

## 3.2 POPULATION, EMPLOYMENT, AND HOUSING

### 3.2.1 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 data from the 2000 U.S. Census indicated that the population of the city was 48,731 in 1990 (U.S. Census Bureau 2000). The City has since 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. This analysis determined that the population in the city limits was 53,065 in 2000 (Jordan, pers. comm., 2004).

The *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). Projections included in the City's Land Use Element are based on assumptions relating to existing, proposed, and approved project boundaries, including the City's Planning Areas; location; proposed and existing land uses; and geographic features. These projections are for full buildout of the city in 2030. The City General Plan Planning Area consists of the current city limits and surrounding parts of unincorporated Sacramento County, and had a population of approximately 93,402 in 2000 (City of Rancho Cordova 2006). Population growth within Rancho Cordova and its sphere of influence is projected to continue. Based on projections provided by the City, the population within the City and its Planning Areas would be approximately 310,568 people by 2030. Actual projections may potentially be higher or lower when more detailed project descriptions are developed for these Planning Areas.

#### HOUSING

The 2000 U.S. Census reflects Rancho Cordova as a community with growing housing values, a low vacancy rate, and relatively small households. The U.S. Census Bureau reports that the number of housing units in Rancho Cordova increased from 35,990 in 1990 to 37,811 in 2000 (U.S. Census Bureau 2000). The city's housing growth rate was approximately 4.8%, with the supply and composition of housing changing very little in this 10-year period. 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. Median home prices within the city increased by 23.2% in a 1-year period (December 2003 to December 2004), from \$233,088 to \$303,500 (Sacramento Bee 2005). Based on existing, planned, and approved projects, the number of housing units is estimated to increase to approximately 126,241 by 2030 at full buildout of Rancho Cordova (City of Rancho Cordova 2006).

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. The U.S. Census Bureau reports that Rancho Cordova had a vacancy rate of 2.2% for owner-occupied units and 3.8% for rental units in 2000. Similarly, Sacramento County had a vacancy rate of 1.4% for owner-occupied units and 4.8% for rental units in 2000. These vacancy rates indicate that both the city and county currently experience a tight housing market and a housing shortage.

#### Regional Housing Needs Allocation

A Regional Housing Needs Plan (RHNP) is mandated by the State of 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 the Sacramento Area Council of Governments (SACOG) and allocates to cities and counties their "fair share" of the region's projected housing needs based on household income groupings over the 5-year planning period for each specific jurisdiction's Housing Element. The RHNP also identified and quantifies the existing housing needs for each jurisdiction.

Income Grouping	Existing Housing Units (2000)	Projected Housing Units (2007)	New Housing Units Required
Very low	5,366	5,925	559
Low	4,090	4,497	407
Moderate	4,349	4,855	506
Above moderate	6,737	8,076	1,339
<b>Total</b>	<b>20,542</b>	<b>23,353</b>	<b>2,811</b>
Source: SACOG 2001			

SACOG anticipates that a total of 23,353 housing units (including existing units) would be required for Rancho Cordova during the current planning period (2000–2007) to meet regional housing needs. In January 2000, SACOG’s estimated number of existing housing units was 20,542, with an additional 2,811 new housing units required by 2007 (Table 3.2-1).

### **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 escalations 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. For the purpose of this analysis, the geographic area is defined as Sacramento County and the City of Rancho Cordova and the City’s Planning Areas, and the jobs/housing balance is calculated and discussed specifically for each of these areas.

The simplest measure of jobs/housing balance is an index based on the ratio of employed residents (which is influenced by the number of homes) to jobs in the area, with an index of 1.0 indicating a jobs/housing balance. An index below 1.0 indicates that the area has more jobs than employed residents and may suggest that many employees are commuting in from outside the community. An index above 1.0 indicates that the area has more employed residents than jobs and may suggest that many residents are commuting to jobs outside the community. Imbalance is often a result of local land use policy; therefore, long-term job uses and housing in an urban area should eventually equalize with good planning practices, and thus reduce commuting.

It should be noted that 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. (City of Boulder 2002.)

## Sacramento County

The anticipated trend in the jobs/housing index for Sacramento County, based primarily on data from the County of Sacramento (County), is shown in Table 3.2-2.

