

## 4.14. POPULATION AND HOUSING

This section includes the following discussion and analysis related to: existing physical and regulatory setting; criteria and methodology for evaluating impacts; and results of the impact assessment, including identification of potentially significant impacts and corresponding mitigation measures to avoid or substantially lessen such impacts to the extent feasible. The District received no scoping comments pertaining to population and housing (see Scoping Report in Appendix A of this document).

### 4.14.1. Environmental Setting

#### Population

As part of its regional planning functions, the Fresno Council of Governments (FCOG) develops regional population, employment, and housing forecasts for Fresno County (County) and the incorporated cities within the County. FCOG prepares a regional growth projection for the County as part of its recurring update to the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Fresno COG 2022b). The County 2024 General Plan, designed to accommodate County population growth projected through 2042, relies on FCOG's projections. It forecasts an increase of 24,607 people in the County's unincorporated areas during this period, with approximately 96 percent of expected population growth to occur within incorporated city spheres of influence (Fresno County 2024b). FCOG projects that the population in Fresno County is expected to grow by 170,290 people between 2025 and 2050 (an annual average increase of 0.6 percent), with the total population in the Fresno region in 2050 projected to be just under 1.24 million (Fresno COG 2022a). The Cities of Fresno and Clovis are expected to capture the most growth, along with certain unincorporated areas of the County. However, the General Plan does not anticipate substantial growth in designated "Rural Settlement Areas," which consist of small unincorporated residential settlements surrounded by agriculture and other open space uses (e.g., Cantua Creek).

#### Education and Employment

Education levels for Fresno County residents lag behind those of California as a whole and the United States. Only approximately 21.2 percent of persons 25 years of age and older in Fresno County have a bachelor's degree or higher, compared with 33.9 percent for the state and 32.1 percent for the nation. 24 percent of residents have less than a high school education in contrast to 16.7 percent for the state and 12 percent for the nation (Fresno COG 2022b). In March 2025, the unemployment rates in the five counties in the VCIP region were as follows: Fresno – 9.0 percent; Kings – 10.0 percent; Madera – 8.5 percent; Merced – 11.3 percent; and Tulare – 11.4 percent; compared to 5.3 percent for California and 4.2 percent for the United States (EDD 2025a, 2025b).

#### Housing

According to the County's Draft Housing Element, Fresno County had a total population of approximately 1,011,499 in 2022. More than half of the countywide population resides in the City of Fresno. The unincorporated area has the next-largest population of 158,846, followed by the city of Clovis with a population of 124,523. The remaining cities have populations of about 26,000 or less. In 2022, there were 343,512 housing units in the County, of which 70.3 percent were single family, 25.4 percent were multifamily, and 4.3 percent

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were mobile homes. The unincorporated area had the highest percentage of single-family homes in 2022 (82.9 percent) and mobile homes (11.7 percent), with Huron having the lowest portion of single-family homes at 38.3 percent. In terms of County-wide housing tenure, 53.7 percent of housing units were owner occupied, with the remaining 46.3 percent renter occupied in 2020. In the unincorporated area of the County, 68.9 percent of units were owner-occupied and 31.1 percent were renter occupied (Fresno COG 2023). The overall housing vacancy rate in the County was 5.8 percent in 2022, with the unincorporated areas having the highest vacancy rate at 12.2 percent, compared to vacancy rate of 3.8 percent in the City of Fresno, and vacancy rates ranging from 2.0 percent to 8.1 percent in other incorporated cities in the County (Fresno COG 2023).

## 4.14.2. Regulatory Context

### **Federal**

There are no federal plans, policies, regulations, or laws pertaining to population and housing that are applicable to the VCIP.

### **State**

#### ***California Housing Element Law (Housing Element Law)***

California’s Housing Element Law (California Government Code sections 65580–65589.8) recognizes that “early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” The Housing Element Law was enacted to ensure that counties and cities recognize their proportionate responsibilities in contributing to the attainment of state housing goals, to establish the requirement that all counties and cities adopt housing elements to help meet state goals, to recognize that each locality is best capable of determining what efforts it is required to take to contribute to attainment of state housing needs, and to encourage and facilitate cooperation between local governments to address regional housing needs. Government Code section 65583 states: “The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

### **Fresno County**

#### ***Fresno County General Plan (General Plan)***

While the Fresno County General Plan (Fresno County 2024b) does not contain policies on population and housing that are relevant to implementation of the proposed VCIP, the following General Plan provisions are provided for informational purposes.

