3.13 POPULATION, EMPLOYMENT, AND HOUSING

3.13.1 AFFECTED ENVIRONMENT

POPULATION

Because the City of Rancho Cordova (City) was not incorporated at the time of the 2000 U.S. Census, the U.S. Census Bureau determined the population of Rancho Cordova using census tracts. The City conducted an analysis to calibrate the available data to the city limits using the 2000 census block groups, blocks, and tracts in relation to the city-limit boundary during preparation of its general plan. This analysis determined that the population in the city limits was 53,065 in 2000 (City of Rancho Cordova 2006a:4-3.2). The current population as of January 1, 2010, was estimated to be 62,899, which represents an approximately 19% increase from 2000 (Department of Finance [DOF] 2010).

The *City of Rancho Cordova General Plan* (City General Plan) reflects an approach that combines specific land use designations in some areas of Rancho Cordova and more general descriptions of land uses in areas planned for future growth (Planning Areas). The Planning Area for the City General Plan consists of the existing incorporated city limits, the city's sphere of influence, and surrounding areas in unincorporated Sacramento County that are anticipated to be incorporated into the City in the future.

Population projections in the City's General Plan are based on assumptions relating to existing, proposed, and approved project boundaries and expected development trends in the city and its Planning Areas by 2030 and 2050, which is consistent with the planning horizons of Sacramento Area Council of Governments' (SACOG's) Sacramento Region Blueprint. The City's General Plan estimates the population of Rancho Cordova will grow to 267,275 by 2030 and 310,568 by 2050 (City of Rancho Cordova 2006a:3.0-15). Actual projections may potentially be higher or lower when more detailed project descriptions are developed for the Planning Areas.

The project is identified in the City General Plan as part of the SunCreek/Preserve Planning Area (City of Rancho Cordova 2006a:Figure 3.0-15). The City General Plan estimated that residential development within the SunCreek portion of the planning area would generate 13,526 new residents by 2030 (City of Rancho Cordova 2006a:4.1-25, City of Rancho Cordova 2009:78). However, depending on the project alternative selected for development, implementation of the project would include an estimated population of 11,349–14,469 new residents at full buildout (see "Analysis Methodology" below).

EMPLOYMENT

Employment growth is one of the primary determinants of housing demand. Working-age individuals will often choose a place to live based on employment prospects in the local area. Therefore, employment trends are an important indicator of housing demand. The rate of employment growth, and the types of jobs most likely to be created, would determine how much housing would be needed by type and cost. For example, an economy based on seasonal tourism will generate different housing needs for local workers than an economy based on government, education, research, and technology.

The following discussion provides the historical, current, and future employment conditions in Sacramento County and Rancho Cordova. The anticipated trend in the jobs/housing index is provided below under "Cumulative Impacts."

Between 2000 and 2009, the employed population in the labor force in the City of Rancho Cordova increased from 24,319 to 27,726 (population of persons 16 years and older) (U.S. Census Bureau 2000, 2009). Of the total employment in 2009, 38% was in financial, insurance, real estate, public administration, and other professional and management services; 20% was in construction, manufacturing, transportation, and warehousing; 17% was in education and health care; 17% was in retail and wholesale trades; 8% was in arts, entertainment, and recreational

services; and 0.4% was in agricultural industries (U.S. Census Bureau 2009). In 2007 there were approximately 56,000 jobs within a four-mile radius of Rancho Cordova's city center. This number accounts for approximately 9% of Sacramento County's total employment (City of Rancho Cordova 2009:15). The largest employers in the city include Aerojet, Delta Dental, Cedar Valley Concrete, Pacific Coast Building Products, Sprint Communications, and Vision Service Plan (City of Rancho Cordova 2009:A:18). Employment growth is anticipated to concentrate along Sunrise Boulevard and U.S. 50.

Based on the current employment totals and projections, Rancho Cordova would have approximately 146,459 jobs in the Planning Area by 2030 and 195,021 jobs by 2050 (City of Rancho Cordova 2006a:3.0-15). Of this total, the City General Plan anticipated the SunCreek portion of the SunCreek/Preserve Planning Area would contribute 1,331 jobs by 2030 (City of Rancho Cordova 2009:83). However, depending on the project alternative selected, implementation of the project would include 196–2,854 jobs (see "Analysis Methodology" below).

