

4.2 – POPULATION/HOUSING/EMPLOYMENT

4.2 POPULATION/HOUSING/EMPLOYMENT

This section discusses the current population characteristics, housing, and employment conditions within the Project Area and analyzes the potential changes and employment opportunities within the Project Area as a result of implementation of the proposed project.

4.2.1 EXISTING SETTING

REDEVELOPMENT PROJECT AREA PROJECTED HOLDING CAPACITY

Holding capacity is expressed as the total number of people that would be accommodated within a geographical or planning area if the land within that area were developed to the maximum potential allowed by land use designations in the proposed City of Rancho Cordova General Plan. The total amount of dwelling units at buildout is used to determine a Project Area's ultimate holding capacity.

Based on the proposed General Plan as well as data provided by City Planning staff, the Project Area is anticipated to have a buildout capacity of 13,149 dwelling units and 30,432 residents (see Section 3.0 of this EIR for more information).

REGIONAL AND LOCAL SETTING

Census Designation of the City of Rancho Cordova

Census 2000 was conducted prior to the City of Rancho Cordova's incorporation in July 2003; therefore, the City's population and housing characteristics were included in the unincorporated portions of Sacramento County. A Census Designated Place (CDP) is a statistical entity, defined for each decennial census according to Census Bureau guidelines, comprising a densely settled concentration of population that is not within an incorporated place, but is locally identified by a name. CDP's are based on Census guidelines and are delineated cooperatively by State, local and Census Bureau officials. A census tract is a statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some cases. The City limits of Rancho Cordova are included under the Rancho Cordova Census Designated Place (CDP) and census Tract 87.01 BG 2 (CT 87.01). Therefore, City staff performed a special aggregation of the 2000 Census data to determine the demographic information provided herein. Other sources of statistical information were used as appropriate and are listed at the bottom of each table in this section.

City Demographics

Population Trends

The Sacramento Area Council of Governments (SACOG) is an association of Sacramento Valley governments formed from the six regional counties - El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba - and 22 member cities. SACOG's primary charge is to provide regional transportation planning and funding, as well as a forum for the study and resolution of regional population and housing issues. SACOG prepares the region's long-range transportation plan and establishes regional housing needs allocations for local cities and counties. SACOG and the U.S. Census Bureau (Census 2000) prepare population projections for the greater Sacramento region. According to current data, the County of Sacramento has experienced substantial amounts of growth of the past decade and is projected for continued growth through 2020. The County had a population of approximately 1,223,000 in 2000. By 2020, the population in the County is

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projected to be 1,646,045. The population of unincorporated Sacramento County is projected to have approximately 755,697 persons by 2020.

In 2000, the approximate population in the City of Rancho Cordova was 53,065. As indicated in **Table 4.2-1**, the City of Rancho Cordova's population increased by three percent from 1990 to 2000. In 1990 the City had approximately 51,322 persons and increased to approximately 53,065 in 2000. In 2005, the State of California Department of Finance (DOF) estimates that the population of the City of Rancho Cordova was 55,109. According to SACOG projections, the City is anticipated to grow by roughly 11 percent annually between 2005 and 2015, with another 61,605 people moving into the City. In addition, the City is projected to have an approximate population of 169,081 through the proposed General Plan timeframe of 2025, which is an increase of more than 207 percent over the City's 2005 population.

TABLE 4.2-1
CITY OF RANCHO CORDOVA POPULATION TRENDS

| Year | Population | Change | % Change | Annual % Change |
|------|----------------------|--------|----------|-----------------|
| 1990 | 51,322 ¹ | | | |
| 2000 | 53,065 ¹ | 1,743 | 3% | 0.3% |
| 2005 | 55,109 ² | 2,044 | 4% | 0.8% |
| 2015 | 116,714 ³ | 61,605 | 112% | 11.2% |
| 2025 | 169,081 ³ | 74,289 | 78% | 3.9% |

Source: 1990 Census, 2000 Census, 2005 DOF estimates and SACOG Projections

Note: ¹ 1990 and 2000 Census estimates were based on Census Tracts, not City of Rancho Cordova boundaries, as the City was not incorporated until 2003 and therefore not recognized by the U.S. Census as a city.

