
4.3 POPULATION/HOUSING/EMPLOYMENT

This section discusses the current population characteristics, housing, and employment conditions within the Plan area and analyzes the potential changes and employment opportunities within the Planning Area.

4.3.1 EXISTING SETTING

CITY OF RANCHO CORDOVA PLANNING AREA PROJECTED HOLDING CAPACITY

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

Based on the Draft General Plan Land Use Map (see Section 3.0, Project Description) the City Planning Area is anticipated to have a buildout capacity of 126,241 housing units and 310,568 persons. **Table 3.0-3** identifies buildout conditions by Planning Area.

REGIONAL SETTING/LOCAL SETTING

Geographic Area

Census 2000 was conducted prior to the City's incorporation in July 2003; therefore, the City's population and housing characteristics were included in the unincorporated portions of Sacramento County. A Census Designated Place (CDP) is a statistical entity, defined for each decennial census according to Census Bureau guidelines, comprising a densely settled concentration of population that is not within an incorporated place, but is locally identified by a name. CDP's are based on Census guidelines and are delineated cooperatively by state, local and Census Bureau officials, whereas, a census tract is a statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some cases. The city limits of Rancho Cordova are included under the Rancho Cordova Census Designated Place (CDP) and census Tract 87.01 BG 2 (CT 87.01). In addition, the portions of the Plan area located outside the current city limits are within the La Riviera and Rosemont areas and are designated by the U.S. Census Bureau as Census Tracts No. 91.03, 91.12, 98.04, 90.05, 88, 91.08, and 86. Therefore, City staff performed a special aggregation of the 2000 Census data to determine the demographic information provided herein. Other sources of statistical information were used as appropriate and are listed at the bottom of each table.

DEMOGRAPHICS

Population Trends

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

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approximately 1,223,000 in 2000. By 2020, the population in the County is projected to be 1,646,045. The population of unincorporated Sacramento County is projected to have approximately 755,697 persons by 2020.

In 2000, the approximate population in the City of Rancho Cordova was 53,065. As indicated in **Table 4.3-1**, the City of Rancho Cordova increased by three percent from 1990 to 2000. In 1990 the City had approximately 51,322 persons and increased to approximately 53,065 in 2000. In 2005, the State of California Department of Finance (DOF) estimates a City population of 55,109. In addition, the City is projected to have an approximate population of 169,081 through the General Plan timeframe of 2025, which is an increase of more than 207 percent over the City's 2005 population.

**TABLE 4.3-1
CITY OF RANCHO CORDOVA POPULATION TRENDS**

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

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

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

(2) DOF estimates

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

Table 4.3-2 illustrates the Census 2000 populations for the General Plan Planning Area. The majority of the Planning Area's population is located within the current city limits, with approximately 67 percent of the overall population. CT 87.01 had approximately 6 percent of the total population is anticipated to experience the greatest population increases due to planned and approved development projects.

**TABLE 4.3-2
2000 POPULATION FOR GENERAL PLAN PLANNING AREA**

| Census Tract or CDP | Population | % of Total Population |
|-------------------------|---------------|-----------------------|
| CT 86 | 5,412 | 6.6% |
| CT 88 | 914 | 1.1% |
| CT 90.05 | 3,258 | 4.0% |
| CT 91.03 | 3,235 | 4.0% |
| CT 91.08 | 3,684 | 4.5% |
| CT 91.12 | 3,573 | 4.4% |
| CT 98 | 1,934 | 2.4% |
| Rancho CDP | 55,060 | 67.3% |
| CT 87.01 | 4,751 | 5.8% |
| Total Population | 81,821 | 100.0% |

Source: 2000 Census

Household Trends and Demographics

Households

Based on Census 2000 data, there were a total of 19,918 occupied housing units in the City of Rancho Cordova in 2000. According to DOF estimates, the City of Rancho Cordova has 20,638 households in 2005. **Table 4.3-3** shows the number of households in the City for 2000 and 2005 as well as SACOG household projections for the City through 2025. Although, the City will steadily add more housing units, it is projected to gradually decline in annual growth rates to 2.8 percent between 2015 and 2020 and again to 2.4 percent between 2020 and 2025.

