
3.13 - Population and Housing

3.13.1 - Introduction

This section describes the existing population and housing and potential effects from project implementation on the site and its surrounding area. Descriptions and analysis in this section are based on information provided by U.S. Census Bureau, the California Department of Finance, and the Sacramento Area Council of Governments (SACOG).

3.13.2 - Environmental Setting

Population

The 2010 Census estimated Sacramento County's population at 1,418,788, representing a 16-percent increase from 2000 (California Department of Finance 2011). Unincorporated areas of Sacramento County are estimated to contain a population of 554,554 (California Department of Finance 2011). As shown in Table 3.13-1, future growth within Sacramento County is expected to result in a population of more than 2.1 million in 2050.

Table 3.13-1: Sacramento County Projected Population Growth

	2020	2030	2040	2050
Sacramento County	1,622,306	1,803,872	1,989,221	2,176,508
Source: California Department of Finance, 2011.				

The City of Elk Grove is estimated to have a 2010 population of 153,015, a 102-percent increase since its incorporation in 2000, at which time its population was estimated by the California Department of Finance to be 59,984 (California Department of Finance 2011). Based on SACOG's Metropolitan Transportation Plan 2035 Land Use Allocation, Elk Grove will reach a population of 192,889 in 2035 (SACOG 2008). Population estimates within the Sphere of Influence Amendment (SOIA) Area are difficult to determine because U.S. Census blocks do not correspond well with the proposed SOIA boundaries.

Housing

The 2000 U.S. Census estimated that 474,814 housing units were located in Sacramento County. As of the 2010 U.S. Census, there were an estimated 513,945 housing units located in Sacramento County representing an 8.2-percent increase in housing (U.S. Census Bureau 2011).

According to the Sacramento County General Plan Housing Element, the 2000 housing vacancy rate was 4 percent or 21,212 units, of which 9,367 were located in unincorporated areas of the County.

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The 2009 American Community Survey indicated that the City of Elk Grove had approximately 42,214 housing units, of which 40,211 were occupied and 2,003 were vacant at the time of the survey (U.S. Census Bureau 2009).

SACOG’s Metropolitan Transportation Plan 2035 Draft Land Use Allocations estimated that the number of employees in Elk Grove would more than double, and the number of housing units could almost double by the year 2035. This is equivalent to a 4.3-percent annual growth in employment and 2.7-percent annual growth in housing over the next 30-year period. Table 3.13-2 and Table 3.13-3 provide employment and household growth assumptions that were generated by Fehr and Peers using the land use assumptions from Section 2, Project Description, for the purpose of estimating potential impacts associated with traffic generation for the project.

Table 3.13-2: Growth Assumptions for the SOIA Area – Employment

Non Retail				Retail
Office	Medical	Education	Manufacturing	
14,086	1,170	457	15,821	3,967
Source: Fehr and Peers, 2011.				

Table 3.13-3: Growth Assumptions for the SOIA Area – Households and Enrollment

Households	K-12 Enrollment
20,685	11,428
Source: Fehr and Peers, 2011.	

3.13.3 - Regulatory Framework

Local

Sacramento LAFCo Policies, Standards, and Procedures

Sacramento LAFCo has developed standards and guidelines in its Plans, Policies, and Procedures Manual that aide in the implementation of the Cortese-Knox-Hertzberg Act. The following Sacramento LAFCo policies, standards, and procedures relate to population and housing:

Chapter 4, Section F

4. In preparing an Initial Study for the project subject to LAFCo review, the LAFCo will generally consider the project to have the potential to significantly affect the environment if the project has substantial growth-inducing potential because it would result in:
 - (1) Extending a major roadway into an undeveloped area;
 - (2) Extending a sewer trunk line to a substantial area not currently served;
 - (3) Extending water service to a substantial area not currently served;

- (4) Providing electric service to a substantial area not currently served;
- (5) Providing or requiring flood control or other public facility which will protect the public safety so as to permit new development in an area substantially larger than the proposed project;
- (6) Providing any other public service or facility to a substantial area which could not grow without such service; and
- (7) Encouraging or fostering growth in a substantial area.

City of Elk Grove General Plan Housing Element

The Housing Element of the Elk Grove General Plan identifies and analyzes the existing and projected housing needs for all income groups and implements actions with measurable performance objectives to address those needs. The Housing Element goal is to promote an adequate supply of decent, safe, and affordable housing to meet the needs of all residents of the City without regard to race, color, age, sex, religion, national origin, family status, or disability. Applicable policies are listed below.

- **Policy H-1:** Maintain an adequate supply of appropriately zoned land with available or planned public services and infrastructure to accommodate the City's projected housing needs for all income levels and for special needs groups. The acreage of appropriately zoned land needed to meet housing needs will be updated annually, based on construction of housing units (tallied by income group and special needs group) and loss of sites through rezoning, in accordance with Action 10.
- **Policy H-17:** Review the Housing Element to determine the appropriateness of the document to current conditions.