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## **General Plan Themes**

### Agricultural Land Protection

“The plan seeks to protect its productive agricultural land as the county’s most valuable natural resource and the historical basis of its economy through directing new urban growth to cities and existing unincorporated communities and by limiting the encroachment of incompatible development upon agricultural areas.”

### Growth Accommodation

“The plan is designed to accommodate population growth through the year 2042 consistent with the forecasted projection of 234,591 people in the unincorporated County by 2042. This represents an additional population of approximately 24,607.”

### Urban-Centered Growth

“The plan promotes compact growth by directing most new urban development to incorporated cities and existing unincorporated urban communities where public facilities and infrastructure are available or can be provided consistent with the adopted General Plan or Community Plan to accommodate such growth. This plan assumes approximately 96 percent of new population growth and new job growth will occur within incorporated city spheres of influence and 7 percent would occur in unincorporated areas. Accordingly, this plan prohibits designation of new areas as Planned Rural Community and restricts the designation of new areas for rural residential development while allowing for the orderly development of existing rural residential areas.”

## **Land Use and Agriculture Element**

### E. Non-Agricultural Rural Development

“The vast majority of Fresno County’s rural area is designated for agricultural, rangeland, or open space uses. However, the General Plan also designates rural land for four types of rural development that are primarily residential in character: Rural Residential, Foothill Rural Residential, Rural Settlement Areas, and Planned Rural Communities. Although Rural Residential designations exist, this plan restricts the designation of additional areas for such development. This restriction is because there is already a large inventory of vacant rural residential lots, additional rural residential development is not needed to accommodate projected unincorporated growth, and rural residential development has environmental and service impacts that can and should be avoided. Rural Settlement Areas, which consist of small unincorporated residential settlements surrounded by agriculture and other open space uses, have experienced little growth since their early founding. Substantial population growth in these areas is not anticipated in the future. . . . Policies in this section provide for appropriate development in rural areas by directing development away from productive and potentially productive agricultural areas, limiting expansion of existing designated rural residential areas, and minimizing the environmental and service impacts of continued development within areas already designated for rural development.”

## **Fresno Council of Governments**

FCOG is an association of local governments from including the County of Fresno and the incorporated cities within the county. FCOG is mainly responsible for transportation planning and programming for the region. FCOG is also responsible for and oversees the Regional Housing Needs Allocation (RHNA), a process mandated by California state law that requires each city and county to have land zoned to accommodate a fair share of the

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regional housing need. The County must facilitate housing production by ensuring that land is available and that unnecessary development constraints have been removed. The 2023-2031 Housing Element Update shows how the County will accommodate the RHNA (Fresno COG 2023).

### **Kings County<sup>1</sup>**

The proposed VCIP would only be implemented in Fresno County and would therefore not be subject to the jurisdiction of Kings County. However, the Plan Area borders Kings County, and multiple jurisdictions within Kings County (e.g., the Cities of Lemoore, Hanford, Avenal, and Kettleman City) are in the vicinity of the Plan Area. Therefore, information related to population and housing in Kings County that may be relevant to VCIP implementation is provided for informational purposes.

### ***Kings County General Plan***

The Kings County General Plan (Kings County 2010a) contains the following policies related to population and housing that may be relevant to implementation of the proposed VCIP.

### **Land Use Element**

The Land Use Element of the Kings County General Plan “designates the general distribution, location and intensity of land uses throughout the unincorporated territory of the County, and establishes land use policies to guide and direct future land use decisions and development” (Kings County 2010a). Regarding population and housing, “[t]he *Land Use Element* remains consistent with the County’s overarching priorities to protect prime agricultural land, direct urban growth to existing cities and community districts, and increase economic and community sustainability. General Plan land use designations and policies are designed to encourage compact and community centered development patterns that lower public service costs, make more efficient use of land, and discourages premature conversion of farmland to other uses” (italics in original) (Kings County 2010b). Specifically, Kings County has several land use goals and policies related to lands designated “Agriculture Open Space,” which protect agricultural lands throughout Kings County and prevent the premature development of incompatible urban uses.

The Kings County General Plan “has taken into consideration each of the four incorporated City (Avenal, Corcoran, Hanford, and Lemoore) General Plans, and their associated policies and planned directions for growth” (Kings County 2010b). These incorporated cities “provide municipal type services to approximately 77% of the Countywide total population,” and Kings County “policy continues to direct urban growth to the Cities.” The land use elements goals and policies related to “Urban Fringe” within these cities respective spheres of influence ensure logical and orderly growth in these urban fringe areas based on the provision of available services and in compliance with Kings County’s land use policies regarding “Agriculture Open Space.”