TABLE 4.3-3
CITY OF RANCHO CORDOVA HOUSEHOLD PROJECTIONS

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

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

Households by Type

Table 4.3-4 shows housing characteristics of households in the City, the total number of households, and the percentage of each type of household. Approximately 66 percent of the households in the City are family households.

TABLE 4.3-4
CITY OF RANCHO CORDOVA HOUSEHOLDS BY TYPE

| Household Type | Number | Percentage of Total Households |
|--|--------|--------------------------------|
| 1-Person Household | 5,071 | 25.4% |
| 2 or More Person Household | 14,847 | 74.5% |
| Family Households | 13,221 | 66.4% |
| Married Couple Family | 9,969 | 50.1% |
| Male householder, no wife present | 1,120 | 5.6% |
| Female householder, no husband present | 3,317 | 16.7% |
| Non-Family Households | 1,625 | 8.2% |
| Total | 19,918 | 100.0% |

Source: Census 2000.

Notes: 1. Total include both owner occupied and rental occupied housing units.

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As indicated in **Table 4.3-4**, family households make majority of households in the City, representing approximately 67 percent of occupied housing units. Married couple family households represent the largest percentage of all household types, approximately 46 percent while non-family households, account for 33 percent of all occupied housing units. Male and female households with the occupants living alone represent approximately 16 and 17 percent of all occupied units, respectively.

Household Size

Household size refers to the number of persons in a household. The average household size for Rancho Cordova is 2.68 persons per household versus 2.64 persons per household for Sacramento County. **Table 4.3-5** displays the household size, number of households and percentage of each household size within the City of Rancho Cordova. Two-person households represent the largest proportion of households in the City representing 32 percent of the City's households. One-person households are the second largest proportion, representing 26 percent of the City's households.

TABLE 4.3-5
CITY OF RANCHO CORDOVA HOUSEHOLD SIZE

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

Source: 2000 Census

Household Income

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

Tenure

Housing Tenure refers to the proportion of households occupied by renters and those occupied by owners. The tenure of housing in the City of Rancho Cordova is displayed in **Table 4.3-6**. As indicated, the City had a total of 19,918 occupied housing units in 2000. Of the available housing units, 49.3 percent were owner occupied and the remaining 50.7 percent were rental households. The 50.7 percent housing rental rate in the City, is higher than Sacramento

County as a whole, which has an approximate 41.8 percent of all households, occupied by a renter.

**TABLE 4.3-6
CITY OF RANCHO CORDOVA HOUSEHOLD TENURE**

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

Source: Census 2000

Housing Units

According to the City of Rancho Cordova Building Department, a total of 808 dwelling units were permitted between 2000 and January 2005. As of April 2005, the City had 22,425 housing units either built or permitted.

The largest percentage of Rancho Cordova's housing stock, 30.0 percent, was built between 1970 and 1979 (see **Table 4.3-7**). Approximately 31.2 percent of Rancho Cordova's housing stock has been built since 1980.

**TABLE 4.3-7
CITY OF RANCHO CORDOVA AGE OF HOUSING**

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

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

Housing Unit Vacancy

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

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According to the 2000 Census, the vacancy rate for Rancho Cordova was 2.2 percent for owner housing units and 3.8 percent for rental housing units. Generally, the vacancy rates for Rancho Cordova are low. The Sacramento metropolitan area had a 4.8 percent vacancy rate for rental housing units at the end of 2001. In addition, average rents for the Sacramento metropolitan area have increased 9.6 percent annually for the past four years. **Table 4.3-8** shows the vacancy rates by type of housing in Rancho Cordova.

