

The purpose of this EIR section is to analyze and disclose the anticipated growth in population that would result from Project implementation, analyze the Project's consistency with relevant planning documents and policies related to population and housing, and recommend mitigation measures to avoid or minimize the significance of potential impacts.

Information in this section is based primarily on information provided by the Project applicant in the Project application package submitted to the City, site surveys conducted by De Novo Planning Group in 2018, ground and aerial photographs, and the following reference materials:

- *Rancho Cordova General Plan* (City of Rancho Cordova, Adopted June 26, 2006);
- *Rancho Cordova General Plan Draft Environmental Impact Report* (City of Rancho Cordova, March 2006);
- *City of Rancho Cordova Housing Element* (City of Rancho Cordova, Adopted December 16, 2013);
- City of Rancho Cordova Zoning Ordinance;
- *Metropolitan Transportation Plan/Sustainable Communities Strategy* (Sacramento Area Council of Governments (SACOG), Adopted February 18, 2016);
- U.S. Census data (U.S. Census, 2018); and
- California Department of Finance Population and Housing Estimates (E-5 Reports) (California Department of Finance, 2018).

No comments were received during the public review period or scoping meeting for the Notice of Preparation regarding this topic.

3.11.1 ENVIRONMENTAL SETTING

DEMOGRAPHICS

POPULATION TRENDS

The City of Rancho Cordova incorporated in July 2003. As shown in Table 3.11-1, U.S. Census data indicates that the City of Rancho Cordova experienced strong population growth from 2000 to 2010, increasing from 53,065 to 64,776 persons at an annual average increase of 2.2 percent. The rate of growth between 2010 and 2016 has remained relatively stable. The City's population has increased during this decade to a population of 74,210 in 2018.

TABLE 3.11-1: POPULATION GROWTH – RANCHO CORDOVA

| YEAR | POPULATION | ANNUAL AVERAGE CHANGE |
|------|------------|-----------------------|
| 2000 | 53,065 | --% |
| 2010 | 64,776 | 2.2% |
| 2018 | 74,210 | 1.8% |

SOURCES: US CENSUS, 2018; CALIFORNIA DEPARTMENT OF FINANCE, 2018.

3.11 POPULATION AND HOUSING

HOUSING STOCK

Table 3.11-2 summarizes the growth of the City’s housing stock from the years 2000 to 2018, based on information from the US Census and California Department of Finance. The number of housing units has increased from 20,542 in 2000 to 27,584 in 2018, an average annual increase of 1.03 percent.

TABLE 3.11 -2: HOUSING UNIT GROWTH – RANCHO CORDOVA

| YEAR | HOUSING UNITS | ANNUAL AVERAGE CHANGE |
|------|---------------|-----------------------|
| 2000 | 20,542 | -- |
| 2010 | 25,479 | 2.40% |
| 2018 | 27,584 | 1.03% |

SOURCES: US CENSUS, 2018; CALIFORNIA DEPARTMENT OF FINANCE, 2018; SACOG, 2001.

PERSONS PER DWELLING UNIT

The average number of persons residing in a dwelling unit in Rancho Cordova is 2.84 (California Department of Finance, 2018). The 2013-2017 American Community Survey 5-Year Estimates data provides more detail regarding household sizes in the City, reporting average household sizes of 2.84 persons per owner-occupied households, 2.89 persons per renter-occupied households, 2.08 persons per owner-occupied householders (60 years and older), and 2.05 persons per renter-occupied householders (60 years and older).

GROWTH PROJECTIONS

As part of the Sacramento Region Blueprint process, the Sacramento Area Council of Governments (SACOG) produced regional growth projections through 2035. The City is projected to have approximately 69,252 housing units and 134,377 employees by 2035. The Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by SACOG in 2016 projects that Rancho Cordova will have 67,300 jobs by 2036

The City’s General Plan estimates the population of Rancho Cordova will grow to 267,275 by 2030 and 310,568 by 2050. The City’s General Plan EIR estimates that the Rancho Cordova will have a total of 126,241 residential units and 195,021 employees at buildout (which is approximately 2050).