² DOF estimates

³ SACOG population estimates based on a DOF 2005 population of 74,558.

Household Trends and Demographics within Rancho Cordova

Based on Census 2000 data, there were a total of 19,918 occupied housing units in the City of Rancho Cordova in 2000. The DOF estimates that 20,638 households existed within the City in 2005. **Table 4.2-2** shows the number of households in the City for 2000 and 2005 as well as SACOG household projections for the City through 2025. According to SACOG's projections, the City shows an annual increase of approximately 1.5 percent in households from 2005 to 2010, with approximately 452 new units being added. As indicated in **Table 4.2-2**, an additional 3,522 housing units would be added between 2010 and 2015, an annual average increase of approximately 3.2 percent. Although, the City will steadily add more housing units, it is projected to gradually decline in annual growth rates to 2.8 percent between 2015 and 2020 and again to 2.4 percent between 2020 and 2025.

TABLE 4.2-2
CITY OF RANCHO CORDOVA HOUSEHOLD PROJECTIONS

| Year | Households | Change | %Change | Annual % Change |
|------|------------|--------|---------|-----------------|
| 2000 | 19,918 | | | |
| 2005 | 20,638 | 720 | 4% | 0.7% |
| 2010 | 22,156 | 1,518 | 7% | 1.5% |
| 2015 | 25,678 | 3,522 | 16% | 3.2% |
| 2020 | 29,201 | 3,523 | 14% | 2.8% |
| 2025 | 32,891 | 3,690 | 12% | 2.4% |

Source: City of Rancho Cordova; 2000 Census; 2005 DOF estimates; SACOG, 2001

Housing Types

Table 4.2-3 shows housing characteristics of households in the City, the total number of households, and the percentage of each type of household. Approximately 66 percent of the households in the City are family households, which include a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption.

TABLE 4.2-3
CITY OF RANCHO CORDOVA HOUSEHOLDS BY TYPE

| Household Type | Number | Percentage of Total Households |
|------------------------------------------|---------------|--------------------------------|
| Family Households | 13,168 | 66% |
| Married Couple Households ¹ | 8,759 | 44% |
| Female Householder ² | 3,288 | 17% |
| Male Householder ³ | 1,121 | 6% |
| Non Family Households⁴ | 1,642 | 8% |
| Householder Living Alone | 5,108 | 26% |
| Total Households | 19,918 | 100% |

Source: Census 2000.

Notes: Total includes both owner-occupied and rental-occupied housing units.

¹ Households headed by a married couple living together, with or without additional residents in the home.

² Households with two or more residents related by birth or adoption and headed by a female householder.

³ Households with two or more residents related by birth or adoption and headed by a male householder.

⁴ Households with more than one resident where all residents are not related by birth, marriage, or adoption.

As indicated in **Table 4.2-3**, family households make up the majority of households in the City, representing approximately 66 percent of occupied housing units. Married couple family households represent the largest percentage of all household types, approximately 44 percent while non-family households and households with only one person account for 34 percent of all

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occupied housing units. Male and female households with the occupants living alone represent approximately 6 and 17 percent of all occupied units, respectively.

Household Size and Income

Household size refers to the number of persons in a household. The average household size for Rancho Cordova is 2.68 persons per household, which is slightly higher than the current 2.64 persons per household in Sacramento County. **Table 4.2-4** displays the household size, number of households, and percentage of each household size within the City of Rancho Cordova. Two-person households represent the largest proportion of households in the City, representing 32 percent of the City's households. One-person households are the second largest proportion, representing 26 percent of the City's households.