**TABLE 4.3-8
HOUSEHOLD VACANCY STATUS**

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

Source: 2000 Census

Employment

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

**TABLE 4.3-9
RANCHO CORDOVA PLANNING AREA LARGEST EMPLOYERS**

| 100-299 Employees | |
|--|---------------------------------|
| Acordia of CA Insurance Services, Inc. | Guardsmark, Inc. |
| Aerojet Fine Chemicals | Home Depot |
| Automotive Importing Manufacturing, Inc. | Kaiser Permanente |
| Beck's Furniture | Karsten Homes |
| Bel-Air Markets | Maximus, Inc. |
| BFI Waste | Marriott |
| C.C. Myers, Inc. | McKesson Corporation |
| Casa Coloma Health Care | Old Spaghetti Factory |
| Claims Management, Inc. | Pacific Coast Building Products |

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| 100-299 Employees | |
|--------------------------------------|---------------------------------|
| Cordova Recreation and Park District | Reserve America |
| Costco Wholesale | School Innovations and Advocacy |
| Encompass Insurance | Sutter Health @ Work |
| Franklin Templeton Group | Target |
| 300+ Employees | |
| Aerojet - General Corp. | GenCorp |
| Catholic Health Care West | Mercy Health Care |
| Cedar Valley Concrete | Motion Control Engineering |
| Delta Dental | Sunworld Landscape |
| Electronic Data Systems Corp. | Volcano Therapeutics, Inc. |
| E*TRADE Securities | Wal-Mart Stores, Inc. |

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

The 2000 Census identifies the educational, health and social services as the largest employment sector in the City, employing 15 percent of all residents, or 3,663 persons. The Professional sector was the second largest employer, employing 11.2 percent, or 2,712 persons.

**TABLE 4.3-10
EMPLOYMENT BY INDUSTRY - RANCHO CORDOVA CDP**

| Sector | 2000 | |
|---|--------|---------|
| | Number | Percent |
| Agriculture, Forestry, Fishing, Hunting, and Mining | 59 | 0.2% |
| Construction | 1,781 | 7.3% |
| Manufacturing | 2,301 | 9.5% |
| Transportation and Public Facilities | 1,114 | 4.6% |
| Wholesale Trade | 713 | 2.9% |
| Information | 1,012 | 4.2% |
| Retail Trade | 2,674 | 11.0% |
| Finance, Insurance, Real Estate | 2,494 | 10.3% |
| Professional | 2,712 | 11.2% |
| Educational | 3,663 | 15.1% |
| Arts and Entertainment | 2,010 | 8.3% |
| Other Services | 1,288 | 5.3% |
| Public Administration | 2,498 | 10.3% |

Source: 2000 Census

4.3 POPULATION/HOUSING/EMPLOYMENT

4.3.2 REGULATORY FRAMEWORK

FEDERAL

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

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

Title 24—Housing and Urban Development Part 42

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

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

Section 104(d) requirements include:

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

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

STATE

California Relocation Statute - Government Code Section 7260

The California Relocation Statute is a California law that establishes minimum standards for state funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Statute's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for state funded projects. The Statute is intended for the benefit of displaced persons, to ensure that such persons receive fair and equitable treatment and do not suffer disproportionate injuries as the result of programs

designed for the benefit of the public as a whole. Title 25, Division 1, Chapter 6 of the California Code of Regulations provides the regulatory guidelines to enforce the Statute.

Title 25 Division 1 Chapter 6 Subchapter 1- Relocation Assistance and Real Property Acquisition

This section of Title 25 provides guidelines to assist public entities in the development of regulations and procedures implementing GC Section 7260. The guidelines are designed to carry out the following policies of Section 7260:

- 1) To ensure that uniform, fair and equitable treatment is afforded persons displaced from their homes, businesses or farms as a result of the actions of a public entity in order that such persons shall not suffer disproportionate injury as a result of action taken for the benefit of the public as a whole; and
- 2) In the acquisition of real property by a public entity, to ensure consistent and fair treatment for owners of real property to be acquired, to encourage and expedite acquisition by agreement with owners of such property in order to avoid litigation and relieve congestion in courts, and to promote confidence in public land acquisition.