3.11.2 REGULATORY SETTING

SACRAMENTO AREA COUNCIL OF GOVERNMENTS

SACOG is an association of local governments from six counties and 22 cities within the Sacramento Region. The counties include El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region.

Metropolitan Transportation Plan/Sustainable Communities Strategy

The 2016 MTP/SCS is a long-range plan for transportation improvements in the region, as well as policies and strategies to reduce greenhouse gas emissions, and was adopted by SACOG in 2016. The MTP/SCS addresses the needs of the current population of 2.3 million residents, by improving the conditions of existing roads and adding more sidewalks, bike lanes, and restoring, maintaining and expanding transit, making it possible for more people to have many choices for how they get around and live independently as they age. The 2016 MTP/SCS also plans for the future by including roads and transit projects where new houses and jobs are added to serve today's children as they grow up and for new residents anticipated to move here over the next few decades. The plan is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current MTP data about assumptions used in the most recent MTP/SCS. SACOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data. This growth forecast is then incorporated into the MTP/SCS.

Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation (RHNA) and is based on a Regional Housing Needs Plan (RHNP) developed by councils of government. SACOG is the lead agency for developing the RHNP for a six-county area that includes Sacramento County and the City of Rancho Cordova. The latest housing allocation for the City of Rancho Cordova covers the nearly eight-year period from 2013 through 2021 and consists of 7,008 units (770 extremely low, 770 very low, 1,079 low, 1,303 moderate, and 3,087 above moderate income). The City is not required to make development occur; however, the City must facilitate housing production by ensuring that land is available and that unnecessary development constraints have been removed. The City prepared and adopted an updated Housing Element in 2016 to address the 2013-2021 RHNA.

RANCHO CORDOVA GENERAL PLAN

The Rancho Cordova General Plan establishes planned land uses for the Suncreek/Preserve Planning Area on page 83 of Chapter II, Land Use. General Plan Figure LU-28 shows the Conceptual Land Plan for the Suncreek/Preserve Planning Area, which designates the Project site with Residential-Mixed Density, Local Town Center, Natural Resources, and Park and Open Space. The buildout assumptions for the entire Suncreek/Preserve Planning Area include up to:

3.11 POPULATION AND HOUSING

- 9,263 dwelling units
- 21,236 people
- 1,331 employees

The City of Rancho Cordova General Plan contains the following goals and policies that are relevant to population and housing:

ECONOMIC DEVELOPMENT ELEMENT

Goal ED.1: Diversify Rancho Cordova's economy by facilitating and encouraging land uses that provide substantial and sustainable fiscal benefits to the City and residents.

Policy ED.1.8: Provide a variety of housing types in Rancho Cordova to support a diverse economy, including workforce housing, move-up housing, and executive housing.

HOUSING ELEMENT

Goal H.1: Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the City.

Policy H.1.1: Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.

Policy H.1.3: Promote a broader range of housing options for executives.

Policy H.1.5: Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing.

Goal H.3: Promote housing diversity through providing a range of high-quality housing choices for the community, including single-family homes, duplexes, townhomes/condominiums, live-work units, mixed-use, multi-family, executive housing, and mobile homes, that serve all households, ranging from the workforce to executives to seniors and other special needs groups.

Policy H.3.1: Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.

Policy H.3.2: Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.

Policy H.3.3: Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households.

3.11.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Based on the standards established by Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the Project will have a significant impact on population and housing if it will:

- 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); or
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

As discussed in the Initial Study, the Project site is currently undeveloped and does not contain housing. The Project would not displace housing or people. There is **no impact**, and these topics will not be further addressed in the EIR.

IMPACTS AND MITIGATION MEASURES

Impact 3.11-1: Project implementation would not induce substantial population growth (Less than Significant)

Section 15126.2(d) of the CEQA Guidelines requires that an EIR evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined by the CEQA Guidelines as:

The way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth...It is not assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment.

Based on the CEQA Guidelines, growth inducement is any growth that exceeds planned growth of an area and results in new development that would not have taken place without implementation of the Project. A project can have direct or indirect growth inducement potential. Direct growth inducement would result if a project, for example, involved construction of new housing. A project would have indirect growth inducement potential if it established substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises) or if it would involve a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand (*Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 91 Cal.App.4th 342). Similarly, a project would indirectly induce growth if it would remove an obstacle

to additional growth and development, such as removing a constraint on a required public service. A project providing an increased water supply or wastewater treatment/collection in an area where this service historically limited growth could be considered growth-inducing.

