
3.7 - Population and Housing

3.7.1 - Summary

This section describes the existing population and housing conditions and potential effects from project implementation in the incorporation area and its surrounding area. Descriptions and analysis in this section are based on population and housing information provided by the California Department of Finance, the Sacramento Area Council of Governments (SACOG), Sacramento County, the City of Sacramento, and the Sacramento LAFCo.

3.7.2 - Environmental Setting

Population

The 2000 Census estimated Sacramento County's population at 1,233,499, representing an 18-percent increase from 1990. The California Department of Finance estimates the 2009 population of Sacramento County at 1,433,187, representing a 16-percent increase since the 2000 Census estimate (California Department of Finance 2009).

Incorporated cities surrounding the proposed incorporation area include the City of Sacramento with a population of 481,097, and the City of Rancho Cordova with a population of 61,817. Unincorporated areas of Sacramento County are estimated to contain a population of 565,309 (California Department of Finance, 2009).

As of 2000, approximately 96,025 people lived within the Arden Arcade Community Plan boundaries (Sacramento County 2009). However, since the 2000 census, the community boundaries changed, decreasing in 2001, and the actual population may be closer to 83,000 (Sacramento County 2009).

Housing

The 2000 Census estimated that 476,578 housing units were located in Sacramento County. As of July 2008, the Census estimated that approximately 551,090 housing units are located in Sacramento County, representing a 15-percent increase in housing (U.S. Census Bureau 2009).

Approximately 43,000 housing units are located within the Arden Arcade Community Plan area, of which 51 percent are single-family units and 49 percent are multiple-family units (Sacramento County 2009).

According to the Sacramento County Housing Element of the Sacramento County General Plan (2008), the 2000 housing vacancy rate was 4 percent or 21,212 units, of which, 9,367 were located in unincorporated areas of the County.

Fair-Share Housing

According to the SACOG Regional Housing Needs Plan (2009), Sacramento County is to provide an additional 59,093 housing units between 2006 and 2013, of which 21.3 percent must be very-low

income, 16.2 percent must be low-income, 19.1 percent must be moderate-income, and 43.4 percent must be above-moderate-income.

3.7.3 - Regulatory Framework

Local

Sacramento LAFCo Policies, Standards, and Procedures

As described in Section 1, Introduction, LAFCo has developed standards and guidelines in its Plans, Policies, and Procedures manual that aide in the implementation of the Cortese-Knox-Hertzberg Act. Policies related to incorporations are also provided in Section 1. The following Sacramento LAFCo policies, standards, and procedures relate to population and housing:

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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.

Sacramento County General Plan Housing Element (Update 2008-2013)

The Housing Element of the Sacramento County 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 Sacramento County without regard to race, color, age, sex, religion, national origin, family status, or disability. Applicable policies are as follows:

- **Policy HE-1.** The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan.
- **Policy HE-2.** The County will preserve the supply of sites zoned for multifamily
- **Policy HE-4.** Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities, as appropriate, for housing including:

- Support for a variety of housing types on vacant sites suitable for urban infill, in both residential only and mixed use developments.
 - Reuse of older commercial and retail properties, industrial and business office parks, and excess surface parking areas of neighborhood and community strip malls and commercial centers, to allow additional residential development within the existing urban area.
 - Ensure that infill development in the commercial corridors is consistent with the principles of the Blueprint Preferred Alternative. Such development shall include a variety of mixed uses, including medium to high density residential. Medium and high density residential development (as defined in the General Sacramento County Housing Element 2008–2013 3-35 Housing Action Plan) shall be encouraged along the commercial corridors, especially in areas within ½ mile of planned BRT or near light rail.
 - Provide incentives to encourage the development or reuse of infill lots, particularly in commercial corridors.
 - Within and adjacent to these higher density residential and mixed use sites, locate and develop additional parcels that are walkable, consistent with smart growth and sustainable communities’ principles (as defined by the County), including necessary physical and services infrastructure and amenities (i.e., sewer, parks, schools, retail, grocery, transit).
 - Complete Commercial Corridor and Transit Area Plans and Master EIR documents, defining land uses and densities to the greatest extent feasible, in order to expedite the development or redevelopment of infill lots. Include at a minimum a Financing Strategy, and preferably a Community Facilities District or similar Corridor Finance Plan in each Corridor Plan to identify public and private funding for needed infrastructure and incentives for development.
 - Develop a public education program specific to infill development to increase the public acceptance of quality residential and mixed use infill development.
- **Policy HE-7.** The County will encourage flexibility in density for residential projects.
 - **Policy HE-19.** Provide improved public infrastructure and services, including water, sewer, curbs gutter, sidewalks, landscaping, and lighting where these services will improve the physical quality of blighted or declining neighborhoods, or facilitate appropriate infill.
 - **Policy HE-24.** Ensure that the structural design, aesthetics and site layout of new development is compatible and interconnected with existing residential development.
 - **Policy HE-25.** Infill projects shall be integrated into the surrounding neighborhoods and communities to the greatest extent feasible.
 - **Policy HE-51.** The County will continue to implement its affordable housing program which requires that 15 percent of new residential development to be affordable to extremely low-, very low- and low-income households.