LOCAL

Sacramento County General Plan

The Sacramento County Housing Element (revised 5/2/97) includes policies which are designed to promote the production of housing for all income ranges and ensure adequate site for housing. The County General Plan is currently applicable to the Planning Area outside the existing city limits of Rancho Cordova and will remain so until annexed by the City. Key General Plan housing policies include HE-1 and HE-3 requiring the County to maintain an adequate supply of properly zone land to accommodate future housing need, HE-4 restricting the use of multifamily zoning for any use other than multifamily development (with conditions), HE-5 ensuring the provision of adequate sites for affordable housing development, and HE-6 supporting the development of market rate multifamily units within transportation corridors. Policies HE-7 and HE-39 support the construction of affordable housing and the use of federal, state and local programs for the construction of this housing. Finally, Policy HE-8 promotes the buildout of vacant urban land through infill, reuse and redevelopment activities.

Cordova Community Plan

This document, adopted by the Sacramento County Board of Supervisors on May 21, 2003, is an extension of the Sacramento County General Plan, but is much more specific in terms of the objectives and implementation strategies; and is intended to address issues that are most important to this community. It includes several elements (e.g., land use, circulation, and housing), that are similar to those contained in the County's General Plan and provides goals, objectives and implementation actions for the Plan area. Key objectives include H-1: the promotion of a jobs/housing balance, H-4: the promotion of housing near employment centers, H-7: the promotion of a revitalized existing substandard housing, H-9: ensuring an adequate mix of affordable housing, H-10: the encouragement of a variety of lot sizes to promote social and economic diversity, and H-11: promoting of duplexes on corner lots in new subdivisions.

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4.3.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

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

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

Growth inducement effects are specifically addressed in Section 7.0 of this document.

METHODOLOGY

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

PROJECT IMPACTS AND MITIGATION MEASURES

Population, Housing and Employment Increases

Impact 4.3.1 Implementation of the proposed General Plan Land Use Map would include land uses that promote the increase in population, housing, and employment to the area, and thus induce substantial growth. This is a **significant** impact.

When considering the potential impacts a project may have on the physical environment, the existing conditions must be compared to the expected outcome the project may produce and the potential environmental impacts this change may cause. The projected increase in the City of Rancho Cordova General Plan Planning Area population and housing units would result in direct and indirect environmental effects such as noise, demand for services and utilities, traffic, and air quality. These effects associated with buildout of the General Plan are discussed in the relevant chapters of this EIR. The following is a discussion of implementation of the General Plan and its potential to induce substantial growth.

General Plan Planning Area – Areas Outside of Existing City Boundaries

Table 4.3-11 below identifies the General Plan Planning Area buildout population, housing units and employment for those areas that are currently outside the existing city limits. These buildout projections are based on anticipated land use designations for eight individual Planning Areas (Jackson, Mather, Grant Line South, East, Aerojet, Glenborough and portions of Westborough and Folsom Planning Areas), which exist outside of current city boundaries, and other areas within the General Plan Planning Area but outside of current city boundaries.

At buildout (currently projected to occur beyond year 2030), a population of 127,109 persons, 50,318 housing units and 92,143 jobs are anticipated for the area within the General Plan Planning Area but outside existing city limits. Buildout population and the number of housing units will increase by more than 160 percent over the current levels. This represents substantial growth in the area and will have a potentially significant physical effect on the environment. Implementation of the Rancho Cordova General Plan and the associated land use designations would directly cause growth into areas that are currently rural in nature by allowing urban development. Therefore, this is considered a significant impact.