HOUSING

The total number of housing units in Rancho Cordova increased from 21,584 in 2000 to 24,786 in 2010 (DOF 2010). The city's housing growth rate was approximately 17%, with the supply and composition of housing changing little in this period. Approximately 63% of housing units are single-family homes and the average household size was 2.64 (considered to be a relatively large household) (DOF 2010).

The number of housing units in Rancho Cordova is anticipated to increase with the approval of large-scale development plans and the construction of new and proposed residential projects. The city estimates an average household size of 2.68 persons per dwelling unit, which is slightly higher than the DOF's average estimate of 2.64 (City of Rancho Cordova 2006a:4.3-4). Based on existing, planned, and approved projects, the number of housing units is estimated to increase to approximately 109,884 residential units by 2030 and 126,241 by 2050 (City of Rancho Cordova 2006a:3.0-15). Of this total, the City General Plan anticipated the SunCreek Planning Area would contribute 5,104 housing units by 2030 (City of Rancho Cordova 2009:83). However, depending on the project alternative selected, implementation of the project would include 4,235–5,399 new residential units at full buildout (see "Analysis Methodology" below).

The relative ability of a community to meet the demands for local housing is 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 at a higher rate than an area where supply and demand are more in balance. According to the California Department of Housing and Community Development (HCD) (2000), a housing vacancy rate of 5% is considered normal. Vacancy rates below 5% indicate a housing shortage in a community. Rancho Cordova had a vacancy rate of 3.9% for owner-occupied units and 7.0% for rental units and an overall vacancy rate of 10.9% in 2009 (U.S. Census Bureau 2009).

Regional Housing Needs Allocation

The 2006–2013 Regional Housing Needs Plan (RHNP) allocates to SACOG cities and counties their "fair share" of the region's projected housing needs (SACOG 2008). Each city and county in the RHNP receives a Regional Housing Needs Allocation (RHNA) of total number of housing units that it must plan for within a 7.5-year time period through their General Plan Housing Elements. Within the total number of needed units, allocations are also made for the number of very low-, low-, moderate-, and above-moderate-income units. The RHNP allocations take into consideration several factors: market demand for housing; type and tenure of housing supply; employment opportunities; commuting patterns; availability of suitable residential sites and public facilities; loss of assisted multifamily units; avoiding further concentration of lower income households; and special housing needs.

SACOG anticipates that 10,395 housing units would be required in the City of Rancho Cordova during the current planning period of the RHNP (Table 3.13-1).

Table 3.13-1 City of Rancho Cordova Regional Housing Needs Allocation for 2006–2013		
Income Grouping	**Projected Housing Units (2013)**	**Percent of Housing Need**
Very low	2,107	20.3
Low	1,595	15.3
Moderate	1,991	19.2
Above-moderate	4,702	45.2
Total	**10,395**	**100.0**
Source: SACOG 2008:Table 2		

As of January 2006, the City has not produced any additional housing units affordable to very low- and low-income households. The City has produced 203 housing units affordable to moderate-income households and 1,832 above-moderate housing units. As shown in Table 3.13-2, the City would need an additional 2,870 above moderate-income units and an additional 5,490 very low-, low-, and moderate-income housing units by 2013 to meet their RHNA. Of the 2,107 very low-income units, it is presumed that 50% (1,054 units) would be needed for extremely low-income households (City of Rancho Cordova 2009:12).

Table 3.13-2 City of Rancho Cordova Adjusted Housing Needs for 2006–2013			
Income Grouping	**Projected Housing Units (2013)**	**Pending or Approved Housing Units (2009)**	**Remaining Housing Need (2013)**
Very low	2,107	0	2,107
Low	1,595	0	1,595
Moderate	1,991	203	1,788
Above-moderate	4,702	1,832	2,870
Total	**10,395**	**2,035**	**8,360**
Source: City of Rancho Cordova 2009:12			

3.13.2 REGULATORY FRAMEWORK

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

There are no Federal plans, policies, regulations, or laws related to population, employment, and housing that apply to the Proposed Project or other alternatives under consideration.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

Regional Housing Needs Plan

A RHNP is mandated by the State of California (California Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by SACOG and allocates to cities and counties their "fair share" of the region's projected housing needs based on household income groupings over the planning period for the housing elements of each specific jurisdiction. On

February 21, 2008, the SACOG Board of Directors adopted the 2006–2013 RHNP. Cities and counties must develop and adopt their Housing Elements to address how they will meet their allocations.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

City of Rancho Cordova General Plan

Goals and policies from the *City of Rancho Cordova General Plan* Land Use Element (City of Rancho Cordova 2006b) and Housing Element (City of Rancho Cordova 2009) relating to population, housing, and employment that are applicable to the Proposed Project and other alternatives under consideration are listed in Appendix K.