TABLE 4.2-4
CITY OF RANCHO CORDOVA HOUSEHOLD SIZE

| Household Size | Rancho Cordova | Percentage | Sacramento County | Percentage |
|----------------|----------------|-------------|-------------------|-------------|
| 1 Person | 5,108 | 26% | 120,985 | 26% |
| 2 Person | 6,379 | 32% | 143,307 | 32% |
| 3 Person | 3,383 | 17% | 73,210 | 16% |
| 4 Person | 2,523 | 13% | 61,249 | 14% |
| 5 Person | 1,318 | 7% | 29,529 | 7% |
| 6 Person | 644 | 3% | 13,465 | 3% |
| 7 + Person | 563 | 3% | 11,857 | 2% |
| Total | 19,918 | 100% | 453,602 | 100% |
| Average | 2.68 | - | 2.64 | - |

Source: 2000 Census

On average, the household incomes for Rancho Cordova are lower compared to household incomes for Sacramento County. According to the 2000 Census, the median household income for the Rancho Cordova Census Designated Place (CDP) was \$40,095. The median household income in Sacramento County identified in the 2000 Census was \$43,816. The median income for Rancho Cordova was nine percent lower than that of Sacramento County.

Tenure

Housing tenure refers to the proportion of households occupied by renters and those occupied by owners. The tenure of housing in the City of Rancho Cordova is displayed in **Table 4.2-5**. As indicated, the City had a total of 19,918 occupied housing units in 2000. Of the occupied housing units, 49.3 percent were owner occupied and the remaining 50.7 percent were rental households. The 50.7 percent housing rental rate in the City is higher than in Sacramento County as a whole, in which approximately 41.8 percent of all households are occupied by a renter.

TABLE 4.2-5
CITY OF RANCHO CORDOVA HOUSEHOLD TENURE

| Housing Units | City of Rancho Cordova | | Sacramento County | |
|-----------------|------------------------|---------------|-------------------|---------------|
| | Number | Percent | Number | Percent |
| Owner Occupied | 9,820 | 49.3% | 263,819 | 58.2% |
| Renter Occupied | 10,098 | 50.7% | 189,783 | 41.8% |
| Total | 19,918 | 100.0% | 453,602 | 100.0% |

Source: Census 2000

Housing Units

According to the City of Rancho Cordova Building Department, a total of 808 dwelling units were permitted between 2000 and January 2005. As of April 2005, the City had 22,425 housing units either built or permitted. The largest percentage of Rancho Cordova’s housing stock, 30.0 percent, was built between 1989 and 2000 (see **Table 4.2-6**). Approximately 32.7 percent of Rancho Cordova’s housing stock has been built since 1980.

TABLE 4.2-6
CITY OF RANCHO CORDOVA AGE OF HOUSING

| Year | Number | Percent | Accumulated Percent |
|---------------------|---------------|---------------|---------------------|
| 1939 or earlier | 106 | 0.5% | 0.5% |
| 1940-1959 | 3,570 | 15.9% | 16.4% |
| 1960-1969 | 5,040 | 22.5% | 38.9% |
| 1970-1979 | 6,726 | 30.0% | 68.9% |
| 1980-1989 | 3,807 | 17.0% | 85.8% |
| 1990-1998 | 2,035 | 9.1% | 94.9% |
| 1999-2000 | 333 | 1.5% | 96.4% |
| 2001 - January 2005 | 808 | 3.6% | 100.0% |
| Total | 22,425 | 100.0% | - |

Source: 1990, 2000 Census; City of Rancho Cordova Building Department

Housing Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate,” which establishes the relationship between housing supply and demand. If the demand for housing units is greater than the available supply, then the vacancy rate is low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997-2020”, the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, there is an increase in both rental and homeowner housing costs.

According to the 2000 Census, the vacancy rate for Rancho Cordova was 2.2 percent. Specifically, vacancy rates were 0.9 percent for owner housing units and 4.3 percent for rental housing units. When compared with the average vacancy rates of surrounding areas, the

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vacancy rates for Rancho Cordova are low. The Sacramento metropolitan area had a 4.4 percent vacancy rate for rental housing units at the end of 2001. In addition, average rents for the Sacramento metropolitan area have increased 9.6 percent annually for the past four years. **Table 4.2-7** shows the vacancy rates by type for housing in Rancho Cordova.