	Year				
	1990	2000	2010	2015	2025
Employment (number of jobs) <sup>a</sup>	457,591	561,728	633,584	694,531	753,641
Housing units <sup>a</sup>	417,574	473,211	518,430	567,740	612,752
Households <sup>a</sup>	394,530	453,400	496,354	543,030	585,802
Employed residents	485,063 <sup>b</sup>	545,921 <sup>b</sup>	605,552 <sup>c</sup>	662,497 <sup>c</sup>	714,678 <sup>c</sup>
Jobs/Housing Index <sup>d</sup>	1.06	0.97	0.96	0.95	0.95

<sup>a</sup> Source: SACOG 2001  
<sup>b</sup> Source: U.S. Census Bureau 2002  
<sup>c</sup> Assumes that the ratio of number of employees per household would remain at 1.22 through 2025 (sources: SACOG 2001, County of Sacramento 2004).  
<sup>d</sup> Jobs/Housing Index = employed residents/number of jobs.

As shown in Table 3.2-3, the jobs/housing index for Sacramento County decreased from 1.06 in 1990 to an estimated 0.97 in 2000. This indicates that from 1990 to 2000, the ratio of jobs to employed residents was nearly equal. The jobs/housing index for the county is projected to remain relatively constant, equaling 0.95 in 2025. This indicates a near balance between housing and employment in the future.

## City of Rancho Cordova

The anticipated trend in the jobs/housing index for Rancho Cordova, based primarily on data from SACOG and the City, is shown in Table 3.2-3. Estimates of past employment and housing units were forecast by SACOG for 1990 and 2000 before incorporation of Rancho Cordova. These projections were based on extrapolations of historical growth trends and did not account for some of the specific projects planned in the city. Estimates of future employment and housing units for 2010 and 2030 were determined by the City and include the General Plan Planning Area, which consists of the current city limits and surrounding parts of unincorporated Sacramento County.

As shown in Table 3.2-3, the jobs/housing index for Rancho Cordova decreased from 1.55 in 1990 to an estimated 0.47 in 2000. This indicates that the imbalance between housing and jobs in the city shifted from 1990 to 2000, as employment growth outpaced housing growth. These indices show that Rancho Cordova has more jobs than employed residents, that the city supports a net in-commuting population, and that the condition is intensifying.

The jobs/housing index for Rancho Cordova is projected to increase to 0.62 in 2010 and remain approximately the same through 2030. These indices show a decreasing imbalance between housing and employment by 2010, and a decreased expectation of residents commuting to the city for employment. Although the jobs/housing balance would improve by the year 2010, Rancho Cordova would remain highly job rich.

**Table 3.2-3  
Historic and Projected Jobs/Housing Balance for the City of Rancho Cordova (1990–2025)**

	Year			
	1990 <sup>a</sup>	2000 <sup>a</sup>	2010 <sup>b</sup>	2030 <sup>b</sup>
Employment (number of jobs)	14,300	94,180	113,878	215,609
Housing units	19,072	37,811	60,122	126,241
Households	18,156	36,299	57,717	121,191
Employed residents	22,150 <sup>c</sup>	44,284 <sup>c</sup>	70,415 <sup>d</sup>	147,853 <sup>d</sup>
Jobs/Housing Index <sup>e</sup>	1.55	0.47	0.62	0.68

<sup>a</sup> Source: SACOG 2001  
<sup>b</sup> Source: City of Rancho Cordova 2006; Jordan, pers. comm., 2004  
<sup>c</sup> Source: U.S. Census Bureau 2002  
<sup>d</sup> Assumes ratio of number of employees per household would remain at 1.22 throughout 2025 (Sources: SACOG 2001, County of Sacramento 2004).  
<sup>e</sup> Jobs/Housing Index = employed residents/number of jobs.

Projections included in the City’s Land Use Element are based on assumptions relating to existing, proposed, and approved project boundaries in the city limits and the City’s Planning Areas; location; proposed and existing land uses; and geographic features. Using the projected number of housing units (126,241 units) and the projected number of jobs (215,609 jobs), the jobs/housing index would be 0.67 in 2030 at full buildout of the city. This indicates a continuing imbalance in Rancho Cordova, with employment growth outpacing housing growth.

**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.

**Sacramento County**

In the county as a whole there were 527,843 jobs in 1990 and 587,086 in 2000 (U.S. Census Bureau 2002). Between 1990 and 2000, business service firms added nearly 38,000 jobs to the county’s economy. Manufacturing firms added another 21,000 jobs, followed by engineering and management service firms at nearly 5,000 jobs. SACOG projects that unincorporated Sacramento County experienced an annual increase of 2,661 jobs between 2000 and 2005, or about 13,000 jobs over 5 years. Annual job growth is expected to accelerate between 2005 and 2015 to more than 4,000 jobs per year and then decline to about 1,400 jobs per year by 2025. The rate of projected job growth in the unincorporated area, about 1%, is below the projected countywide level of 2.5% between 2000 and 2005. Much of the projected job growth is expected to occur in employment centers located within the newly incorporated City of Rancho Cordova and the City of Elk Grove (City of Rancho Cordova 2005a).