The land use element similarly restricts development in Kings County’s four “Community Districts,” which are based on the county’s “four unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford.” Development in these Community Districts, which “hold the most potential for accommodating

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<sup>1</sup> For informational purposes, brief descriptions are provided of general planning documents and growth projections in Kings, Merced, and Madera Counties, to provide further context in evaluating whether implementation of the proposed VCIP would induce substantial unplanned population growth in the area.  
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urban growth within the unincorporated territory of the County . . . must be in done in accordance with County zoning, building, and subdivision ordinances and County Improvement Standards,” as well as the county’s land use element policies for Agriculture Open Space.

### **2024-2032 Kings County Housing Element Update**

The 2024-2032 Kings County Housing Element update is a cooperative effort of Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore (Kings County 2024). This multi-jurisdictional housing element update is and is part of and consistent with each jurisdiction’s general plan. It plans for the addition of 9,429 Regional Housing Allocation Needs (RHNA) units within these jurisdictions during the 2024-2032 planning period. This development would be concentrated in the Cities of Hanford (5,547 units) and Lemoore (3,329 units) and would occur on sites with adequate public services pursuant to policies that promote efficient and logical (e.g., infill) development.

The multi-jurisdictional housing element, relying on each jurisdiction’s general plan and relevant data provides the following information regarding each city’s population growth and housing:

**Avenal:** “The General Plan estimates Avenal’s population to grow from 13,696 in 2020 to an estimated 16,050 persons by the year 2035. Growth has been located within the present City boundary and concentrated in a northwest to southeast direction, and this trend is projected to continue.”

**Corcoran:** “Corcoran’s population increased 71.62% to 24,813 between 2000 and 2010 and decreased by about 10% between 2010 to 2020 to 22,339. Corcoran is currently growing at a rate of 0.33% annually and it is expected that the overall growth rate will be less than 1% annually.”

**Hanford:** “Hanford General Plan projects an average annual growth rate of 2.1% till 2035, after taking into account a likely faster growth rate in the cities of Kings County. Between 1990 and 2020, Hanford experienced around 90% growth to its 1990 population. However, Hanford experienced <1% overall growth between 2010 and 2020. Therefore, the assumption of 2.1% annual growth in the General Plan is optimistic and should be more than sufficient to meet any future demand.”

**Lemoore:** “Lemoore has been growing at a rate of less than 1 percent per year, with residential developments mostly single-family homes and multi-family condominiums in the northeast and western quadrant of the city planning area.”

**Unincorporated Kings County:** “The unincorporated areas of Kings County have been experiencing a decline in population since 2000, with a decline of 12% between 2000 and 2010 and a decline of 8% between 2010 and 2020. It is not expected that this trend will reverse significantly in the near future. The General Plan has earmarked 1073 acres of land designated for very low density (RRE/RRA), 324 acres for low density (R-1-20), 163 acres of Low Medium Density (R-1-12), 667 acres of Medium Density (R-1-8 or R-1-6), 226 acres of Medium High Density (RM-3), 83 Acres of High Density (RM-2) and 15 acres of very high density (RM-1.5). There are also 38 acres of Downtown Mixed Use (MU-D) designated land, 86 acres of Mixed Use (MU) land and 34 acres of Reserve Mixed Use (MU-(R)). There is sufficient vacant land available to meet future growth.”

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### **Merced County (Provided Solely for Informational Purposes)**

The proposed VCIP would only be implemented in Fresno County and therefore would not be subject to the jurisdiction of Merced County. However, as areas of Merced County are within 50 miles of the northern Plan Area and would be part of the regional labor pool for the VCIP, potentially relevant Merced County policies related to population and housing are provided for informational purposes.

The 2030 Merced County General Plan (Merced County 2013) serves as its blueprint for all future land use, development, preservation, and resource conservation decisions. The Merced County General Plan has substantially similar policies to those described regarding Fresno County and Kings County. These policies, among other things, direct urban development to areas within the adopted boundaries of cities, minimize conflicts between agricultural areas and urban land uses, and ensure orderly expansion in urban fringe areas of incorporated cities.

Between 2025 and 2040, Merced County’s total population (incorporated and unincorporated) is projected to increase by approximately 32,000 people, reflecting an overall increase of 10.7 percent or an average annual growth rate of 0.75 percent over the 15- year period (CDOF 2024). It is expected that most of this growth will occur in the incorporated cities and unincorporated communities in Merced County.