**Table 4.3-11
GENERAL PLAN PLANNING AREA - AREA OUTSIDE OF EXISTING CITY LIMITS**

| | Existing | Buildout | % Change |
|-------------------|----------|----------|----------|
| Residential Units | 19,306 | 50,318 | 161% |
| Population | 48,033 | 127,109 | 165% |
| Employment | 47,092 | 92,143 | 96% |

General Plan Planning Area – Areas within Existing City Boundaries

The City is anticipated to have substantial growth in population, housing and employment based on the proposed Rancho Cordova General Plan land uses. An expected population of approximately 183,459 under buildout conditions is anticipated which is an increase of 233 percent. Employment and the number of housing units are also anticipated to increase as well. See **Table 4.3-12** for buildout projections. This represents substantial growth in the area and will have a potentially significant physical effect on the environment. Implementation of the Rancho Cordova General Plan and the associated land use designations would directly cause growth. Therefore, this is considered a significant impact.

**TABLE 4.3-12
GENERAL PLAN PLANNING AREA – AREA WITHIN EXISTING CITY LIMITS**

| | Existing | Buildout | % Change |
|-------------------|----------|----------|----------|
| Residential Units | 22,443 | 75,923 | 238% |
| Population | 55,109 | 183,459 | 233% |
| Employment | 47,679 | 102,878 | 116% |

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Proposed General Plan Policies and Action Items That Provide Mitigation

The following General Plan policies are contained in the General Plan Housing Element and the Land Use Element, to ensure that proposed land uses associated with the General Plan provide for growth in the City that would have the least affect on the natural environment:

- Policy H.1.2* *Maintain adequate sites that support a range of housing types appropriate for the city's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.*

- Policy H.1.5* *Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development*

- Policy H.2.2* *Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units), and infill reuse/conversion.*

- Action H.2.2.2* *Identify the most troubled multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced community.*

- Policy H.2.4* *Develop and implement standards applicable to all infill and additions/renovations to existing residential projects aimed at improving the personal security of residents and maintaining the units.*

- Policy H.2.5* *Pursue potential reuse and conversion opportunities for additional housing along Folsom Boulevard.*

- Action H.2.5.1* *Rehabilitate old, underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor.*

- Action H.2.5.2* *Identify opportunities in the Redevelopment Area for use of redevelopment tools and tax-increment funding that will improve the Folsom Boulevard corridor, specially targeting residential reuse of old motels along Folsom Boulevard.*

- Policy H.2.6* *Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.*

- Policy H.2.7* *Preserve housing units at risk of losing affordability status.*

- Policy H.3.2* *Work with interested individuals, non-profit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.*

- Policy H.4.1* *Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or over-sized rental complexes and providing a range of housing prices and rents.*

- Policy H.6.2* *Encourage participation in SMUD's energy efficiency, photovoltaic, solar, and other comparable programs.*

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- Policy H.6.3 *Require all new development to provide bicycle and pedestrian access, thereby facilitating the reduction of automobile air quality impacts in the area.*
- Policy LU.1.3 *Maintain a strong jobs-housing ratio, with a diverse job base and corresponding housing stock, within the Planning Area. Improve the relationship and proximity of jobs to housing and commercial services.*
- Policy LU.1.4 *Promote high quality, efficient, and cohesive land utilization that minimizes negative impacts (e.g., traffic congestion and visual blight) and environmental hazards (e.g. flood, soil instability) on adjacent neighborhoods and infrastructure and preserve existing and future residential neighborhoods from encroachment of incompatible activities and land uses. [Cross reference Economic Development, ED.2.6]*
- Action LU.1.4.1 *Establish performance and development standards in the Zoning Code and guidelines in the Citywide Design Guidelines to address compability between existing and proposed development and within proposed mixed-use development (vertical and horizontal).*
- Policy LU.2.3 *Encourage the clustering of similar uses into areas or districts that have common needs and that are compatible with one another, in order to maximize their efficiency and identity for Rancho Cordova. Uses to consider clustering include the following:*
- Performing Arts Center, local theaters, and studios;*
- *Sports/recreation facilities (i.e. bowling alleys and major sports facilities);*
 - *Hospitals and other care facilities;*
 - *Youth activity centers;*
 - *Amphitheatres; and*
 - *Regional shopping opportunities.*
- Policy LU.2.4 *Use Community Plans, Specific Plans, and development projects to promote pedestrian movement via direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.*
- Policy LU.2.7 *Promote sustainable development that reduces the impact of projects on energy, water, and transportation systems. Encourage sustainable development to occur in ways that complement the built form.*
- Action LU.2.7.1 *Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.*
- Action LU.2.7.2 *Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.*