The Sacramento County labor market is dominated by public agency employment, services, and retail/wholesale trades. Of the total employment, 32% was in nonfinancial services, 28% in government, 20% in retail and wholesale trades, 12% in goods-producing industries, 7% in financial/insurance/real estate services, and 1% in farming. The California Employment Development Department found that among all employers (public and private), local government agencies, health care and related services firms, educational establishments, and technology firms are the major employers in the Sacramento region.

## **City of Rancho Cordova**

In 2000, employment in Rancho Cordova was approximately 24,435 persons. The largest employment industry in the city was education, which employed approximately 3,617 people or roughly 15% of the workforce population (U.S. Census Bureau 2002). The other major employment sectors include professional management and administrative, manufacturing, retail trade, finance, real estate, and insurance. The city's strong employment base equates to a jobs/housing balance of 3:1, meaning that there are three job opportunities in Rancho Cordova for every one household. This indicates that an imbalance exists between housing and jobs in Rancho Cordova, with employment growth outpacing housing growth, and that the city has more jobs than employed residents. Based on the current employment totals and projections, Rancho Cordova would have approximately 215,609 jobs by 2030 (City of Rancho Cordova 2005b.).

### **3.2.2 REGULATORY FRAMEWORK**

#### **FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS**

There are no federal plans, policies, regulations, or laws related to population, housing, and employment that apply to the proposed project or alternatives under consideration.

#### **STATE PLANS, POLICIES, REGULATIONS, AND LAWS**

There are no state plans, policies, regulations, or laws related to population, housing, and employment that apply to the proposed project or alternatives under consideration.

#### **REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES**

##### **Rancho Cordova General Plan**

Goals and policies from the City General Plan relating to population, housing, and employment that the City has found to be applicable to the proposed project and alternatives under consideration are provided in Appendix F.

### **3.2.3 ENVIRONMENTAL CONSEQUENCES**

#### **THRESHOLDS OF SIGNIFICANCE**

Based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines (State CEQA Guidelines), a population, employment, and housing impact is considered significant if implementation of the proposed project or alternatives under consideration would do any of the following:

- ▶ induce substantial unplanned 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 plans for the proposed project and alternatives under consideration and review of

available population, employment, and housing projections from the City General Plan, SACOG, the U.S. Census, and other sources.

Specific indirect impacts associated with increased population, housing, and employment, such as traffic congestion, air quality degradation, and noise generation, are addressed in each technical section of this draft environmental impact report/draft environmental impact report (DEIR/DEIS) as appropriate. These technical sections provide a detailed analysis of other relevant environmental effects as a result of development of the project; therefore, indirect impacts are not discussed further in this section.

Population projections for Rancho Cordova were not included in the *County of Sacramento General Plan* because the City was not incorporated at the time the document was updated in 2000. Estimates of the future population as forecast by different planning processes used by SACOG and the City vary widely depending on the assumptions used in the projections. The SACOG estimates (completed in 2000 before incorporation of Rancho Cordova) were based on extrapolations of historical growth trends and did not account for some of the specific projects planned in the city. SACOG projections included unincorporated areas within the City's sphere of influence. SACOG does not include population projections beyond 2025.

Because the City was not incorporated at the time of the 2000 U.S. Census, the Census Bureau determined the city's population using census tracts. The City has since 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 (Jordan, pers. comm., 2004). The City General Plan reflects an approach that combines specific land use designations in some areas of the city and more general descriptions of land uses in areas planned for future growth (Planning Areas). Projections included in the City's Land Use Element are based on assumptions relating to existing, proposed, and approved project boundaries, including the City's Planning Areas; location; proposed and existing land uses; and geographic features. These projections are for full buildout of Rancho Cordova in 2030. Therefore, the City's projections were considered more accurate than SACOG's projections for analyzing impacts on population and housing.

The project includes new housing that would result in direct increases in population at the project site in Rancho Cordova over the 25- to 30-year buildout period. In addition, the project provides for several types of development that would provide new employment opportunities, including office/commercial, retail shopping center, and restaurant uses. The City General Plan provides estimates of future population, employment, and housing from planned development in 2030. The City's projections were used for the analysis of program level impacts on population and employment generated by the project.