### **Madera County (Provided Solely for Informational Purposes)**

The proposed VCIP would only be implemented in Fresno County and therefore would not be subject to the jurisdiction of Madera County. However, as areas of Madera are within 50 miles of the northeastern Plan Area and would be part of the regional labor pool for the VCIP, potentially relevant Merced County policies related to population and housing are provided for informational purposes.

The Madera County General Plan has substantially similar land use policies as the jurisdictions described above. These policies, among other things, ensure that new development is centered in existing communities and designated growth areas and facilitate orderly patterns of development based on the efficient and timely provision of infrastructure and services (Madera County 1995).

Between 2025 and 2040, Madera County’s total population (incorporated and unincorporated) is projected to increase by approximately 3,500 people, reflecting an overall increase of 2.2 percent or an average annual growth rate of 0.15 percent over the 15-year period (CDOF 2024). It is expected that most of this growth will occur in the incorporated cities and unincorporated communities in Madera County.

[For additional information regarding the regional planning documents, see Section 4.0.5.5, “Summary of Projections.”]

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### 4.14.3. Environmental Impact Analysis

#### METHODOLOGY

This section analyzes the potential for implementation of the VCIP to result in significant impacts related to population and housing, based on a review of applicable general plans, regional planning documents, zoning ordinances and maps, statistical data, and other relevant documents. The proposed VCIP Energy Resource and Infrastructure Plans were considered in the context of existing and planned population growth in the vicinity of the Plan Area for consistency with applicable projections, plans, and/or policies.

#### SIGNIFICANCE CRITERIA

Based on Appendix G of the CEQA Guidelines, implementation of the VCIP would be considered to result in a significant impact related to population and housing if it would:

- a. Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere.

#### 4.14.3.1. DIRECT AND INDIRECT EFFECTS

##### **Impact PH-1. Induce Substantial Unplanned Population Growth in the Area**

**Implementation of the VCIP Energy Resource and Infrastructure Plans would not induce substantial unplanned population growth in the area, either directly or indirectly. (*Less-than-Significant Impact*)**

CEQA defines population impacts to include changes to the location, distribution, density, or growth rate of the human population in comparison to existing projections and policies regarding future development in the relevant area (Fresno COG 2022). The potential VCIP energy and infrastructure facilities would not include residential components, so they would not directly induce population growth in the Plan Area or its vicinity.

For VCIP implementation, most employees would consist of construction workers. Given the high unemployment rate in the region (i.e., 9.0% in Fresno County, and 8.5 to 11.4% in the surrounding valley counties), it is expected that construction workers would be drawn from the local labor pool and that few workers would migrate to the area (EDD 2025a, 2025b). The construction workforce would vary throughout the VCIP buildout period, with the peak workforce estimated to be about 6,000 workers. Due to Fresno County's existing conditions of steady population growth, coupled with high unemployment and low educational attainment rates, it is expected that there will be a high local demand for these construction jobs (Fresno COG 2022). Pursuant to AB 2661 (2024), the District will also establish a community benefits plan for the VCIP that, among other things, will prioritize

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job creation and training programs for local residents. These benefits will further attract local workers. Therefore, the vast majority of construction workers are expected to be drawn from the existing labor pool in the region. Employing these local workers would not directly result in population growth. It is reasonably foreseeable that a small percentage of construction workers may be brought in from outside the region. Employing these workers would not directly induce population growth because this employment would be short-term and would therefore not be expected to result in relocation. If these workers are employed, they would be given a per diem sufficient to afford a motel room or other existing short-term housing options. This would ensure that their temporary presence in Fresno County would be consistent with existing policies and projections and would not result in any unplanned growth.

Operations staffing would also vary from day to day, and would consist of few permanent staff, along with temporary workers who would come to each facility as needed to perform maintenance, repairs, panel cleaning, and other duties. Upon full buildout of the VCIP, it is estimated that about 840 permanent staff would be employed at VCIP solar and energy storage facilities (i.e., 84 solar/BESS facilities X 10 permanent staff each = 840). It is expected that all operations staff would be drawn from the surrounding region, and in cases where workers would relocate to the region from elsewhere, it is anticipated they would find ample housing choice from the existing inventory of homes and rental units in the region. In addition, part-time maintenance workers for panel cleaning and vegetation management would visit the facilities for limited periods, and would average five additional workers on any given day, for a VCIP total of 420 daily workers on average. These workers would be generally unskilled and are expected to be drawn entirely from the local labor pool. Thus, while some permanent operations staff may be drawn from outside the region for employment opportunities at the VCIP facilities, the overall numbers are expected to be negligible and would not induce substantial population growth in the area.