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Policy LU.4.1 Improve the character and quality of existing development through the revitalization of blighted and underutilized development. [Cross reference Economic Development, ED.5 and ED.6]

Mitigation Measures

Implementation of the above General Plan policies and associated action items provide for the rehabilitation of existing housing units and/or the re-use of vacant businesses for housing. This would allow for the continuation of housing/buildings that may have been lost due to substandard conditions. The re-use/rehabilitation of these units would not require the development of vacant land and therefore assist in the reduction of impacts to the environment. These policies also provide for housing in close proximity to employment centers and or transit, therefore reducing the increase in vehicle traffic and its associated air and noise impacts associated with the proposed General Plan, as well as assist in the reduction of traffic, air and noise impacts by providing for community design that promotes alternative transportation resources. All of these policies and actions would aid in the reduction of impacts to the environment, nevertheless, implementation of the General Plan would allow for a substantial increase in population, housing units, and employment in the City and Planning Area, as illustrated in **Table 4.3-11** and **Table 4.3-12**, which would have a considerable impact on the surrounding environment regardless of the above listed policies and actions. As noted in Section 7.0, implementation of the General Plan and its associated growth is expected to result in several significant and avoidable effects to the environment. Therefore, this impact is considered **significant and unavoidable**.

Displacement of a Substantial Number of Persons or Housing

Impact 4.3.2 Implementation of the General Plan may result in the displacement of housing and/or persons due to the construction of infrastructure necessary to serve new development or revitalization efforts. This is considered a **less than significant** impact.

While implementation of the General Plan does not, in and of itself, provide for the construction of any new development, it would change land use designations in areas thereby allowing future growth that may require additional and/or enlargement of infrastructure such as roadways and pipelines. Additionally, the General Plan identifies a circulation system that would require the construction of new roadways within the Planning Area. Construction of these roadways may be the impetus for the removal of some housing units and/or businesses, thereby displacing persons. However, such displacement is expected to be minor, given that roadway sizing and alignment set forth in the General Plan was designed to largely avoid impacts to existing development areas (see **Figure 3.0-19**).

Implementation of the General Plan would not, in and of itself, displace substantial numbers of housing units or people. State and federal law require due compensation for persons required to relocate as a result of redevelopment projects carried out by the City or any projects that use federal or state funding. Any private development that may occur would pay the fair market price for any land/housing acquired as a result of project development. Therefore, although displacement of persons or housing may result, due compensation offsets any cost related effects. Therefore, impacts related to a substantial displacement of housing units or people as a result of implementation of the General plan are **less than significant**.

Mitigation Measures

None required.

4.3.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting included in the Sacramento region includes El Dorado, Placer, and Sacramento, Sutter, Yolo and Yuba counties. SACOG is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, and Sacramento, Sutter, Yolo and Yuba, as well as the 22 cities within those counties.

SACOG provides growth projections for the six county area to the year 2025 and are illustrated in **Table 4.3-13** below. As identified in the table, the Sacramento region is anticipated to 2,864,387 persons, 1,147,212 households, and 1,435,875 jobs by 2025.

**TABLE 4.3-13
CUMULATIVE PROJECTIONS - 2025**

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

Source: SACOG Projections

The City of Rancho Cordova is expected to experience a substantial amount of growth during the General Plan planning timeframe.

In addition to growth anticipated within the current city boundaries, the General Plan identifies a Planning Area. The Planning Area includes possible future City annexation areas. The Planning Area has a projected buildout of 126,241 housing units for a buildout population of 310,568 persons.

SACOG's Blueprint has projected population of 332,000 persons, 112,290 housing units, and 144,406 jobs for the region by the year 2050. While the area defined as the Rancho Cordova Community by SACOG does not precisely match the General Plan Planning Area, it is within range to approximate the SACOG anticipated growth for the area.