For the purposes of this analysis, it was assumed that Phase 1 buildout would occur in 2014. The City provided projections for population, employment, or housing for conditions in 2010. Projected population and employment generated by Phase 1 were compared to City estimates.

The number of jobs generated by the project was calculated by Fehr & Peers Transportation Consultants using City standards for total employees per acre based on land use type. Total employees were calculated from acreages for each type of land use (i.e., shopping center, business park, industrial park, and offices).

The jobs/housing balance indices in this analysis were calculated as follows:

- ▶ Total number of dwelling units x 0.96 (vacancy rate multiplier based on U.S. Census data) = number of dwelling units occupied.
- ▶ Number of dwelling units occupied x 1.22 (SACOG employment multiplier for estimated number of employees per household) = number of employed residents per household.
- ▶ Number of employed residents per household / number of jobs projected = jobs/housing balance index.

This analysis assumes that development of the project alternatives would generate the following numbers of residents, housing units, and jobs:

- ▶ For the Proposed Project Alternative, 7,985 single-family units, 1,896 medium-density units, and 1,720 high-density residential units would be developed for a total of 11,601 new housing units. These residential units are estimated to generate 31,671 new residents in Rancho Cordova and would generate 18,318 new jobs (projected to result in 13,587 employable residents).
- ▶ The High Density Alternative would include development of 9,402 single-family units, 3,486 medium-density units, and 2,600 high-density residential units for a total of 15,488 new housing units. These residential units would generate an estimated 42,282 new residents. Implementation of the High Density Alternative would generate 18,318 new jobs (projected to result in 18,140 employable residents).
- ▶ The Impact Minimization Alternative would include development of 5,162 single-family units, 1,928 medium-density units, and 3,470 high-density residential units for a total of 10,560 new housing units. These residential units would generate an estimated 28,828 new residents. Implementation of the Impact Minimization Alternative would generate 17,517 new jobs (projected to result in 12,368 employable residents).
- ▶ The No Federal Action Alternative would include development of 7,385 single-family units, 1,680 medium-density units, and 1,700 high-density residential units for a total of 10,765 new housing units. These residential units would generate an estimated 29,388 new residents. Implementation of the No Federal Action Alternative would generate 14,648 new jobs (projected to result in 12,597 employable residents).

## IMPACT ANALYSIS

Effects that would occur under each alternative development scenario are identified as follows: PP (Proposed Project), HD (High Density), IM (Impact Minimization), NF (No Federal Action), and NP (No Project). The impacts for each alternative are compared relative to the PP at the end of each impact conclusion (i.e., similar, greater, lesser).

### Program Level Impacts and Mitigation Measures

<b>IMPACT 3.2-1</b>
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**Temporary Increase in Population and Housing Demand during Construction.** *Project implementation would generate a temporary increase in employment and subsequent housing demand in Rancho Cordova from construction jobs.*

PP, HD, IM,  
NF

Project construction activities would occur at intervals throughout the planning horizon of the project. 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 and utilities, a housing development, a commercial center, and a detention basin could all be constructed simultaneously. It is estimated, based on prior analyses of similar projects, that the project would generate approximately 500 construction jobs during the peak construction period. According to the latest labor data available from the U.S. Census Bureau (2000), 1,781 residents in Rancho Cordova and 37,223 residents in Sacramento County are employed in the construction industry. These existing numbers of residents in the city and county who are employed in the construction industry would likely be sufficient to meet the demand for construction workers that would be generated by the project. Because construction workers serving the project can 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 at the project site, the temporary nature of the work supports the conclusion that these workers would not typically change residences when assigned to a new construction site; substantial permanent relocation of these workers to the area is not anticipated. Therefore, the project would not be expected to generate the need for substantial additional housing in Rancho Cordova during construction. Because of these conditions, the temporary **direct** impact related to increased population growth and housing demand associated with project construction is considered **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts. *[Similar]*

NP

Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Teichert currently employs enough people to oversee the mining activities. In the future, the City expects to receive an Implementation Permit application from Granite Construction Company to remove additional dredge tailings from the central portion of the Rio del Oro project site. Because Teichert and Granite Construction Company would have a sufficient number of employees to oversee future mining activities, there would be no additional employees hired, no population growth, and no need for additional housing or goods and services.