3.13.3 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

The thresholds for determining the significance of impacts for this analysis are based on the environmental checklist in Appendix G of the State CEQA Guidelines, as amended. These thresholds also encompass the factors taken into account under NEPA to determine the significance of an action in terms of its context and the intensity of its impacts. The Proposed Project or other alternatives under consideration could result in a significant impact related to population, employment, and housing if they would do any of the following:

- induce substantial population growth in an area, either directly (by proposed new homes and businesses) or indirectly (through the extension of roads or other infrastructure);
- generate a substantial demand for new housing, the construction of which could cause significant environmental impacts; or
- displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

ANALYSIS METHODOLOGY

The examination of population, employment, and housing conditions in this section is based on information obtained from review of the proposed land use plans and review of available population, employment, and housing projections from the City General Plan Draft EIR (City of Rancho Cordova 2006a), City General Plan (City of Rancho Cordova 2006b), and City Housing Element (City of Rancho Cordova 2009); the U.S. Census Bureau (2000, 2009); the California Department of Finance (2010); and other sources.

The project includes new housing and businesses that would result in direct increases in population in Rancho Cordova over the buildout time period, estimated to be complete in 2032. This analysis assumes that project development would generate the numbers of residents and housing units that are presented in Table 3.13-3.

Population projections for the project site were calculated by multiplying the number of proposed housing units by the City of Rancho Cordova's per dwelling unit factor of 2.68 persons. Under the No Project Alternative, no residential land uses would be developed and there would be no increases in population. Therefore, the No Project Alternative is not included in Table 3.13-3. The population estimate has been rounded (either up or down) to create a whole number estimate for each land use category.

- The No USACE Permit Alternative would develop 4,360 new housing units and would generate approximately 11,685 new residents in Rancho Cordova.

- The Proposed Project Alternative would develop 4,698 new housing units and generate approximately 12,589 new residents in Rancho Cordova.
- The Biological Impact Minimization Alternative would develop 4,235 new housing units and generate approximately 11,349 new residents in Rancho Cordova.
- The Conceptual Strategy Alternative would develop 4,574 new housing units and generate approximately 12,260 new residents in Rancho Cordova.
- The Increased Development Alternative would develop 5,399 new housing units and would generate approximately 14,469 new residents in Rancho Cordova.

Table 3.13-3
SunCreek Specific Plan Residential Population Projections

Land Use Type	Acres					Units					Residents[1]				
	NCP	PP	BIM	CS	ID	NCP	PP	BIM	CS	ID	NCP	PP	BIM	CS	ID
Low Density Residential	54.3	169.4	166.7	141.5	609.8	289	900	885	751	3,239	774	2,412	2,372	2,013	8,680
Medium Density Residential	287.1	322.7	391.3	410.9	173.0	2,239	2,517	3,052	3,205	1,349	6,001	6,746	8,179	8,589	3,615
Compact Density Residential	97.7	20.1	11.6	18.5	--	1,393	287	166	264	--	3,733	769	445	708	--
High Density Residential	18.1	34.6	6.2	12.5	31.4	385	735	132	266	667	1,032	1,969	353	714	1,788
Commercial Mixed Use	6.7	31.9	--	10.9	17.7	54	259	--	88	144	145	693	--	236	386
Total	464	579	576	594	832	4,360	4,698	4,235	4,574	5,399	11,685	12,589	11,349	12,260	14,469

Notes: NCP = No USACE Permit Alternative; PP = Proposed Project Alternative; BIM = Biological Impact Minimization Alternative; CS = Conceptual Strategy Alternative; ID = Increased Development Alternative.

[1] The number of new residents was based on the City average of 2.68 persons per dwelling unit.

Sources: City of Rancho Cordova 2006a; MacKay & Somps 2010 (see Exhibits 2-4, 2-23, 2-25, 2-27, and 2-29)

In addition, the project would include development of mixed-use, office park, and commercial. The number of jobs generated by the project was calculated by Fehr & Peers Transportation Consultants by multiplying the city's standards for total employees per acre based by land use type, as listed below:

- The No USACE Permit Alternative would generate 299 new jobs.
- The Proposed Project Alternative would generate 2,854 new jobs.
- The Biological Impact Minimization Alternative would generate 196 new jobs.
- The Conceptual Strategy Alternative would generate 480 new jobs.
- The Increased Development Alternative would generate 609 new jobs.