The CEQA Guidelines further explain that the environmental effects of induced growth are considered indirect impacts of the proposed action. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Growth inducement may constitute an adverse impact if the growth is not consistent with or accommodated by the land use plans and growth management plans and policies for the area affected. Local land use plans provide for land use development patterns and growth policies that allow for the orderly expansion of urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer service, and solid waste service.

COMPONENTS OF GROWTH

The timing, magnitude, and location of land development and population growth in a region are based on various interrelated land use and economic variables. Key variables include regional economic trends, market demand for residential and non-residential uses, land availability and cost, the availability and quality of transportation facilities and public services, proximity to employment centers, the supply and cost of housing, and regulatory policies or conditions. Since the general plan of a community defines the location, type, and intensity of growth, it is the primary means of regulating development and growth in California.

GROWTH EFFECTS OF THE PROJECT

Direct Population Growth: The Project would be a residential and commercial mixed use development, resulting in the addition of up to 1,725 residential units, including 737 age restricted single-family units, 735 non-age restricted single-family units, and up to 253 multifamily units, 38 of which would be age-restricted multifamily units. This would allow for a maximum population of approximately 4,319 residents, as described in Chapter 2.0, Project Description. Development of the Project site for residential uses was accounted for in the SACOG MTP/SCS and in the City's General Plan.

The Rancho Cordova General Plan designates land uses to ensure a balance between new residential development and jobs-creating uses. As described in Section 3.9, Land Use, the Project site is designated as Suncreek/Preserve Planning Area by the General Plan, which is anticipated to accommodate 9,263 dwelling units and 1,331 jobs on 1,762 acres. The General Plan EIR, certified in June 2006, identifies that the Project site was planned to accommodate 2,624 units on 303.5

acres of the 530-acre site, as well as a village center, parks, and a wetland preserve (City of Rancho Cordova General Plan Draft EIR, 2006, p. 4.0-6).

The Project does not exceed the growth assumptions for the Project site as anticipated by the General Plan and General Plan EIR. The Project includes a mix of residential densities, a commercial mixed use component, parks and open space areas, and a nature preserve. As such, the proposed uses are consistent with the SunCreek/Preserve Planning Area Draft Land Use Concept Map.

Indirect Population Growth: As described above, projects that include employment generating uses have the potential to result in indirect population growth through the creation of jobs or the extension of infrastructure into areas that were not previously served. Implementation of the Project would provide job growth to the area. It is anticipated that local employment would be increased to provide administrative, management, visitor-serving areas, and retail services. The Project is expected to require both full-time and part-time employees. It is anticipated that the employment growth would be met both by existing residents and through the attraction of new residents.

The future employment growth associated with the Project is consistent with the growth anticipated in the City's General Plan, as well as the SACOG 2016 MTP/SCS (see Section 3.9, Impact 3.9-1 for further discussion of General Plan and MTP/SCS consistency).

The Project would not remove any barriers to growth. Growth within the Project area has been anticipated by the City ever since its incorporation in 2003 and adoption of the General Plan in 2006. The Project site is bound by the Sunridge Specific Plan to the north, east, and west, and by the SunCreek Specific Plan to the south and east. Much of the utilities infrastructure that would be extended to serve the Project site is currently developed and stubbed adjacent to the Project site. Additionally, public services providers have anticipated development of the site and adjacent areas. Existing school facilities are located in the vicinity of the site, and a fire station was also constructed west of the site in order to serve the existing and future uses within the Project area.

CONCLUSION

The Project would not result in direct or indirect population growth beyond the City's planned capacity. Therefore, the Project is not anticipated to exceed the planned growth (directly or indirectly) in the area beyond what is projected for the City of Rancho Cordova General Plan. While the Project will result in growth, it will accommodate planned growth and it is not anticipated to significantly induce new growth. Therefore, this impact is *less than significant*.

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