No construction activities would occur at the project site under the No Project Alternative and no construction workers would be needed; thus, **no direct** or **indirect** impacts would result. *[Lesser]*

Mitigation Measure: No mitigation measures are required.

**IMPACT  
3.2-2**

**Increased Population Growth.** *Project implementation would result in the development of new residential units, which would cause a direct increase in population.*

PP

The population of Rancho Cordova on January 1, 2000, was 93,402 persons. Based on City projections, the population would be approximately 144,710 people by 2010 and 272,054 people by 2030. This is approximately 51,308 more persons by 2010 and 178,652 more persons by 2030 than in 2000. These projections include the estimated population expected to be generated by the Rio del Oro project.

Implementation of the Proposed Project Alternative could directly induce population growth in Rancho Cordova from construction of new homes and businesses. The Proposed Project Alternative would generate approximately 31,671 new residents during a 25- to 30-year period (2000 to 2025–2030) and contribute to the estimated population increases expected in the city (Table 3.2-4). Comparing the new residents generated under this alternative (31,671) to the estimated total increase in population in 2030 (178,652), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of the Proposed Project Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.



**Table 3.2-4  
Rio del Oro Project Residential Population Projections (Program)**

Land Use Type	Acres				du/ac <sup>1</sup>				Units				Residents <sup>2</sup>			
	PP	HD	IM	NF	PP	HD	IM	NF	PP	HD	IM	NF	PP	HD	IM	NF
Single-Family Residential	1,597	1,597	1,032.5	1,477	5	6	5	5	7,985	9,402	5,162	7,385	21,799	25,667	14,092	20,161
Medium-Density Residential	237	249	241	210	8	12	8	8	1,896	3,486	1,928	1,680	5,176	9,517	5,263	4,586
High-Density Residential	86	104	173.5	85	20	25	20	20	1,720	2,600	3,470	1,700	4,696	7,098	9,473	4,641
<b>Total</b>	<b>1,920</b>	<b>1,950</b>	<b>1,447</b>	<b>1,772</b>	--	--	--	--	<b>11,601</b>	<b>15,488</b>	<b>10,560</b>	<b>10,765</b>	<b>31,671</b>	<b>42,282</b>	<b>28,828</b>	<b>29,388</b>

<sup>1</sup> du/ac = dwelling units per acre; PP = Proposed Project Alternative; HD = High Density Alternative; IM = Impact Minimization Alternative; NF = No Federal Action Alternative.

<sup>2</sup> Based on the U.S. Census data for 2000, the City averaged 2.73 persons per dwelling unit (City of Rancho Cordova 2005a).

Source: G. C. Wallace 2005, 2006; data provided by EDAW in 2006

Because the Proposed Project Alternative would generate population growth that does not exceed estimates in the City General Plan, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental impact. 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. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections of this DEIR/DEIS. Potential inconsistencies with local planning documents that may lead to significant environmental impacts are also evaluated in Appendix F. However, inconsistencies solely between planned and anticipated population growth as described here would not cause significant environmental effects. Therefore, in this context, this impact is considered **direct** and **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts.

#### HD

Implementation of the High Density Alternative could directly induce population growth in the city from construction of new homes and businesses. The High Density Alternative would generate approximately 42,282 new residents during a 25- to 30-year period (2000 to 2025–2030) and contribute to the estimated population increases expected in the city (Table 3.2-4). Comparing the new residents generated under this alternative (42,282) to the estimated total increase in population in 2030 (178,652), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of the High Density Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.

Because the High Density Alternative would generate population growth that does not exceed estimates in the City General Plan, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental impact. Development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts on the environment through land conversions, commitment of resources, and other mechanisms. Because the High Density Alternative would generate 10,611 more residents than the Proposed Project Alternative, it is likely that direct impacts associated with development would be greater. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections in this DEIR/DEIS. Therefore, in this context, this impact is considered **direct** and **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts. *[Greater]*

#### IM

Implementation of the Impact Minimization Alternative could directly induce population growth in the city from construction of new homes and businesses. The Impact Minimization Alternative would generate approximately 28,828 new residents during a 25- to 30-year period (2000 to 2025–2030) and contribute to the estimated population increases expected in the city (Table 3.2-4). Comparing the new residents generated under this alternative (28,828) to the estimated total increase in population in 2030 (178,652), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of the Impact Minimization Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.