Based on 2020 census data, there were over 11,500 rental units on the market in the five counties surrounding the VCIP (i.e., within an approximately 50-mile radius of the Plan Area). It is expected that the availability of rental housing will keep pace with regional growth to result in an adequate supply of rental units to meet any incremental demand resulting from VCIP development commencing in 2029 (U.S. Census 2020). Therefore, little if any population and housing growth is anticipated to be induced by VCIP development. Because any growth would be consistent with projected regional growth, any impacts associated with this potential population and housing growth would be less than significant.

VCIP energy and infrastructure development would not result in the extension of roads or urban utilities (e.g., water and sewer) to lands not currently served by urban infrastructure, and thus would not induce urban development into the rural area of Fresno County. Therefore, VCIP development would not induce indirect growth through extension of urban infrastructure.

As demonstrated in Section 4.14.2 (Regulatory Context) and Section 4.0.5.5 (Summary of Projections), the potential for “unplanned” growth has long been avoided by the preparation and implementation of robust general plan documents at the county and local level. It is the purpose of all general plans to forecast community growth within the “planning horizon” (usually 20 years) and to designate areas to accommodate the anticipated land uses (Fresno County 2024b; Merced County 2013). A major purpose of city general plans is to define the urban limit line or planning boundary for the future growth planned in the General Plan. The purpose of County general plans is to similarly define the limits of unincorporated communities within their jurisdiction. The objectives of both city and county general plans is to confine urban growth to existing urban areas and limit growth in rural areas (Fresno County 2024b; Kings County 2010b). Because any growth would be required to be

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consistent with local general plans, as implemented through local zoning ordinances and permit requirements of the surrounding counties and cities, no unplanned growth would occur and any impacts associated with the insubstantial potential population and housing growth resulting from VCIP implementation would be less than significant. [The potential for VCIP development to result in growth inducement is addressed in further detail in Section 6.2. *Growth-Inducing Effects of the Proposed Project.*]

**Mitigation Measures: No mitigation is required.**

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**Impact PH-2. Displace Substantial Numbers of Existing People or Housing**

**Implementation of the VCIP Energy Resource and Infrastructure Plans would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. (*Less-than-Significant Impact*)**

Under CEQA, housing impacts relate to alterations in existing housing or the creation of demand for additional housing (FCOG 2022). There are numerous dwellings within the Plan Area, the vast majority of which would not be directly affected by VCIP energy or infrastructure projects. The vast majority of the DFAs are absent of existing dwellings. The exceptions are two dwellings in the northern portion of the Plan Area that would likely be removed for VCIP solar and energy storage projects. The backbone transmission line includes no dwellings within the planned corridor alignment or nearby, and it is expected that the gen-tie corridors would also avoid existing dwellings.

The two dwellings that would likely be removed for VCIP development are owned by the District and rented out on a month-to-month basis. The existing tenants would be provided with ample advance notification of the termination of their leases by the District. It is anticipated that the tenants would find replacement housing among the many units available in the general area. Based on 2020 census data, there were 11,542 rental units on the market in the five counties surrounding VCIP (i.e., within an approximately 50-mile radius of the Plan Area) (U.S. Census Bureau 2020). Based on the current regional population growth rate of approximately 1 percent per year, it is expected that the availability of rental housing will keep pace with regional growth to result in an adequate supply of rental units to meet any incremental demand resulting from VCIP development commencing in 2029. As such, construction of replacement housing for these tenants would not be necessary. Therefore, VCIP implementation would not result in substantial displacement of housing necessitating construction of replacement housing elsewhere, and the impact would be *less than significant*.

**Mitigation Measures: No mitigation is required.**

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### 4.14.3.2. TRANSMISSION CORRIDORS OUTSIDE THE VCIP

Transmission corridors for delivery of solar generation from VCIP projects to urban electricity markets in northern and southern California have been identified at a conceptual level in this PEIR to allow a general discussion of environmental impacts associated with transmission line development in these corridors for informational purposes. The delivery transmission lines would pass through the unincorporated areas of ten counties to the north, west and south of the Plan Area.

The delivery transmission corridors extending outside the Plan Area to regional load centers would have a total length of approximately 348 miles and would pass through 10 counties (see Figure 2.4-1). The transmission lines would be constructed over a five-year period and would involve a total of approximately 200 construction workers organized into several crews.