3.13.4 - Methodology

Impacts on population and housing were assessed by reviewing existing and anticipated population and housing projections provided by the U.S. Census Bureau, the California Department of Finance, and SACOG. The proposed project's impacts were evaluated by determining their consistency with these estimates and projections.

3.13.5 - Thresholds of Significance

According to Appendix G, Environmental Checklist, of the CEQA Guidelines, population and housing impacts resulting from the implementation of the proposed project would be considered significant if the project would:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Refer to Section 7, Effects Found Not To Be Significant.)
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Refer to Section 7, Effects Found Not To Be Significant.)

3.13.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Population Growth

Impact POP-1: **The project would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).**

Impact Analysis

Housing

The proposed SOIA does not include the construction of new homes or businesses, or the extension of roads, utilities, or other infrastructure. The proposed SOIA would not result in a change in existing zoning or land use designation, and therefore would not allow an increase in development density. Expansion of proposed SOI boundary could represent the first step in the development of the areas as acknowledged by Sacramento LAFCo. The proposed SOIA Area is located within the City of Elk Grove's Planning Area; therefore, the proposed SOIA Area was considered as part of the Elk Grove General Plan EIR.

Growth Inducement

The proposed SOIA may indirectly affect population growth in the SOIA Area through the potential for future urbanization of the SOIA. New employees from commercial and industrial development and new population from residential development represent 'direct' forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Examples of development that would indirectly facilitate growth include the installation of new roadways or the construction or expansion of water delivery/treatment facilities. Potential growth-inducing impacts resulting from the extension of circulation facilities and expansion of utility infrastructure are addressed in Sections 3.16 (Transportation and Traffic) and 3.16 (Utilities and Service Systems), respectively. The projected population is based on an extrapolation of the land use categories and density assumptions described in Section 2, Project Description.

Under the City's expected growth rate, the buildable land within the existing City limits will not provide for all anticipated growth. SACOG projections indicate that employment land uses could more than double and housing land uses could almost double during the planning period analyzed (City of Elk Grove LAFCo SOIA Application). Implementing the proposed SOIA would provide a

potential area for growth. Approval of the proposed SOIA would not guarantee development of the area, but would allow for the City of Elk Grove to plan for and guide development in that area in coordination with Sacramento County.

The City of Elk Grove and County of Sacramento general plans require that the jobs/housing balance be applied on a city-/countywide basis, since residents do not often live close to their jobs. While the proposed project land use assumptions include the mixing of land uses, the number of jobs and dwelling units remains consistent with the City's and County's general plans. In addition, because the project includes more jobs than housing, it would have, by definition, a beneficial effect on the jobs/housing balance and would provide additional opportunities for the City/County to improve the jobs-to-housing ratio.

However, it is reasonably foreseeable that the approval of the SOIA would result in substantial population growth in the SOIA Area by proposing new homes and businesses. By inducing population growth, the project could have an adverse effect on the City's ability to provide infrastructure and public services. For this reason, prerequisite conditions, or "triggers," should be established for future development of the SOIA Area that must be met before the City Council can adopt a Planned Community designation, and any residential zoning approvals for property in the SOIA Area. These triggers are to ensure that the City's fiscal condition is stable, predictable, and adequate in the long term to serve the proposed development without detrimental impact to services for the rest of the City.

The environmental impacts associated with a substantial increase in population, including land use compatibility, traffic, noise, and air quality, biology, and hydrology are described in Sections 3.10, 3.15, 3.12, 3.3, 3.4, and 3.9 of this EIR. The proposed project could provide the opportunity to place jobs south of Elk Grove, thereby improving the "reverse commute" situation in the City. The project could provide opportunity to include housing close to jobs, which promotes an internalization of vehicle trips within the City of Elk Grove. The construction of housing south of Elk Grove could also reduce commute travel time and distances for some persons who would otherwise commute from farther away.

In summary, the proposed project would maintain existing land use designations and zoning and would not result on the construction of new homes, businesses, roads, or utilities. Therefore, the proposed project would not directly induce substantial population growth and impacts; however, the project may indirectly induce substantial population growth. With the implementation of Mitigation Measure POP-1 below, impacts created by the proposed project would be reduced by assuring that future annexations are consistent with the Metropolitan Transportation Plan. However, even with mitigation, the proposed project could lead to eventual development of the area and direct and indirect population growth, rendering impacts significant and unavoidable.

Level of Significance Before Mitigation

Potentially significant impact.

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Mitigation Measures

MM POP-1 At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will consult with the Sacramento Area Council of Governments (SACOG) regarding the Regional Blueprint and consistency with the Metropolitan Transportation Plan.

Level of Significance After Mitigation

Significant and unavoidable impact.