Because the Impact Minimization Alternative would generate population growth that does not exceed estimates in the City General Plan, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental

impact. Development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts on the environment through land conversions, commitment of resources, and other mechanisms. Because the Impact Minimization Alternative would generate 2,843 fewer residents than the Proposed Project Alternative, it is likely that direct impacts associated with development would be lesser. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections in this DEIR/DEIS. Therefore, in this context, this impact is considered **direct** and **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts. *[Lesser]*

NF

Implementation of the No Federal Action Alternative could directly induce population growth in the city from construction of new homes and businesses. The No Federal Action Alternative would generate approximately 29,388 new residents during a 25- to 30-year period (2000 to 2025–2030) and contribute to the estimated population increases expected in the city (Table 3.2-4). Comparing the new residents generated under this alternative (29,388) to the estimated total increase in population in 2030 (178,652), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of the No Federal Action Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.

Because the No Federal Action Alternative would generate population growth that does not exceed estimates in the City General Plan, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental impact. Development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts on the environment through land conversions, commitment of resources, and other mechanisms. Because the No Federal Action Alternative would generate 2,283 fewer residents than the Proposed Project Alternative, it is likely that direct impacts associated with development would be lesser. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections in this DEIR/DEIS. Therefore, in this context, this impact is considered **direct** and **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts. *[Lesser]*

NP

Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. No population would be generated because mining would not involve the construction of housing.

No population increase would occur under the No Project Alternative because no residential housing would be constructed; thus, **no direct** or **indirect** impacts would result. *[Lesser]*

Mitigation Measure: No mitigation measures are required.

### Project Level (Phase 1) Impacts and Mitigation Measures

IMPACT  
3.2-3

Temporary Increase in Population and Housing Demand during Construction of Development Phase 1. *The project would generate a temporary increase in employment and subsequent housing demand in Rancho Cordova from construction jobs during the peak construction periods for development Phase 1.*

Impacts would be the same under Phase 1 as under the program (entire project site) level analysis for all alternatives. Refer to Impact 3.2-1 for further discussion of this impact.

**IMPACT  
3.2-4**

**Increased Population Growth.** *Development Phase 1 would include construction of new residential units, which would result in a direct increase in population.*

PP

The population of Rancho Cordova on January 1, 2000, was 93,402 persons. Based on City projections, the population would be approximately 144,710 people by 2010 and 272,054 people by 2030. This is approximately 51,308 more persons by 2010 and 178,652 more persons by 2030 than in 2000. These projections include the estimated population expected to be generated by the Rio del Oro project.

Implementation of development Phase 1 under the Proposed Project Alternative could directly induce population growth in the city from construction of new homes and businesses. Development Phase 1 implementation would generate approximately 8,174 new residents at the buildout of Phase 1 (2014) and contribute to the estimated population increases expected in Rancho Cordova (Table 3.2-5). Comparing the new residents generated under this alternative (8,174) to the estimated total increase in population in 2010 (144,710), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of Phase 1 development under the Proposed Project Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.

Because implementation of development Phase 1 under the Proposed Project Alternative would generate population growth that does not exceed estimates in the City General Plan, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental impact. Development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts on the environment through land conversions, commitment of resources, and other mechanisms. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections in this DEIR/DEIS. Therefore, in this context, this impact would be considered **direct** and **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts.

HD

Implementation of development Phase 1 under the High Density Alternative could directly induce population growth in the city from construction of new homes and businesses. Development Phase 1 implementation would generate approximately 10,686 new residents at the buildout of Phase 1 (2014) and contribute to the estimated population increases expected in Rancho Cordova (Table 3.2-5). Comparing the new residents generated under this alternative (10,686) to the estimated total increase in population in 2010 (144,710), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of development Phase 1 under the High Density Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.

Implementation of development Phase 1 under the High Density Alternative would generate population growth that does not exceed estimates in the City General Plan; therefore, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental impact. Development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts on the

<b>Table 3.2-5 Rio del Oro Project Residential Population Projections (Phase 1)</b>																	
Land Use Type	Acres				du/ac <sup>1</sup>				Units				Residents <sup>2</sup>				
	PP	HD	IM	NF	PP	HD	IM	NF	PP	HD	IM	NF	PP	HD	IM	NF	
Single-Family Residential	290	290	97.5	256	5	6	5	5	1,450	1,740	488	1,280	3,959	4,750	1,331	3,494	
Medium-Density Residential	113	113.5	97.5	62	8	12	8	8	904	1,362	777	496	2,468	3,718	2,121	1,354	
High-Density Residential	32	32.5	127	47	20	25	20	20	640	813	2,540	940	1,747	2,218	6,934	2,566	
<b>Total</b>	<b>435</b>	<b>436</b>	<b>322</b>	<b>365</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>2,994</b>	<b>3,915</b>	<b>3,805</b>	<b>2,716</b>	<b>8,174</b>	<b>10,686</b>	<b>10,386</b>	<b>7,414</b>	