Specific indirect impacts associated with increased population, employment, and housing, such as traffic congestion, air quality degradation, noise generation, and increased demand for public services and utilities, are

addressed in each technical section of this DEIR/DEIS, as appropriate. These technical sections provide a detailed analysis of other relevant environmental effects of the project; therefore, indirect impacts are not discussed further in this section.

IMPACT ANALYSIS

Impacts that would occur under each alternative development scenario are identified as follows: NP (No Project), NCP (No USACE Permit), PP (Proposed Project), BIM (Biological Impact Minimization), CS (Conceptual Strategy), and ID (Increased Development). The impacts for each alternative are compared relative to the PP at the end of each impact conclusion (i.e., similar, greater, lesser).

IMPACT 3.13-1 **Temporary and Short-term Increase in Population and Subsequent Housing Demand during Construction.** *Project implementation would generate temporary and short-term increases in employment and subsequent housing demand in Sacramento County and the City of Rancho Cordova from construction-related jobs.*

NP

Under the No Project Alternative, no project-related development would occur. Therefore, no construction activities would occur at the SPA and no construction workers would be needed; thus, **no direct** or **indirect** impacts would result. ***[Lesser]***

NCP, PP, BIM, CS, ID

Project construction activities would occur at intervals throughout the planning horizon of the project, and the site would ultimately be built out in approximately 20 years (2012-2032). A greater number of construction workers would be employed during peak construction periods (determined by market demand and overall economic conditions), while fewer construction workers would be employed during nonpeak periods. Each development phase would likely be constructed as several small projects that would be ongoing in each development phase. For example, roads, utilities, a housing development, a commercial center, and supporting off-site improvements could all be constructed simultaneously. It is estimated that project-related construction would generate approximately 780 construction jobs during the peak construction period of each of the three phases (URBEMIS 2007 Version 9.2.4).

Construction workers serving the project can be expected to come from Rancho Cordova, Sacramento County, and from nearby communities. According to the latest labor data available from the U.S. Census Bureau (2009), it is estimated that 2,917 residents in Rancho Cordova and 59,225 residents in Sacramento County are employed in the construction industry. Although the current number of residents employed in construction is likely lower in 2010 due to the economic downturn, the construction industry in Sacramento County is more than sufficient to meet the demand for construction workers that would be generated by the project. Because construction workers serving the project could be expected to come from Rancho Cordova itself and from nearby communities in Sacramento County, neither substantial population growth nor an increase in housing demand in the region is anticipated as a result of these jobs. Furthermore, if some construction workers from outside the region were employed for the project, the temporary and short-term nature of the work supports the conclusion that these workers would not typically change residences when assigned to a new construction site. Therefore, substantial permanent relocations of construction workers to the area are not anticipated. The project would not be expected to generate the need for substantial additional housing stock in Rancho Cordova or Sacramento County. Because of these conditions, the temporary increase in population growth and housing demand associated with project construction is considered a **direct, less-than-significant** impact. **No indirect** impacts would occur. ***[Similar]***

Mitigation Measure: No mitigation measures required.

IMPACT 3.13-2 **Permanent Increase in Population Growth.** *Project implementation would result in the development of new residential dwelling units and businesses, which would cause a direct long-term increase in population.*

NP

Under the No Project Alternative, no project-related development would occur and there would be no increases in population. Therefore, there would be **no direct** or **indirect** impacts related to permanent increases in population growth. ***[Lesser]***

NCP

Implementation of the No USACE Permit Alternative would directly induce population growth in Rancho Cordova through construction of new homes and businesses over the 20-year buildout period (2012–2032). The No USACE Permit Alternative would develop 4,360 residential units. As shown in Table 3.13-3 above, these residential units are estimated to generate 11,685 new residents at project buildout, which is assumed to be the year 2032 based on current projections of the project applicants. Therefore, the buildout period of the SPA would occur beyond the City's General Plan planning horizon (2030). However, the City General Plan assumed buildout of the SPA by 2030 and therefore the population generated by the project was included in the City General Plan population projections and assumed in the related City General Plan EIR analyses. Thus, the population that would be generated under the No USACE Permit Alternative is compared to the 2030 population projections in the City General Plan. The City General Plan and its EIR are incorporated herein by reference.