Using the 1990 Census information and 2000 as the base year, SACOG projects that housing within the Rancho Cordova Community will increase from 37,757 dwellings to 54,148 by 2020. Population within the area is projected to increase from 96,099 to 136,284 by 2020. And finally, employment within the area is projected to increase from 87,093 to 125,954 by 2020. The increase in these numbers is largely attributable to new development that would occur on lands east of Sunrise Boulevard and south of Highway 50.

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CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Population and Housing Increases

Impact 4.3.3 Buildout in the planning area, under the proposed General Plan Land Use Map, would include substantial population, housing unit and employment increases. This is considered a **cumulatively considerable** impact.

Proposed development under the proposed General Plan Land Use Policy Map is slightly larger, in terms of residential units and jobs, and smaller, in terms of population, than the growth assumed in the Sacramento County General Plan, the Cordova Community Plan, and SACOG's *Sacramento Region Blueprint: Transportation/Land Use Study*. While SACOG's projections anticipate a total of 112,290 housing units in 2050, the City's Planning Area is projected to have 126,241 housing units at buildout (approximately 2050). Projected population is slightly less in the City's Planning Area under buildout conditions than the projected Blueprint population. Employment is much greater in the General Plan Planning Area buildout projections with 195,021 jobs compared to 144,406 jobs. See **Table 4.3-14**.

TABLE 4.3-14
CUMULATIVE PROJECTIONS

| Land Uses | SACOG Blueprint Rancho Cordova Community | General Plan Planning Area |
|-------------------|--|----------------------------|
| | 2050 | Buildout (2050) |
| Residential Units | 112,290 | 126,241 |
| Population | 332,000 | 310,568 |
| Employment | 144,406 | 195,021 |

Source: SACOG Blueprint; City of Rancho Cordova

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

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

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

- Aesthetics – Further conversion of rural, agricultural and natural open space landscape characteristics to urban conditions.

- Agricultural Resources – Continued loss of farmland to urban uses as well as increased conflicts with agricultural operations and urban uses.
- Air Quality – Increases in air pollutant emissions potentially conflicting with air quality attainment efforts under state and federal Clean Air Acts. Also increased potential for the exposure to toxic air contaminants.
- Biological Resources – Loss of special-status plant and animal species habitats, degradation of habitats and loss of special-status species.
- Cultural Resources – Impacts to known and unknown archaeological and historic resources in the region.
- Geology and Soils – Loss of access to known valuable mineral resources.
- Hydrology and Water Quality – Additional sources of point and non-point sources of surface water quality pollutants to region waterways. Further demand on groundwater resources and potential overdraft issues.
- Noise – Increased transportation noise levels from increased traffic volumes.
- Public Services and Utilities – Increased demand for the development and expansion of public services and facilities and associated environmental issues.
- Traffic – Increased traffic volumes on the region's highways and regional roadways resulting in deficient levels of service of operation.

These effects, associated with development under the General Plan, have been identified and considered within relevant sections of this document. However, it should be noted that the implementation of General Plan's growth strategy of increased development intensities to accommodate growth efficiently (in regards to the utilization of land area) would provide environmental benefits to the region by minimizing further conversion of land to urban uses (sprawl) based on current land use patterns of the region as promoted by the Blueprint. The Rancho Cordova General Plan includes policies and actions that serve to mitigate the impact of development and population growth and the related demand for jobs and a variety of housing types that accompany a larger population. However, these policies and actions do not restrict the growth in the area nor remove the potential environmental impacts due to a substantial population, housing and employment increase in the Planning Area, or the General Plan's contribution to the cumulative environmental effects noted above. Therefore, the General Plan's contribution to cumulative impacts is considered cumulatively considerable.

Proposed General Plan Policies and Action Items That Provide Mitigation

The following General Plan policies are contained in the General Plan Housing Element and the Land Use Element, to ensure that proposed land uses associated with the General Plan provide for growth in the City that would have the least affect on the natural environment:

Policy H.1.2 Maintain adequate sites that support a range of housing types appropriate for the city's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.