**TABLE 4.2-7
HOUSEHOLD VACANCY STATUS**

| Housing Units | Rancho Cordova | | Sacramento County | |
|-----------------------------------------------|----------------|---------------|-------------------|---------------|
| For rent | 175 | 32.2% | 9,534 | 44.9% |
| For sale only | 196 | 36.0% | 3,875 | 18.3% |
| Rented or sold, not occupied | 44 | 8.1% | 1,770 | 8.3% |
| For seasonal, recreational, or occasional use | 30 | 5.5% | 1,621 | 7.6% |
| For migrant workers | 1 | 0.2% | 32 | 0.2% |
| Other vacant | 98 | 18.0% | 4,380 | 20.6% |
| Total Vacant | 544 | 100.0% | 21,212 | 100.0% |

Source: 2000 Census

Employment

The work force in the Sacramento metropolitan area includes professional, technical, production, transportation, and service occupations. The region's manufacturing sector has grown steadily since the late 1970's, spurred by the expansion of high-technology industries. The major employers in Rancho Cordova and in the vicinity of the City represent a wide range of employment sectors. The largest employers in the City of Rancho Cordova are shown in **Table 4.2-8**. The major industries operating in Rancho Cordova are shown in **Table 4.2-9**.

**TABLE 4.2-8
CITY OF RANCHO CORDOVA LARGEST EMPLOYERS**

| 100-299 Employees | | |
|------------------------------------------|----------------------------------------------|---------------------------------|
| Acordia of CA Insurance Services, Inc. | Cordova Recreation and Park District* | Marriott |
| Aerojet Fine Chemicals | Costco Wholesale | McKesson Corporation |
| Automotive Importing Manufacturing, Inc. | Encompass Insurance* | Old Spaghetti Factory |
| Beck's Furniture | Franklin Templeton Group | Pacific Coast Building Products |
| Bel-Air Markets* | Guardsmark, Inc. | Reserve America |
| BFI Waste | Home Depot* | School Innovations and Advocacy |
| C.C. Myers, Inc. | Kaiser Permanente | Sutter Health @ Work* |
| Casa Coloma Health Care* | Karsten Homes | Target* |
| Claims Management, Inc. | Maximus, Inc. | |
| 300+ Employees | | |
| Aerojet - General Corp. | Electronic Data Systems Corp. | Motion Control Engineering |
| Catholic Health Care West | E*TRADE Securities | Sunworld Landscape |
| Cedar Valley Concrete | GenCorp | Volcano Therapeutics, Inc. |
| Delta Dental | Mercy Health Care | Wal-Mart Stores, Inc.* |

Source: City of Rancho Cordova Chamber of Commerce and Sacramento Regional Research Institute, 2005

Note: *Employer is located within the Project Area

The 2000 Census identifies the Service sector as the largest employer in the City, accounting for 37.9 percent of all jobs within the City, or 10,972 persons. The Government sector was the second largest employer, employing 15.4 percent, or 4,441 persons.

**TABLE 4.2-9
YEAR 2000 EMPLOYMENT BY INDUSTRY - RANCHO CORDOVA CDP**

| Employment Sector | Employees | Percent of Total |
|-----------------------------------------------------|-----------|------------------|
| Services | 10,972 | 37.9% |
| Government | 4,441 | 15.4% |
| Retail Trade | 3,300 | 11.4% |
| Finance, Insurance, Real Estate | 2,436 | 8.4% |
| Manufacturing | 1,935 | 6.7% |
| Construction | 1,786 | 6.2% |
| Transportation and Public Facilities | 1,669 | 5.8% |
| Wholesale Trade | 1,170 | 4.0% |
| Information | 1,010 | 3.5% |
| Agriculture, Forestry, Fishing, Hunting, and Mining | 201 | 0.7% |

Source: 2000 Census

According to SACOG projections, the City of Rancho Cordova had 53,127 jobs in 2005. SACOG projects an annual job growth increase of 3,119 jobs between the years 2005 and 2025. As shown in **Table 4.2-10**, Rancho Cordova can expect high job growth for the next ten years, with the number of new jobs added to the City slowly decreasing over the following years. However, SACOG's projections are based on the Sacramento County General Plan and the Cordova Community Plan, both of which established policies and planning for the Rancho Cordova area prior to incorporation of the City in 2003. According to SACOG demographic projections, the City has a housing deficit when compared to employment. In other words, SACOG's projections show that the City will not have enough dwelling units to house all of the additional employees expected to work in the City by 2025.