The current City General Plan (2006b) projects the city would have a total population of approximately 267,275 persons by 2030. As of January 1, 2010, the population of Rancho Cordova was estimated to be 62,899 (DOF 2010). The 2030 projected population for the City (267,275) represents an increase of 204,376 persons from 2010 to 2030. Comparing the new residents expected to be generated by the No USACE Permit Alternative (11,685) to the City General Plan, the project-related estimated increase in population is within the increase in population that would result from the planned residential growth as projected by the City's General Plan.

In addition, the SPA is identified in the City General Plan as part of the SunCreek/Preserve Planning Area (City of Rancho Cordova 2006a:Figure 3.0-15). The City estimated that residential development within the SunCreek portion of the planning area would generate 13,526 new residents by 2030. The new residents expected to be generated by the No USACE Permit Alternative (11,685) would be 1,841 fewer residents than identified in the City General Plan and EIR for the SPA (13,526).

Because the No USACE Permit Alternative would not generate population growth that exceeds estimates for Rancho Cordova under its currently adopted General Plan, the project would not result in unplanned population growth in the area. Population growth consistent with current population projections by itself is not considered a significant environmental impact. However, development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts through land conversions, commitment of resources, and other mechanisms. Because the No USACE Permit Alternative would generate 904 fewer residents than the Proposed Project Alternative, it is likely that direct impacts associated with development would be less. The **indirect** impacts associated with the development needed to accommodate increased population are evaluated in each resource area within Chapter 3 of this DEIR/DEIS. Because population growth is not, itself, considered a significant environmental impact, this **direct** impact is considered **less than significant**. ***[Lesser]***

PP

Implementation of the Proposed Project Alternative would directly induce population growth in Rancho Cordova through construction of new homes and businesses over the 20-year buildout period (2012–2032). The Proposed Project Alternative would develop 4,698 residential units. As shown in Table 3.13-3 above, these residential units

are estimated to generate 12,589 new residents at project buildout, which is assumed to be the year 2032 based on current projections of the project applicants. Therefore, the buildout period of the SPA would occur beyond the City's General Plan planning horizon (2030). However, as noted above, the City General Plan assumed buildout of the SPA by 2030 and therefore the population generated by the project was included in the City General Plan population projections and assumed in the related City General Plan EIR analyses. Thus, the population that would be generated under the Proposed Project Alternative is compared to the 2030 population projections in the City General Plan. The City General Plan and its EIR are incorporated herein by reference.

The 2030 projected population for the City (267,275) represents an increase of 204,376 persons from 2010 to 2030, as noted above under the "No USACE Permit Alternative." Comparing the new residents expected to be generated by the Proposed Project Alternative (12,589) with the City General Plan, the project-related estimated increase in population is within the increase in population that would result from the planned residential growth as projected by the City's General Plan.

In addition, the SPA is identified in the City General Plan as part of the SunCreek/Preserve Planning Area. The City estimated that residential development within the SunCreek portion of the planning area would generate 13,526 new residents by 2030. The new residents expected to be generated by the Proposed Project Alternative (12,589) would be 937 fewer residents than identified in the City General Plan and EIR for the SPA (13,526).

Because the Proposed Project Alternative would not generate population growth that exceeds estimates for Rancho Cordova under its currently adopted General Plan, the project would not result in unplanned population growth in the area. Population growth consistent with current population projections by itself is not considered a significant environmental impact. However, development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts through land conversions, commitment of resources, and other mechanisms. The **indirect** impacts associated with the development needed to accommodate increased population under the Proposed Project Alternative are evaluated in each resource area within Chapter 3 of this DEIR/DEIS. Because population growth is not, itself, considered a significant environmental impact, this **direct** impact is considered **less than significant**.

BIM

Implementation of the Biological Impact Minimization Alternative would directly induce population growth in Rancho Cordova through construction of new homes and businesses over the 20-year buildout period (2012–2032). The Biological Impact Minimization Alternative would develop 4,235 residential units. As shown in Table 3.13-3 above, these residential units are estimated to generate 11,349 new residents at project buildout, which is assumed to be the year 2032 based on current projections of the project applicants. Therefore, the buildout period of the SPA would occur beyond the City's General Plan planning horizon (2030). However, the City General Plan assumed buildout of the SPA by 2030 and therefore the population generated by the project was included in the City General Plan population projections and assumed in the related City General Plan EIR analyses. Thus, the population that would be generated under the Biological Impact Minimization Alternative is compared to the 2030 population projections in the City General Plan. The City General Plan and its EIR are incorporated herein by reference.

