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## 7.0 – LONG TERM IMPLICATIONS

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This section discusses additional topics statutorily required by CEQA, specifically: growth-inducing impacts, significant irreversible environmental changes/irretrievable commitment of resources, and significant and unavoidable environmental impacts.

### 7.1 GROWTH-INDUCING IMPACTS

#### INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines Section 15126.2(d) requires that an Environmental Impact Report (EIR) evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined in the CEQA Guidelines as

*“the way[s] 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... Section 15126.2(d).*

Section 15126.2 cautions that “it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

A project can have direct and/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., through 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. 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 in an area where water service historically limited growth could be considered growth inducing.

The State 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 community or 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

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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

The proposed Redevelopment Plan is intended to alleviate the physical and economic blighting conditions that are present in the proposed Redevelopment Project Area through the use of tax increment financing for public and private redevelopment and beautification projects. The Redevelopment Plan facilitates future development within the Project Area consistent with the proposed Rancho Cordova General Plan.

Pursuant to California Redevelopment Law, Health and Safety Code Section 33331, redevelopment plans must be consistent with the general plan of the community. The Redevelopment Plan, therefore, proposes only actions and land uses that would otherwise be permitted under the Rancho Cordova General Plan. Growth-inducing effects resulting from implementation of the Redevelopment Plan in the Project Area will be no greater than those anticipated under the General Plan.

There are no specific actions or developments currently proposed as part of the Redevelopment Plan and implementation of the Redevelopment Plan would not directly lead to population growth within the Project Area, the City of Rancho Cordova or the greater Sacramento region.

### Population Growth

As described in Section 4.2 (Population/Housing/Employment), the Project Area is almost completely urbanized and currently has a population of approximately 24,345 persons. The population within the Project Area is anticipated to increase to 30,432 persons by 2030 under buildout conditions. The Redevelopment Plan is indirectly responsible for the population growth identified above in that it is an implementation tool of the proposed General Plan. There are no specific development projects proposed as part of the Redevelopment Plan, however, implementation of the Plan will allow the Agency to collect and distribute tax increment funds to finance public and private development projects within the Project Area. California Redevelopment Law requires that at least 20% of the funds allocated for redevelopment be used to provide low- and very low- income housing within the Project Area. Therefore, the proposed project will contribute to future population growth within the Project Area, consistent with the land use designations and residential development densities identified in the proposed General Plan. Projected increases in population, employees, housing units and non-residential building square footage are shown in **Table 7.0-1** below.

**TABLE 7.0-1  
EXISTING AND YEAR 2030 BUILDOUT PROJECTIONS FOR POPULATION, HOUSING,  
EMPLOYMENT, AND RETAIL/OFFICE/INDUSTRIAL SQUARE FOOTAGE**

Year	Residents	Employees	Dwelling Units	Retail Space (1,000 sq. ft.)	Office Space (1,000 sq. ft.)	Industrial Space (1,000 sq. ft.)
Existing	24,345	12,419	10,374	1,701	1,199	1,278
2030 Buildout	30,432	16,263	13,149	1,851	3,307	483

Source: Information from Section 3.0 of this EIR

While the Redevelopment Plan is considered an implementation tool of the proposed General Plan, the growth increases identified in Table 7.0-1 above are still anticipated to occur if the Redevelopment Plan were not implemented. The proposed Rancho Cordova General Plan assumes that buildout of the City and the General Plan Planning Area will occur by 2050. The analysis in this Draft EIR assumes that with implementation of the Redevelopment Plan, development within the Project Area would be accelerated, and buildout conditions within the Project Area would be reached by 2030.

### **Growth Effects Associated with Infrastructure Improvements**

As previously discussed throughout this Draft EIR, the Project Area is almost completely urbanized, with less than 2% of the Area remaining vacant. The Redevelopment Plan would provide financing for infrastructure improvements within the Project Area, but would not extend new infrastructure to areas that do not already have it. Subsequent infrastructure projects within the Project Area would consist of upgrades and modifications, rather than the creation or extension into previously undeveloped areas. Therefore, the Redevelopment Plan would not have a significant growth inducing effect associated with infrastructure improvements.