**TABLE 4.2-10
SACOG'S JOBS PROJECTIONS FOR THE CITY OF RANCHO CORDOVA**

| Year | Jobs | Percentage Change |
|------|---------|-------------------|
| 2005 | 53,127 | - |
| 2010 | 69,318 | 30.5% |
| 2015 | 83,604 | 20.6% |
| 2020 | 99,167 | 18.6% |
| 2025 | 115,504 | 16.5% |

Source: SACOG, 2005

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4.2.2 REGULATORY FRAMEWORK

FEDERAL

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

The Uniform Act, passed by Congress in 1970, is a federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects. 49 CFR Part 24 is the government-wide regulation that implements the act.

Displacement, Relocation Assistance, and Real Property Acquisition for HUD And HUD-Assisted Programs

Section 104(d) of the Housing and Community Development Act (HCD) provides minimum requirements for federally funded programs or projects when units that are part of a community's low-income housing supply are demolished or converted to a use other than low- or moderate-income dwellings.

Section 104(d) requirements include:

- Replacement, on a one-for-one basis, of all occupied and vacant occupiable low- or moderate-income dwelling units that are demolished or converted to a use other than low- or moderate-income housing in connection with an activity assisted under the HCD Act, and
- Provision of certain relocation assistance to any lower income person displaced as a direct result of the following activities in connection with federal assistance:
 - Demolition of any dwelling unit, or
 - Conversion of a low- or moderate-income dwelling unit to a use other than a low- or moderate-income residence.

Section 104(d) requirements are triggered by the use of HOME, CDBG, Section 108 Loan Guarantee, or UDAG funding in a project involving the demolition or conversion of low- or moderate-income housing.

STATE

California Relocation Statute – Government Code Section 7260

The California Relocation Statute is a California law that establishes minimum standards for state funded programs and projects that require the acquisition of real property or displace persons from their homes, businesses, or farms. The Statute's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for state funded projects. The Statute is intended for the benefit of displaced persons, to ensure that such persons receive fair and equitable treatment and do not suffer disproportionate injuries as the result of programs designed for the benefit of the public as a whole. Title 25, Division 1, Chapter 6 of the California Code of Regulations provides the regulatory guidelines to enforce the statute.

California Redevelopment Law

The California Redevelopment Law (CRL) is contained within California Health and Safety Code, Section 33000 et seq. and provides the authority and implementation provisions for a redevelopment plan. CRL also describes and establishes the powers of a redevelopment agency. Redevelopment agencies, as prescribed by CRL, may prepare and carry out plans for the improvement, rehabilitation, and redevelopment of areas in which physical and economic conditions exist that cause a reduction, or lack of, proper utilization of that area.

With regard to affordable housing, CRL requires that no less than 20 percent of tax increment revenue derived from a redevelopment project area be used to increase, improve, and preserve the supply of housing for very low, low, and moderate income households. In addition to the 20 percent requirement, the California Community Redevelopment Law (CRL) contains the following inclusionary housing requirements:

- *Units developed by an agency* – At least 30 percent of all new or rehabilitated dwelling units developed by a Redevelopment Agency must be available at affordable housing cost to persons of low and moderate income. Also, not less than 50 percent of those units are to be available at affordable cost to persons of very low income.
- *Units developed within a redevelopment project area* – For new or rehabilitated dwelling units developed by public or private entities or persons other than an agency within a 10-year period, those units are to be available at costs affordable to persons of low or moderate income. Not less than 40 percent of these units are to be available to very low-income households.

CRL also requires public agencies provide relocation assistance and benefits to displaced residents and businesses by implementing the following measures:

- The Agency must extend reasonable preferences to persons who are residents or are engaged in businesses in the Project Area and are dislocated by Agency actions to reside in or reenter in business within the Project Area if their activities otherwise meet the requirements of the proposed project.
- The owners of an acquired property must be given a reasonable opportunity to participate in the project, provided that such participation is consistent with the requirements and goals and objectives of the proposed program.