Policy H.1.5 Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development

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- Policy H.2.2 Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units), and infill reuse/conversion.
- Action H.2.2.2 Identify the most troubled multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced community.
- Policy H.2.4 Develop and implement standards applicable to all infill and additions/renovations to existing residential projects aimed at improving the personal security of residents and maintaining the units.
- Policy H.2.5 Pursue potential reuse and conversion opportunities for additional housing along Folsom Boulevard.
- Action H.2.5.1 Rehabilitate old, underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor.
- Action H.2.5.2 Identify opportunities in the Redevelopment Area for use of redevelopment tools and tax-increment funding that will improve the Folsom Boulevard corridor, specially targeting residential reuse of old motels along Folsom Boulevard.
- Policy H.2.6 Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.
- Policy H.2.7 Preserve housing units at risk of losing affordability status.
- Policy H.3.2 Work with interested individuals, non-profit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.
- Policy H.4.1 Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or over-sized rental complexes and providing a range of housing prices and rents.
- Policy H.6.2 Encourage participation in SMUD's energy efficiency, photovoltaic, solar, and other comparable programs.
- Policy H.6.3 Require all new development to provide bicycle and pedestrian access, thereby facilitating the reduction of automobile air quality impacts in the area.
- Policy LU.1.4 Promote high quality, efficient, and cohesive land utilization that minimizes negative impacts (e.g., traffic congestion and visual blight) and environmental hazards (e.g. flood, soil instability) on adjacent neighborhoods and infrastructure and preserve existing and future residential neighborhoods from encroachment of incompatible activities and land uses. [Cross reference Economic Development, ED.2.6]
- Action LU.1.4.1 Establish performance and development standards in the Zoning Code and guidelines in the Citywide Design Guidelines to address compability between

existing and proposed development and within proposed mixed-use development (vertical and horizontal).

Policy LU.2.3 Encourage the clustering of similar uses into areas or districts that have common needs and that are compatible with one another, in order to maximize their efficiency and identity for Rancho Cordova. Uses to consider clustering include the following:

Performing Arts Center, local theaters, and studios;

- Sports/recreation facilities (i.e. bowling alleys and major sports facilities);
- Hospitals and other care facilities;
- Youth activity centers;
- Amphitheatres; and
- Regional shopping opportunities.

Policy LU.2.4 Use Community Plans, Specific Plans, and development projects to promote pedestrian movement via direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.

Policy LU.2.7 Promote sustainable development that reduces the impact of projects on energy, water, and transportation systems. Encourage sustainable development to occur in ways that complement the built form.

Action LU.2.7.1 Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.

Action LU.2.7.2 Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.

Policy LU.4.1 Improve the character and quality of existing development through the revitalization of blighted and underutilized development. [Cross reference Economic Development, ED.5 and ED.6]

Mitigation Measures

Implementation of the above-noted General Plan policies and associated Action Items provide for the rehabilitation of existing housing units and/or the re-use of vacant businesses for housing. This would allow for the continuation of housing/buildings that may have been lost due to substandard conditions. The re-use/rehabilitation of these units would not require the development of vacant land and would therefore assist in reducing increased impacts to the environment from implementation of the proposed General Plan. These policies also provide for housing in close proximity to employment centers and or transit, therefore reducing the vehicle traffic and its associated air and noise impacts, as well as assist in the reduction of traffic, air and

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noise impacts by providing for alternative transportation resources. General Plan policies help to reduce environmental impacts due to substantial growth by requiring energy and water efficient developments. All of these policies and actions would aid in the reduction of increased impacts to the environment. Nevertheless, implementation of the General Plan would allow for a substantial increase in population, housing units, and employment in the City and Planning Area, as illustrated in **Table 4.3-11** and **Table 4.3-12**, which would have a considerable impact on the surrounding environment regardless of the above listed policies and actions. Therefore, this impact is **cumulatively considerable** and a **significant and unavoidable** impact.

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