### **ENVIRONMENTAL EFFECTS OF GROWTH**

As described above, the proposed Redevelopment Plan would facilitate further population and job growth in the Project Area as subsequent redevelopment projects are proposed. Growth inducement within the Project Area would be limited, as the Area is almost completely urbanized and built out.

The environmental effects of growth within the Project Area, have been addressed in Sections 4.1 through 4.12 of this Draft EIR, and the project's cumulative impacts have been addressed in Section 5.0.

### **7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS**

Public Resources Code Sections 21100(b)(2) and 21100.1(a) require that EIRs prepared for the adoption of plan, policy, or ordinance of a public agency must include a discussion of significant irreversible environmental changes of project implementation. The CEQA Guidelines Section 15126.2(c) describes irreversible environmental changes as:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Subsequent development and redevelopment activities within the Project Area would irretrievably commit building materials and energy to the construction and maintenance of buildings and infrastructure as they are proposed. Renewable, nonrenewable, and limited resources that would likely be consumed as part of the implementation of the proposed project would include, but are not limited to: oil, gasoline, lumber, sand and gravel, asphalt, water, steel, and similar materials. In addition, implementation of the project would result in increased demand on public services and utilities (see Sections 4.8 Hydrology and Water Quality and 4.11 Public Services and Utilities).

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### 7.3 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL EFFECTS

State CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated, but not to a level of insignificance. Section 15093(a) of the CEQA Guidelines allows the decision-making agency, in approving a project, to determine that the benefits of a proposed project outweigh the unavoidable adverse environmental impacts of implementing the project. However, the City can approve a project with unavoidable significant adverse impacts if it prepares a "Statement of Overriding Considerations" setting forth the specific reasons for making such a judgment, and makes other findings required by CEQA Guidelines Section 15091.

The following significant and unavoidable impacts of the proposed Redevelopment Plan are specifically identified in Sections 4.1 through 4.12, and Section 5.0 of this EIR. The reader is referred to the various environmental issue areas of these sections for further details and analysis of the significant and unavoidable impacts identified below.

#### SECTION 4.1 LAND USE

##### Cumulative Land Use Effects

**Impact 4.1.5** When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova Redevelopment Plan has the potential to contribute to cumulative land use conditions in the region that result in significant impacts to the physical environment. This is considered a **cumulatively considerable** impact.

#### SECTION 4.2 POPULATION/HOUSING/EMPLOYMENT

##### Cumulative Population and Housing Increases

**Impact 4.2.3** Implementation of the proposed project along with projected growth in the region would include increases in population, housing and employment that would result in physical effects to the environment. This is considered a **cumulatively considerable** impact.

#### SECTION 4.4 TRAFFIC AND CIRCULATION

##### STUDY ROADWAY SEGMENTS

**Impact 4.4.1** Implementation of the proposed Redevelopment Plan would result in deficient level of service conditions in year 2030. This would be a **significant** impact.

##### STUDY FREEWAY SEGMENTS

**Impact 4.4.2** Implementation of the proposed Redevelopment Plan would exacerbate unacceptable operations on eastbound and westbound U.S. 50 during the a.m. and p.m. peak hours. This is considered a **significant** impact.

### Cumulative Traffic Impacts on Local Roadways and State Highways

**Impact 4.4.6** When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova Redevelopment Plan would contribute to cumulative traffic volumes in the region that result in significant impacts to level of service and operations. This is considered a **cumulatively considerable** impact.

### SECTION 4.5 AIR QUALITY

#### Conflict with the SMAQMD Regional Ozone Attainment Plan

**Impact 4.5.1** Implementation of the proposed project would conflict with the land use assumptions used 1994 SMAQMD Regional Ozone Attainment Plan. This is considered a **potentially significant** impact to air quality.

#### Construction Air Pollutants

**Impact 4.5.2** Implementation of the proposed project would result in short-term construction emissions generated by demolition and construction that would affect local air quality and could result in health and nuisance-type impacts in the immediate vicinity of individual construction sites as well as contribute to particulate matter and regional ozone impacts. This would result in a **significant** impact.

