.

Summary

Project construction would occur within existing or approved roadways, or within the footprint of the Approved Samoa WWTF and, therefore, would not displace any existing housing or people. Project operations would not include any activities that would displace existing housing or people. Therefore, project construction and operation would result in **no impact**.

Significance *No Impact*

Mitigation **None Required**

4.11.6 Cumulative Impacts

Impact POP-C-1 Would the project result in a cumulatively considerable contribution to cumulative impacts related to population and housing?

For population and housing, the geographic scope for assessing cumulative impacts is the Samoa Peninsula, since this area would have the most relevant population and housing impacts. Implementation of the project's Short-Term Phase would result in no impact to population and housing; therefore, the Short-Term Phase would not contribute to a cumulative population and housing impact. **No impact** would occur.

The only cumulative project from Table 4-1 that would have overlapping impacts with the project in relation to population and housing is the Samoa Townsite Master Plan (STMP). The approved STMP includes development of 293 new

residential units within the STMP boundary, supporting an estimated 700 persons. If developed at the maximum allowable HBAP density and development standards, the STMP could result in 325 new residences for a population increase of 777 persons. As stated in the certified STMP EIR, the STMP’s residential development contributes to meeting the countywide housing demand within the Humboldt Bay Planning area and could help reduce pressure to convert agriculture and timber land for residential purposes, and would result in a less-than-significant impact for population and housing.

Implementation for the Long-Term phase of the project would not induce substantial population growth, displace substantial numbers of people, or necessitate the construction of replacement housing. This phase of the project would allow future infill development, consistent with HBAP plan and zoning, to connect to the proposed project facilities via an amendment to the existing HBAP. The Long-Term Phase would not increase the development potential within the designated infill areas, or allow development beyond that which is currently allowed under the General Plan, Zoning Code, and HBAP. Furthermore, the housing and population growth associated with development of infill properties has been included and appropriately addressed in the certified General Plan EIR. Therefore, implementation of the Long-Term phase of the project would not substantially contribute to a cumulative population and housing impact; the project’s contribution to the cumulative impact would be **less than significant**.

Summary

Implementation of the Short-Term phase would result in no impact to population and housing. Therefore, **no cumulative impact** would occur.

The Long-Term phase would allow future infill development consistent with HBAP plan and zoning to connect to the project facilities. However, population and housing from future infill development has been addressed in the certified General Plan EIR. Therefore, implementation of the Long-Term phase of the project would not substantially contribute to a cumulative population and housing impact; the impact would be **less than significant**.

<i>Significance</i>	<i>Less than Cumulatively Considerable (Less than Significant)</i>
Mitigation	None Required

4.11.7 References

- GHD and SHN. 2018. Samoa Peninsula Wastewater Project, Planning and Design Study. May.
- Humboldt County. 2007. Samoa Town Master Plan. Community Development Services Department. March.
- Humboldt County. 2008. Samoa Town Master Plan Final Master Environmental Impact Report. January.
- Humboldt County. 2017a. Humboldt County General Plan for the Areas Outside the Coastal Zone. October 23.
- Humboldt County. 2017b. Humboldt County General Plan Update Revised Draft Environmental Impact Report. April 19.
- SHN Engineers & Geologists. 2017. Peninsula CSD Formation Management Plan.