1 du/ac = dwelling units per acre; PP = Proposed Project Alternative, HD = High Density Alternative, IM = Impact Minimization Alternative; NF = No Federal Action Alternative.  
 2 Based on the U.S. Census data for 2000, the City averaged 2.73 persons per dwelling unit (City of Rancho Cordova 2005a).  
 Source: G. C. Wallace 2005, 2006; data provided by EDAW in 2006

environment through land conversions, commitment of resources, and other mechanisms. Because development Phase 1 would generate 2,500 more residents under the High Density Alternative than under the Proposed Project Alternative, it is likely that direct impacts associated with development would be greater. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections in this DEIR/DEIS. Therefore, in this context, this impact would be considered **direct** and **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts. *[Greater]*

#### IM

Implementation of development Phase 1 under the Impact Minimization Alternative could directly induce population growth in Rancho Cordova from construction of new homes and businesses. Development Phase 1 implementation would generate approximately 10,386 new residents at buildout (2014) and contribute to the estimated population increases expected in the city (Table 3.2-5). Comparing the new residents generated under this alternative (10,386) to the estimated total increase in population in 2010 (144,710), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of development Phase 1 under the Impact Minimization Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.

Implementation of development Phase 1 under the Impact Minimization Alternative would generate population growth that does not exceed estimates in the City General Plan; therefore, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental impact. 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 development Phase 1 would generate 2,200 more residents under the Impact Minimization Alternative than under the Proposed Project Alternative, it is likely that direct impacts associated with development would be greater. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections in this DEIR/DEIS. Therefore, in this context, this impact would be considered **direct** and **less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts. *[Greater]*

#### NF

Implementation of development Phase 1 under the No Federal Action Alternative could directly induce population growth in Rancho Cordova from construction of new homes and businesses. Implementation of development Phase 1 would generate approximately 7,414 new residents at buildout (2014) and contribute to the estimated population increases expected in the city (Table 3.2-5). Comparing the new residents generated under this alternative (7,414) to the estimated total increase in population in 2010 (144,710), the project-related estimated increases in population are within the increases in population that would have resulted from the planned residential growth at the project site. Therefore, implementation of development Phase 1 under the No Federal Action Alternative would not generate population growth exceeding projections for Rancho Cordova as a whole.

Implementation of development Phase 1 under the No Federal Action Alternative would generate population growth that does not exceed estimates in the City General Plan; therefore, the project would not result in unplanned population growth in the area. Population growth by itself is not considered a significant environmental impact. 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 development Phase 1 would

generate 760 fewer residents under the No Federal Action Alternative than under the Proposed Project Alternative, it is likely that direct impacts associated with development would be less. Direct impacts associated with the development needed to accommodate increased population are evaluated in appropriate sections in this DEIR/DEIS. Therefore, in this context, this impact would be considered **direct and less than significant**. The **indirect** population, employment, and housing impacts of the project are addressed in each issue area as direct impacts. *[Lesser]*

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. No population would be generated because mining would not involve the construction of housing.

Because no housing would be developed under the No Project Alternative, there would be no resulting population increase, and **no direct** or **indirect** impacts would result. *[Lesser]*

Mitigation Measure: No mitigation measures are required.

## CUMULATIVE IMPACTS

Past, present, and probable future projects used for this cumulative analysis are restricted to those projects that have occurred or are planned to occur within the city limits of Rancho Cordova or within nearby areas of Sacramento County. The project is anticipated to contribute jobs in excess of the number of employable residents who would be expected to live on the project site. Depending on the project alternative chosen for development, implementation of the project would include 10,560–15,488 new residential units with an estimated population of 28,828–42,282 new residents at full buildout.

Currently, the City's strong employment base equates to a jobs/housing balance of 3:1, meaning that there are three job opportunities in Rancho Cordova for every one household. This indicates an imbalance between housing and jobs in Rancho Cordova, with employment growth outpacing housing growth, and that Rancho Cordova has more jobs than employed residents. The City General Plan provides estimates of future population, employment, and housing from planned development in 2030. The City General Plan (City of Rancho Cordova 2006) combines specific land use designations in some areas of Rancho Cordova and more general descriptions of land uses in areas planned for future growth. Table 3.2-6 summarizes existing, proposed, and approved projects in the city limits and the City's Planning Areas.