LOCAL

Sacramento Area Council of Governments (SACOG) Blueprint Plan

The Sacramento Area Council of Governments (SACOG) adopted its Preferred Blueprint Scenario (Blueprint Plan) in December 2004, which is a regional vision to accommodate the projected growth and long-term needs of the region over the next 50 years. The Blueprint Plan is intended to guide land use and transportation choices as the region's population is projected to grow from its current population of 2 million to over an estimated 3.8 million and the amount of jobs is projected to double to nearly 1.9 million by 2050. The Blueprint Plan proposes a concentrated, compact development pattern in the region with a balance of employment, residential, shopping, and recreational uses linked to transportation system improvements. Based on the growth projections, SACOG has concluded that unless higher density

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developments are implemented, the region will consume an additional 400,000 acres of unurbanized land at current development patterns.

Proposed City of Rancho Cordova General Plan

As described in Section 4.1 (Land Use) of this EIR, the City of Rancho Cordova has prepared a proposed General Plan that, according to City Resolution No. 57-2005, currently guides land use and circulation in the City prior to adoption of the General Plan. See Section 4.1 for more information on the proposed General Plan. The Housing Element of the proposed General Plan includes provisions for the protection and establishment of affordable housing the City and in the Project Area.

4.2.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

According to the CEQA Guidelines Section 15131(a), economic or social effects of a project are not treated as significant effects on the environment. If the proposed project were to cause physical changes as a result of economic or social changes, then the physical effects (such as the destruction of habitat resulting from housing construction to accommodate increased population) could be considered a significant environmental effect. A population and housing impact is considered significant if implementation of the project would result in any of the following:

- Induce substantial growth or concentration of population in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure) that results in a physical effect on the environment.
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Long-term growth inducement effects are addressed in Section 7.0 of this document.

METHODOLOGY

This section was prepared using SACOG existing and projected demographic, housing and employment information. Demographic information and data was obtained from various governmental agencies through their online databases and discussions with agency staff members. Agencies and websites consulted included the U.S. Bureau of the Census, the California Department of Finance, Sacramento Area Council of Governments, and the California Employment Development Department.

PROJECT IMPACTS AND MITIGATION MEASURES

Population, Housing and Employment Increases

Impact 4.2.1 Implementation of the proposed project could result in some increase in population, housing, and employment within the Project Area. This is considered a **less than significant** impact.

When considering the potential impacts a project may have on the physical environment, the existing conditions must be compared to the expected outcome the project may produce and the potential environmental impacts this change may cause. The projected increase in Redevelopment Project Area population and housing units consistent with the proposed City of Rancho Cordova General Plan would result in direct and indirect environmental effects such as noise, demand for services and utilities, traffic, and air quality. These effects associated with buildout of the Project Area are discussed in the relevant chapters of this EIR. The existing and project population, employment, and housing units for the Project Area are shown in **Table 4.2-11**. Also shown are the existing and projected square feet of retail, office, and industrial uses within the Project Area.

**TABLE 4.2-11
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

Projected growth in the Project Area is based on the proposed City of Rancho Cordova General Plan and it is consistent with SACOG’s Blueprint Plan. This growth concentrates higher density uses in already developed land. Therefore the Redevelopment Plan will facilitate growth that provides an alternative to urban sprawl and would meet the goals of the Blueprint by facilitating higher density uses rather than development into undeveloped regions in the County.

The Redevelopment Plan does not propose any land use changes, nor any specific development or redevelopment activities at this time. However, projects initiated as a result of funding provided by the Redevelopment Plan may result in population increases in the Project Area. Future development within the Project Area shall be subject to environmental review on a project-by-project basis. Projected growth in the Project Area is consistent with and beneficial to the goals of the SACOG Blueprint and the proposed City of Rancho Cordova General Plan. The environmental impact of the projected increase in population, housing, and employment within the Project Area is programmatically addressed in this EIR. Therefore, implementation of the proposed project will have a **less than significant** impact on population, employment, and housing growth.

Mitigation Measures

None required.

Displacement of a Substantial Number of Persons or Housing

Impact 4.2.2 Implementation of the proposed project, through the process of redevelopment of existing land uses, could result in the displacement of persons or housing. This is considered a **less than significant** impact.