The 2030 projected population for the City (267,275) represents an increase of 204,376 persons from 2010 to 2030, as noted above. Comparing the new residents expected to be generated by the Biological Impact Minimization Alternative (11,349) to the City General Plan, the project-related estimated increase in population is within the increase in population that would result from the planned residential growth as projected by the City's General Plan. In addition, the SPA is identified in the City General Plan as part of the SunCreek/Preserve Planning Area. The City estimated that residential development within the SunCreek portion of the planning area would generate 13,526 new residents by 2030. The new residents expected to be generated by the Biological Impact Minimization Alternative (11,349) would be 2,177 fewer residents than identified in the City General Plan and EIR for the SPA (13,526).

Because the Biological Impact Minimization Alternative would not generate population growth that exceeds estimates for Rancho Cordova under its currently adopted General Plan, the project would not result in unplanned population growth in the area. Population growth consistent with current population projections by itself is not considered a significant environmental impact. However, development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts through land conversions, commitment of resources, and other mechanisms. Because the Biological Impact Minimization Alternative would generate 1,240 fewer residents than the Proposed Project Alternative, it is likely that direct impacts associated with development would be less. The **indirect** impacts associated with the development needed to accommodate increased population are evaluated in each resource area within Chapter 3 of this DEIR/DEIS. Because population growth is not, itself, considered a significant environmental impact, this **direct** impact is considered **less than significant**. ***[Lesser]***

CS

Implementation of the Conceptual Strategy Alternative would directly induce population growth in Rancho Cordova through construction of new homes and businesses over the 20-year buildout period (2012–2032). The Conceptual Strategy Alternative would develop 4,574 residential units. As shown in Table 3.13-3 above, these residential units are estimated to generate 12,260 new residents at project buildout, which is assumed to be the year 2032 based on current projections of the project applicants. Therefore, the buildout period of the SPA would occur beyond the City's General Plan planning horizon (2030). However, the City General Plan assumed buildout of the SPA by 2030 and therefore the population generated by the project was included in the City General Plan population projections and assumed in the related City General Plan EIR analyses. Thus, the population that would be generated under the Conceptual Strategy Alternative is compared to the 2030 population projections in the City General Plan. The City General Plan and its EIR are incorporated herein by reference.

The 2030 projected population for the City (267,275) represents an increase of 204,376 persons from 2010 to 2030, as noted above. Comparing the new residents expected to be generated by the Conceptual Strategy Alternative (12,206) to the City General Plan, the project-related estimated increase in population is within the increase in population that would result from the planned residential growth as projected by the City's General Plan. In addition, the SPA is identified in the City General Plan as part of the SunCreek/Preserve Planning Area (City of Rancho Cordova 2006a:Figure 3.0-15). The City estimated that residential development within the SunCreek portion of the planning area would generate 13,526 new residents by 2030. The new residents expected to be generated by the Conceptual Strategy Alternative (12,206) would be 1,320 fewer residents than identified in the City General Plan for the SPA (13,526).

Because the Conceptual Strategy Alternative would not generate population growth that exceeds estimates for Rancho Cordova under its currently adopted General Plan, the project would not result in unplanned population growth in the area. Population growth consistent with current population projections by itself is not considered a significant environmental impact. However, development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts through land conversions, commitment of resources, and other mechanisms. Because the Conceptual Strategy Alternative would generate 329 fewer residents than the Proposed Project Alternative, it is likely that direct impacts associated with development would be less. The **indirect** impacts associated with the development needed to accommodate increased population are evaluated in each resource area within Chapter 3 of this DEIR/DEIS. Because population growth is not, itself, considered a significant environmental impact, this **direct** impact is considered **less than significant**. ***[Lesser]***

ID

Implementation of the Increased Development Alternative would directly induce population growth in Rancho Cordova through construction of new homes and businesses over the 20-year buildout period (2012–2032). The Increased Development Alternative would develop 5,399 residential units. As shown in Table 3.13-3 above, these residential units are estimated to generate 14,469 new residents at project buildout, which is assumed to be the

year 2032 based on current projections of the project applicants. Therefore, the buildout period of the SPA would occur beyond the City's General Plan planning horizon (2030). However, the City General Plan assumed buildout of the SPA by 2030 and therefore the population generated by the project was included in the City General Plan population projections and assumed in the related City General Plan EIR analyses. Thus, the population that would be generated under the Increased Development Alternative is compared to the 2030 population projections in the City General Plan. The City General Plan and its EIR are incorporated herein by reference.

