
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 US 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 in 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 was 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 by 2035 (SACOG 2008). SACOG updated its Metropolitan Transportation Plan 2035 in April 2012, and has made growth projections for the six-county SACOG region. These projections are based on the most recent national and state projections and on current information on the region's economy and housing. The draft population projections for 2035 are 8.8 percent higher than 2012 Department of Finance estimates.

Housing

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

Population and Housing

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 (US Census Bureau 2009).

SACOG’s 2035 Metropolitan Transportation Plan/Sustainable Communities Strategy Land Use Allocations (included as Appendix E3 of the MTP) estimated that the number of employees and the number of housing units could almost double by the year 2035 within the existing City limits. As stated above, draft revised projections prepared by SACOG for year 2020 and 2035 show lower population, households, employment, and dwelling units than those used in SACOG’s Metropolitan Transportation Plan 2035.

Table 3.13-2 and Table 3.13-3 provide employment and household growth assumptions that were generated by Fehr & 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. The traffic modeling completed using the land use assumptions contained a calculated average employment generation and household/acre/residential land use. The household generation was then used to estimate the number of K–12 students in the SOIA Area at full buildout of the assumed land uses.

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 & 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 & Peers 2011, MBA	

3.13.3 - Regulatory Framework

Local

Sacramento LAFCo Policies, Standards, and Procedures

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

Chapter IV, General Standards

Section F. Application of the California Environmental Quality Act to Changes of Organization or Reorganization and Spheres of Influence

- **Standard 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:
 - (e) 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

Approval by LAFCo of this SOIA does not authorize any change in land use or governance. However, the proposed project would adjust the City of Elk Grove's SOI and allow the City the opportunity to file an annexation request with LAFCo to annex lands within the SOIA Area. The City of Elk Grove General Plan establishes goals and policies to guide both present and future development within the City's jurisdiction. 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 US 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.

The impacts related to population increases from implementation of the 2003 Elk Grove General Plan were evaluated in the General Plan Environmental Impact Report (EIR). All mitigation measures identified for impacts in the Elk Grove General Plan EIR and adopted by the City continue to remain the responsibility of the City as part of implementation of the General Plan. Consequently, upon approval of any future annexation request for the SOIA Area, those General Plan policies and EIR mitigation measures are assumed to apply to development within the SOIA Area.

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).
- 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 may 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 the City’s SOI boundary could represent the first step in the development of the SOIA Area as acknowledged by the 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. However, potential future urbanization of the SOIA Area would alter the City and County share of future Regional Housing Needs Allocation (RHNA) for affordable housing.

Growth Inducement

The proposed SOIA may indirectly affect population growth in the SOIA Area through the potential for future urbanization of the SOIA Area. 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 3.15 (Transportation/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 2010). Implementing the proposed SOIA would provide a potential area for growth. Approval of the proposed SOIA would not guarantee development of the SOIA Area, but would allow for the City of Elk Grove to plan for and guide development in that area in consultation 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. 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.

The physical environmental impacts associated with a substantial increase in population, including land use compatibility, traffic, noise, air quality, biology, and hydrology, are described in Sections 3.10, 3.15, 3.12, 3.3, 3.4, and 3.9, respectively, of this Recirculated Draft 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

Population and Housing

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. The City can either request annexation of the entire SOIA Area or submit multiple annexation applications for portions of the SOIA Area. The City can also develop a phased annexation program to further guide development within the SOIA Area.

The SOIA Area is intended to accommodate projected growth in the area. Ultimately, growth in the SOIA area could be less than what is projected due to unanticipated market conditions. However, the SOIA Area would provide sufficient acreage to accommodate population and employment growth as well as buffers and mitigation areas described throughout this document. Therefore, the SOIA would likely not induce substantial growth outside of the SOIA Area. Furthermore, any growth outside of the SOIA Area subject to City of Elk Grove jurisdiction would require its own LAFCo SOI amendment and environmental review outside of this SOIA process.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

MM POP-1a 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/Sustainable Community Strategy, and provide LAFCo with evidence of the results of this consultation.

MM POP-1b At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall:

- Revise and update its General Plan in accordance with state law that addresses the annexed territory;
- Update the Housing Element (updated to reflect the annexed territory) to establish that the City has or will meet its Regional Housing Needs Allocation (RHNA) for all income levels as defined in Government Code Section 65588.

Level of Significance After Mitigation

Mitigation Measures POP-1a and POP-1b would ensure that future annexations will include necessary adjustments to the City's share of regional housing needs.

Less than significant impact.