Under the Redevelopment Plan, parcels within the Project Area may be combined to make them more economically viable. Also, redevelopment activities initiated as a result of funding provided by the Redevelopment Plan may redevelop parcels containing affordable housing units into more costly units. Therefore redevelopment projects initiated following implementation

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of the Plan may displace people or housing as well as jobs and businesses. Such redevelopment is subject to California Redevelopment Law that requires that no less than 20 percent of tax increment revenues derived from the Redevelopment Plan be used to increase, improve, and preserve the supply of affordable housing. Implementation of the proposed project would also require compliance with statutory inclusionary housing and relocation assistance provisions. As future redevelopment activities would be required to be consistent with California Redevelopment Law, especially in regards to affordable housing requirements, implementation of the proposed project would not result in a substantial loss of affordable housing or substantial displacement of housing, persons, or businesses within the Project Area and would, therefore, serve the goals of the proposed Rancho Cordova General Plan.

Additional displacement of people and/or housing could occur as a result of the construction of roads or other public infrastructure in response to increases in population and employment in an area. Additional infrastructure to serve projected growth is described in the proposed Rancho Cordova General Plan. While the Redevelopment Plan may provide funds for the installation of this infrastructure, the Plan does not propose any specific infrastructure improvements. Additionally, the Redevelopment Plan does not allow the condemnation of any residential property under eminent domain. Only non-residential properties can be subject to eminent domain under the Redevelopment Plan. No new major roadways within the Project Area are identified in the proposed Rancho Cordova General Plan. Additionally, planned roadway improvements to existing roads in the Project Area would not result in substantial displacement of people or dwellings.

All of the above factors would ensure that no substantial displacement of persons or housing would occur as a result of implementation of the proposed project. Therefore, the proposed project would have a **less than significant** impact due to displacement of persons or housing.

Mitigation Measures

None required.

4.2.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

As much of the data and projections provided in this section and used for the analysis was provided by SACOG, the cumulative setting includes the Sacramento region as well as El Dorado, Placer, and Sacramento, Sutter, Yolo and Yuba counties. SACOG is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, and Sacramento, Sutter, Yolo and Yuba as well as the 22 cities within those counties.

SACOG provides growth projects of the six county area to the year 2025 which are illustrated in **Table 4.2-12** below. As identified in the table, the Sacramento region is anticipated to increase to 2,864,387 persons, 1,147,212 households, and 1,435,875 jobs by 2025.

TABLE 4.2-12
CUMULATIVE PROJECTIONS—2025

| County | Population | Households | Employment |
|-----------------------|------------------|------------------|------------------|
| El Dorado | 197,875 | 78,990 | 69,669 |
| Placer | 422,741 | 175,339 | 231,308 |
| Sacramento | 1,725,710 | 691,548 | 854,804 |
| Sutter | 137,108 | 52,830 | 48,135 |
| Yolo | 271,078 | 106,167 | 186,972 |
| Yuba | 109,875 | 42,338 | 44,987 |
| Regional Total | 2,864,387 | 1,147,212 | 1,435,875 |

Source: SACOG Projections

As identified in the Existing Setting section above, the City of Ranch Cordova is expected to experience substantial amounts of growth throughout buildout of the City in accordance with the proposed General Plan. In addition to growth anticipated within the current city boundaries, the City of Rancho Cordova includes a General Plan Planning Area (Planning Area), which encompasses the areas immediately east, south, and west of the City. The Planning Area includes possible future City annexation areas. The Planning Area has a projected buildout of 126,241 housing units for a buildout population of 310,568 persons and buildout employment of 195,021. While the area defined as the Rancho Cordova Community by SACOG does not precisely match the General Plan Planning Area, differences are minor enough to base any cumulative analysis on SACOG's numbers. Using the 1990 Census information and 2000 as the base year, SACOG estimates that housing within the Rancho Cordova Community will increase from 37,757 dwellings to 54,148 by 2020. Population within the area is projected to increase from 96,099 to 136,284 by 2020. And finally, employment within the area is projected to increase from 87,093 to 125,954 employees by 2020. The increase in these numbers is largely attributable to new development that would occur on lands within the Rancho Cordova General Plan Planning Area that are located east of Sunrise Boulevard and south of Highway 50. SACOG projections indicate that the area will have a population of 332,000, 112,290 dwelling units, and 144,406 employees by 2050.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

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.