The 2030 projected population for the City (267,275) represents an increase of 204,376 persons from 2010 to 2030, as noted above. In addition, the SPA is identified in the City General Plan as part of the SunCreek/Preserve Planning Area (City of Rancho Cordova 2006a:Figure 3.0-15). The City estimated that residential development within the SunCreek portion of the planning area would generate 13,526 new residents by 2030. The new residents expected to be generated by the Increased Development Alternative (14,469) would be 943 more residents than identified in the City General Plan for the SPA (13,526). However, the project-related estimated increase in population (14,469) is within the overall increase in population that would result from the planned residential growth as projected by the City's General Plan (204,376). Although the Increased Development Alternative would generate population growth that exceeds the number of residents identified in the City General Plan for the SunCreek/Preserve Planning Area (which was identified as a "conceptual plan" only in the City General Plan), the number of residents generated by the Increased Development Alternative would not generate population growth that exceeds estimates for Rancho Cordova as a whole under its currently adopted General Plan. Therefore, the project would not result in unplanned population growth in the area. Population growth consistent with current population projections by itself is not considered a significant environmental impact. However, development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts through land conversions, commitment of resources, and other mechanisms. Because the Increased Development Alternative would generate 1,880 more residents than the Proposed Project Alternative, it is likely that direct impacts associated with development would be greater. The **indirect** impacts associated with the development needed to accommodate increased population are evaluated in each resource area within Chapter 3 of this DEIR/DEIS. Because population growth is not, itself, considered a significant environmental impact, this **direct** impact is considered **less than significant**. ***[Greater]***

Mitigation Measure: No mitigation measures required.

IMPACT 3.13-3 **Displacement of Existing Housing or People Resulting from Project Development.** *Project implementation would displace five existing residences located on the SPA.*

NP

Under the No Project Alternative, no project-related development would occur and the five existing residences within the SPA would not be removed. Therefore, there would be **no direct or indirect** project-related impacts related to the displacement of existing housing or people. ***[Lesser]***

NCP, PP, BIM, CS, ID

A total of four existing residences, only one of which is occupied, are located within the SPA; they would all be removed as part of project development. Project implementation would result in the construction of low-, medium-, and high-density residential dwelling units on the SPA. Construction of these residential dwelling units on the SPA would fully replace the five existing residences removed during project construction. Because the project would not displace substantial numbers of existing housing or people, this impact is considered **direct** and **less than significant**. **No indirect** impacts would occur. ***[Similar]***

Mitigation Measure: No mitigation measures required.

3.13.4 RESIDUAL SIGNIFICANT IMPACTS

Impacts associated with population, employment, and housing demand would be less than significant. Therefore, no residual significant impacts would occur.

3.13.5 CUMULATIVE IMPACTS

Because the project would provide employment opportunities in Sacramento County, including the City of Rancho Cordova, as well as the greater Sacramento region as a whole, the geographic area is defined as Sacramento region (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties). Depending on the project alternative chosen for development, implementation of the project would include an estimated population of 11,349–14,469 new residents at full buildout. As discussed above, the project would not generate population growth that exceeds estimates for the City under the currently adopted General Plan, and the project would not result in unplanned population growth in the area. Population growth, by itself, is not considered a significant cumulative impact because it is not an environmental impact. However, the direct and indirect effects discussed above, such as housing and infrastructure needs that are related to population growth, can lead to conversion of land to other uses, the impacts of which are considered throughout Chapter 3 of this DEIR/DEIS.

Jobs/Housing Balance

The concept of jobs/housing balance presumes that the environment and quality of life in a given area benefit when the area has a balance between its housing supply and its employment base. In the broadest sense, the balance of jobs and housing in a metropolitan region is defined as provision of an adequate supply of housing to house workers employed in a defined geographic area, such as a community, a city, or other subregion. Alternatively, a jobs/housing balance can be defined as adequate provision of employment in a defined area that generates enough local workers to fill the housing supply. The opportunity to live close to the workplace afforded by providing housing close to jobs should translate to lower congestion and commute times by eliminating the necessity for long-distance commutes. It also provides increased opportunities to use transit, bike, or walk to work in lieu of driving. An area that has too many jobs relative to its housing supply is likely (in the absence of offsetting factors) to experience substantial in-commuting, relatively rapid increases in housing prices, and intensified pressure for additional residential development. Conversely, if an area has relatively few jobs in comparison to the number of employed residents, many of the workers are required to commute to jobs outside their area of residence. Commuting results in more traffic congestion, air quality degradation, and noise generation.