These development projects would result in generation of approximately 126,241 dwelling units, 310,568 residents, and 195,021 potential employees in the city by 2030; development of the Rio del Oro project was included in these projections (County of Sacramento 2004, City of Rancho Cordova 2006). Using the projected number of housing units (126,241 units) and the projected number of jobs (215,609 jobs), the jobs/housing index would be 0.67 in 2030 at full buildout of the city (Table 3.2-3). This indicates a continued imbalance between housing and jobs in Rancho Cordova in 2030, with employment growth outpacing housing growth, and that Rancho Cordova has more jobs than employed residents.

Given this imbalance, jobs generated by the Rio del Oro project are not expected to be filled mostly by the existing resident labor pool. Locally, Rancho Cordova currently has a housing shortage (vacancy rates below 5%), and excess jobs associated with the project would be considered as contributing to this shortage through increased housing demand. Over the long term (year 2030), planned projects are expected to provide housing opportunities and improve the jobs/housing balance; however, the imbalance is expected to remain into the future. Potential environmental effects associated with excess jobs relative to housing supply in the city could result in substantial in-commuting, relatively rapid escalations in

housing prices, and intensified pressure for additional residential development. Indirect effects associated with commuting could include potential increases in traffic congestion, air quality degradation, and noise generation.

<b>Table 3.2-6 Existing, Proposed, and Approved Development in the City of Rancho Cordova and its Planning Areas for Buildout in 2030</b>				
Planning Area	Acreage	Proposed Dwelling Units	Estimated Residential Population	Estimated Employment Population
Potential Buildout in the City	12,527	45,296	111,938	56,515
Aerojet <sup>a</sup>	5,453	0	0	4,570
Countryside/Lincoln Village	700	3,558	8,694	5,715
Downtown	363	2,986	6,479	16,000
East	7,404	10,390	27,781	5,644
Folsom Boulevard	1,652	10,476	22,936	26,704
Glenborough	1,366	4,434	10,344	9,747
Grant Line North	1,847	6,916	16,601	3,634
Grant Line South	2,549	3,667	9,816	3,235
Grant Line West	1,306	3,393	9,043	1,747
Jackson	8,730	5,806	15,457	10,753
Mather	6,353	1,982	5,175	15,841
Rio del Oro (Project)	3,765	11,366	27,987	12,067
SunCreek/Preserve	1,762	9,263	21,236	1,331
Sunrise North	88	630	1,367	1,561
Sunrise South <sup>b</sup>	916	0	0	14,436
Westborough	1,518	6,078	15,714	5,521
<b>Total</b>	<b>58,297</b>	<b>126,241</b>	<b>310,568 <sup>c</sup></b>	<b>195,021</b>
Note: <sup>a</sup> The conceptual land use plan designates the Aerojet Planning Area for light and heavy industrial uses. No residential uses are planned for this area. <sup>b</sup> The conceptual land use plan designated the Sunrise South Planning Area for light and heavy industrial use, commercial/office use, and parks/open space. <sup>c</sup> Housing, population, and employment projections in the City General Plan Land Use Element were based on conceptual land uses for Planning Areas. Actual projections may potentially be higher or lower when more detailed project descriptions are developed for these areas. Source: City of Rancho Cordova 2006				

At a more regional level, the jobs/housing index for Sacramento County was 0.97 in 2000 and is projected to remain greater than 0.95 through 2025. Annual job growth is expected to accelerate between 2005 and 2015 to more than 4,000 jobs per year and then decline to about 1,400 jobs per year by 2025. These jobs/housing indices indicate that the county is projected to remain relatively constant, that the ratio of jobs to employed residents was nearly equal, and that the jobs/housing index would become more balanced as development of the Rio del Oro project and related projects continues in the region. The fact that, at the county level, the jobs/housing balance is close to 1.0 should help minimize any adverse consequences following from an imbalance solely within the boundaries of Rancho Cordova, as the



county number indicates that commuters into Rancho Cordova will include large numbers of Sacramento County residents.

Population growth, by itself, is not considered a significant cumulative effect 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 in the appropriate sections of this DEIR/DEIS.

### **3.2.4 RESIDUAL SIGNIFICANT IMPACTS**

Impacts associated with population growth and housing demand are considered less than significant. Therefore, there are no residual significant impacts.