SACOG projects that population, housing, and employment within the Rancho Cordova area will continue to increase over the next 44 years throughout buildout of the proposed City of Rancho Cordova General Plan and the Redevelopment Project Area. These buildout projections, as well as projections for the Redevelopment Project Area provided by the City Planning Department, are listed in **Table 4.2-13**.

4.2 POPULATION/HOUSING/EMPLOYMENT

TABLE 4.2-13
SACOG AND CITY OF RANCHO CORDOVA PROJECTIONS FOR THE
CUMULATIVE AREA AND THE REDEVELOPMENT PROJECT AREA –2030 BUILDOUT CONDITIONS

| Land Use | SACOG Projections Rancho Cordova Area | Rancho Cordova General Plan Planning Area Projections | Rancho Cordova Projections Redevelopment Project Area | Percent of SACOG Projections |
|----------------|---------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|---------------------------------|
| Employment | 144,406 | 195,021 | 16,263 | 11.26% |
| Dwelling Units | 112,290 | 126,241 | 13,149 | 11.70% |
| Population | 332,000 | 310,568 | 30,432 | 9.17% |

Source: City of Rancho Cordova Planning Department and SACOG

Note: SACOG Projections and Rancho Cordova General Plan Planning Area projections concern different land areas.

In the late 1990s, the Sacramento region added only one dwelling unit for every three new jobs. SACOG anticipates that if the current trend were continued, there would be a shortage of over 500,000 dwelling units in the County by 2050. Housing growth in the region has been matching job growth for the past couple of years, but ensuring the right amount and diversity of housing to meet future employment growth is essential to the region's future. Based on SACOG projections, the coming generations will shift in household type, average age, and other housing related characteristics.

Sacramento County had an approximate population of 1,335,283 in 2005 and is projected to have approximately 1,695,498 people by 2025. The County had approximately 518,430 housing units in 2005 and is expected to add 143,574 by 2025 for a total of 662,004 units. Subsequently, large increases in employment are anticipated. There were approximately 633,584 jobs in the County in 2005 and an additional 180,636 new jobs are expected for a total of 814,220 jobs by 2025.

The impacts of population and housing growth in the region are both direct and indirect, and include the following:

- *Air Quality* – Increases in air pollutant emissions potentially conflicting with air quality attainment efforts under state and federal Clean Air Acts. Also increased potential for the exposure to toxic air contaminants.
- *Cultural Resources* – Impacts to known and unknown archaeological and historic resources in the region.
- *Noise* – Increased transportation noise levels from increased traffic volumes.
- *Public Services and Utilities* – Increased demand for the development and expansion of public services and facilities and associated environmental issues.
- *Traffic* – Increased traffic volumes on the region's highways and regional roadways resulting in deficient levels of service of operation.

These effects, associated with development initiated as a result of funding provided by the Redevelopment Plan, have been identified and considered within relevant sections of this document. The proposed City of Rancho Cordova General Plan includes policies and actions that serve to mitigate the physical impact on the environment of development and population growth and the related demand for jobs and a variety of housing types that accompany a

larger population. However, these policies and actions do not restrict the growth in the area nor remove the potential environmental impacts due to a substantial population, housing and employment increase in the Project Area or the Redevelopment Plan's contribution to the cumulative environmental effects noted above. Mitigation of environmental impacts resulting from implementation of the Redevelopment Plan is included in this EIR. While the Redevelopment Plan does not rezone any property within the Project Area, nor does it propose any changes in land use other than those already proposed in the City's General Plan, the Redevelopment Plan does facilitate the increases in population, housing, and employment called for in the proposed General Plan and the SACOG Blueprint Plan. Thus, the Redevelopment Plan's contribution to regional growth and its associated impact to the physical environment is **cumulatively considerable** and a **significant and unavoidable** impact.

REFERENCES

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4.2 POPULATION/HOUSING/EMPLOYMENT

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