#### **Induce Substantial Unplanned Growth in the Area**

The outside transmission lines would not include residential components, so they would not directly induce population growth in the vicinity of the outside transmission corridors. The construction workforce would be drawn from the existing labor pools along the transmission routes, and would likely include some specialized workers who would use accommodations proximate to the work sites as they progress along the transmission corridors. Due to the temporary nature of the transmission construction projects and the constant movement of construction activity from place to place, workers would not permanently relocate to be near the job site, and no increased demand for housing would be induced.

The outside transmission lines would not result in the extension of roads or urban utilities (e.g., water and sewer) to lands not currently served by urban infrastructure, and thus would not induce unplanned urban development into the rural areas traversed by the transmission corridors. Also, since the transmission lines are intended for bulk transmission, the electricity conveyed would not be available to serve electrical demand along the transmission lines. Moreover, electricity supplies are not locally constrained, and the purpose of the outside transmission lines is to facilitate delivery of renewable power as a replacement for fossil-based generation, and not as a new source of power to serve urban growth. Therefore, VCIP development would not induce indirect growth through extension of urban or electrical infrastructure. [The potential for VCIP development to result in growth inducement is addressed in further detail in Section 6.2. *Growth-Inducing Effects of the Proposed Project.*]

#### **Displace Substantial Numbers of Existing People or Housing**

The routing of the outside transmission corridors follows existing transmission lines through rural areas where there are few existing dwellings. The potential corridors have been identified specifically to avoid individual rural dwellings, and although the transmission lines would pass within the vicinity of existing rural dwellings and residential areas, no dwellings have been identified which would require removal to accommodate an outside transmission line. Therefore, the construction of the outside transmission lines would not result in the displacement of substantial numbers of existing people or housing and the impact would be *less than significant*.

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### 4.13.3.3. CUMULATIVE IMPACTS

As discussed in Section 4.0.5.3., there are 68 cumulative projects in the Plan Area or within 10 miles of the Plan Area.<sup>2</sup> Of this total, 53 projects are solar, BESS, or substation projects (39 of which have been completed and are operational), eight are industrial or agricultural processing facilities, three are commercial centers, and four are residential developments.

#### **Induce Substantial Unplanned Growth in the Area**

During construction, all of the cumulative projects have or will temporarily employ construction workers, the vast majority of whom would be drawn from the existing regional labor pool and would not require new housing, although a few may reside outside the region and need temporary accommodation. During operations, the solar, BESS and substation projects would require relatively small staffs who would also largely be drawn from the local labor pool. The few operational staff who migrate to the area would find ample housing available for rent or purchase in the region. The new employees for the 11 commercial and industrial projects would also likely be drawn from within the region, or would find suitable housing from the region's ample inventory of vacant homes. The four residential projects in the City of Lemoore include approximately 1,460 new single-family and multi-family units. This substantial increase in housing would result in added demand for goods and services in the community which could stimulate new commercial development. However, such development would likely occur within the City of Lemoore on lands designated for commercial use in the City's general plan and zoning ordinance. Thus, while some growth inducement could occur under cumulative conditions, the resulting development would not represent unplanned growth. In any event, the development of VCIP solar and BESS projects would not induce additional growth and therefore would not contribute to any cumulative growth effect. Therefore, implementation of the VCIP energy resource and infrastructure plans would *not make a cumulatively considerable contribution* to any cumulative impact related to the inducement of unplanned growth in the area.

#### **Displace Substantial Numbers of Existing People or Housing**

None of the 68 cumulative project sites include housing that would be removed for development. As mentioned under Impact PH-2, one DFA in the northern Plan Area includes two single-family dwellings that would be removed for solar development. The units are owned by the District and rented out on a month-to-month basis. As noted, it is anticipated that the tenants would find replacement housing among the many units available in the general area. The removal of two rental units would not represent a substantial displacement of existing people or housing, on a cumulative basis or on a project basis. Therefore, the cumulative impact in terms of substantial displacement of existing people or housing would be *less than significant, and the project contribution would not be cumulatively considerable*.

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<sup>2</sup> Table 4.0-2 includes a total of 72 cumulative projects; however, four of these projects comprise solar/BESS projects within the VCIP DFAs. Since the plan level impacts of the DFAs, including these projects, are addressed in the main impact analysis sections of this PEIR, they are not addressed again in the cumulative analyses.  
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## 4.14.4. References – Population and Housing

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