#### Operational Air Pollutants

**Impact 4.5.3** Implementation of the proposed project would increase air pollutant emissions from operational activities of land uses within the Project Area and will exceed thresholds for ROG and NOx as well as other federal or state emissions standards. This would result in a **significant** impact.

#### Toxic Air Contaminants

**Impact 4.5.4** Implementation of the proposed project would include sources of toxic air contaminants that may affect surrounding land uses. Sensitive land uses may also be located near existing sources toxic air contaminants. This would result in a **potentially significant** impact.

#### Regional Air Plan Impacts

**Impact 4.5.6** Implementation of the proposed project along with potential development of the surrounding area would exacerbate existing regional problems with ozone and particulate matter. The proposed project's incremental contribution to this impact would be **cumulatively considerable**.

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### SECTION 4.6 NOISE

#### Traffic Noise Impacts

**Impact 4.6.2** Implementation of the proposed Redevelopment Plan would result in increases in traffic noise levels that would be in excess of City of Rancho Cordova noise standards. This is considered a **significant** impact.

#### Future Stationary and Groundborne Noise Impacts

**Impact 4.6.3** Implementation of the proposed Redevelopment Plan could result in the future development of land uses that generate noise levels in excess of applicable noise standards for non-transportation noise sources and from groundborne noise. This is considered a **potentially significant** impact.

#### Cumulative Traffic Noise Impacts

**Impact 4.6.6** Implementation of the proposed Redevelopment Plan in combination with regional growth and traffic conditions (pass-through traffic) would increase transportation noise along Project Area and regional roadways. This contribution would be **cumulatively considerable**.

### SECTION 4.8 HYDROLOGY AND WATER QUALITY

#### Indirect Water Supply Impacts

**Impact 4.8.5** The proposed project would be served by water supplies provided by SCWA Zone 40. Collection, treatment, and conveyance of this water to the Plan Area would result in impacts on the environment. This would be a **significant impact**.

### SECTION 4.9 BIOLOGICAL RESOURCES

#### Cumulative Biological Resources

**Impact 4.9.7** Implementation of the proposed project, together with past, present, and probable future projects in the area, could result in a cumulatively significant loss of biological resources in the region. The Redevelopment Plan's incremental contribution to this significant cumulative impact is **cumulatively considerable**.

### SECTION 4.10 CULTURAL AND PALEONTOLOGICAL RESOURCES

#### Prehistoric Resources, Historic Resources, and Human Remains

**Impact 4.10.1** Implementation of the proposed project could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains. This is considered a **potentially significant** impact.

### Prehistoric Resources, Historic Resources, and Human Remains

**Impact 4.10.3** Implementation of the proposed project along with any foreseeable development in the region could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains. This is considered a **cumulatively considerable** impact.

### SECTION 4.11 PUBLIC SERVICES AND UTILITIES

#### Cumulative Water Service Impacts

**Impact 4.11.3.2** Implementation of the proposed project, in combination with current and proposed development within the City of Rancho Cordova would result in the need for additional treatment capacity, storage capacity, and other conveyance facilities to meet the cumulative water demands for SCWA, GSWC and Cal-Am. The proposed project's incremental contribution to this cumulative impact would be **cumulatively considerable**.

#### Cumulative Collection, Conveyance, and Treatment Infrastructure Impacts

**Impact 4.11.4.3** Implementation of the proposed project, along with past, present, and projected development within the cumulative area, will result in a cumulative need for additional wastewater collection, conveyance, and treatment infrastructure and capacity. The proposed project's incremental contribution to this impact would be **cumulatively considerable**.

### SECTION 4.12 VISUAL RESOURCES/LIGHT AND GLARE

#### Alteration of Visual Character

**Impact 4.12.3** Implementation of the Redevelopment Plan will encourage new development and redevelopment activities that could degrade the existing visual character or quality of the site. This is considered a **potentially significant** impact.

#### Cumulative Visual Resources Impacts

**Impact 4.12.5** Implementation of the Redevelopment Plan would include residential, commercial, and other land uses, which would contribute to the alteration of the existing visual resources in the City of Rancho Cordova. This impact is **cumulatively considerable**.