The simplest measure of jobs/housing balance is an index based on the ratio of housing units to jobs in the area. An index of 1.5 indicates a jobs/housing balance. An index above 1.5 indicates employment growth outpacing housing growth and, therefore, there are more jobs than employed residents, and may suggest that many employees are commuting in from outside the community. An index below 1.5 indicates housing growth outpacing employment growth and, therefore, there are more employed residents than jobs and may suggest that many residents are commuting to jobs outside the community. The average number of workers per household can vary from community to community, and the standard should be based on an analysis of local data on workers per household. A range of 1.3 to 1.6 is often recommended to signify balance (Weitz 2003:21).

Jobs/housing indices are more useful for examining the potential for "self-containment" at the regional level than for determining whether this self-sufficiency actually exists in a given community. Balance involves more than matching numbers of housing units and numbers of jobs. Even if communities have a statistical balance between jobs and housing, they are still very likely to experience in-commuting and out-commuting, given the variety and dispersed nature of employment and residential opportunities elsewhere in the region and the high level of mobility offered by automobiles. Trip-making decisions, including the choice of mode, are based on many factors. In the most rational scenario, mode choice is based on the relative time, cost, and availability of alternative transportation modes. However, mode choice is not simply the result of a rational decision between equally

weighed travel tradeoffs. Based on theory and empirical research, perceived cost, household characteristics, and land use also affect mode choice. Additional factors shape the context in which people make trip decisions, including the fact that two-income households usually work in different locations; frequent job turnover reduces the ability to locate with reference to one's workplace; and factors other than jobs access, such as quality of schools, housing prices, and access to other amenities influence residential location choices as much as or more than proximity to employment (Atlanta Regional Commission 2002). The jobs/housing balance is a ratio that is used for planning purposes; it is not a physical impact on the environment and therefore is not an impact evaluated under CEQA. The jobs/housing balance analysis below is presented for informational purposes only.

To allow for consistency in comparisons, the jobs/housing balance indices in this analysis were calculated using SACOG's Metropolitan Transportation Plan's (MTP's) estimated housing and employment projections for these counties. These projections were based on employment, population and housing growth in specific geographic locations using recent growth trends; planned projects (both adopted and in-process) in each jurisdiction; planning-related issues such as flood control, habitat and infrastructure; and the long-range planning projects in each location. The jobs/housing indices were determined by dividing the projected number of jobs by the projected number of housing units (SACOG 2007:15-1).

The ratio of jobs to housing varies considerably in Sacramento County. Rancho Cordova had the highest jobs ratio in 2005 with a jobs/housing index of 2.70, followed by the Cities of Sacramento and Folsom with jobs/housing indices of 1.99 and 1.29, respectively. Citrus Heights had the lowest jobs to housing ratio in 2005 with a jobs/housing index of 0.53. As a whole, the jobs/housing index for Sacramento County was 1.34 in 2005. Over the next 25 years, job growth is expected to improve the number of jobs compared to the number of employed residents living in the county and the jobs/housing index is projected to decrease in Sacramento County to 1.21 in 2035 (SACOG 2007:15-3).

The estimated number of jobs generated by the project and the number of employable residents on the SPA would depend on the project alternative chosen for development. Depending on the project alternative chosen, implementation of the project would include 196–2,854 jobs and include 4,235–5,399 new residential units at full buildout. Regardless of the alternative implemented, the project would result in a condition where housing exceeds the projected number of jobs.

The jobs/housing index for Rancho Cordova is projected to decrease from 2.70 to 1.29 in 2035 with the development of housing projects identified in the City's General Plan (SACOG 2007:15-3). Although the jobs/housing balance is expected to improve over the long term, Rancho Cordova will continue to have an imbalance between housing and jobs, with employment growth outpacing housing growth, and more jobs than employed residents.

Overall, the jobs/housing index for the Sacramento region (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties) as a whole would decrease from 1.24 in 2005 to 1.15 by 2035. The jobs/housing indices for these counties indicate that planned housing projects, including the project, are expected to provide housing opportunities and improve the current jobs/housing balance to approximately 1.15 jobs to one housing unit by 2035; however, the Sacramento region would remain slightly job rich (SACOG 2007:15-2).