3.7.4 - Project Impact Analysis

Methodology for Analysis

As described in Section 3, Environmental Impact Analysis of this EIR, the environmental analysis assumes that the project would result in the development of all vacant lands within the incorporation area with up to a 20-percent increase in land use intensity. This assumed development pattern has been utilized to evaluate “worst-case” environmental effects of the project; however, note that while the project proponents have not proposed such development, this analysis assumes buildout of the existing land use pattern as directed by the Sacramento County General Plan. Future land use policy decisions adopted by the newly formed City Council are considered speculative at this time and are not evaluated in the impact analysis.

Thresholds of Significance

For the purposes of this EIR, to determine whether impacts to population and housing are significant environmental effects, the following questions are analyzed and evaluated. Would the project:

- Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

3.7.5 - Impact Statements and Mitigation Discussions

Population Growth

Impact 3.7-1: **The project would not induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).**

Impact Analysis

This impact assesses the project’s potential to induce substantial population growth. There are two types of population growth: direct and indirect. Direct population growth occurs from the development of new residential units. Indirect population growth occurs from the creation of new employment opportunities or the removal of a barrier to growth (e.g., the extension of urban infrastructure to an undeveloped area).

The proposed incorporation area currently consists of approximately 9,000 acres of land, of which only approximately 113 acres remain vacant as described in Table 3.7-1.

Table 3.7-1: Land Use Designations and Vacant Lands

Land Use Designation	Acres within Propose Incorporation Area	
	Total Acres Designated [*]	Acres Vacant
Low Density Residential	1,946.62	50.75
Medium Density Residential	5,395.92	26.50
Commercial and Office	1,531.32	35.99
Industrial Intensive	0.99	0.00
Public/Quasi-Public	26.42	0.00
Nature Preserve	34.89	0.00
Total	8,989.00	113.24
Notes: * Includes Vacant Lands Source: Sacramento County GIS, 2005, 2006.		

While the project does not include the construction of any new homes, businesses, road extensions, or the expansion of any other infrastructure, this analysis assumes the worst-case scenario of all vacant land being built out in accordance with the Sacramento County General Plan. As such, there is the potential for approximately 77 acres of land to be developed as residential. Currently, approximately 43,000 housing units are located within approximately 7,343 acres of the proposed incorporation area. Utilizing an estimated 5.85 housing units per acre (43,000 houses per 7,343 acres of residential), the project has the potential to create 450 new dwelling units. These new dwelling units would represent a 1-percent increase in the current housing in the Arden Arcade area.

Using the Sacramento County 2000 average household size of 2.64, the project would add an estimated 1,188 new residents to the City of Arden Arcade. Employment opportunities associated with 36 acres of commercial and office space may bring additional people to the area, though no business have been proposed, so an actual estimation is not possible. Note that the proposed incorporation area is already within an urban area, and the project would not require the extension of infrastructure into an undeveloped area.

Direct or indirect population growth is only considered substantial if it exceeds projections contained in local or regional planning documents and population forecasts. In this case, the applicable planning and population forecast document is the Sacramento County General Plan and is discussed below.

Sacramento County General Plan Housing Element (2008)

The buildout of the project is assumed to be 2013; the same buildout of the 1993 General Plan. The Sacramento County General Plan’s Housing Element (updated 2008) was approved in December 2008 and was found to be in full compliance with state housing element law. The Housing Element anticipates the population of Sacramento County to be 1,528,633 during 2013 (numbers extrapolated

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from Table 5-2 of the Element Update). This estimate is based upon anticipated General Plan land uses and associated population growth. The project's potential 1,118 new residents represent less than 0.1 percent of the County's projected total population. Since the project will be developed in accordance with the General Plan design, the project has been accounted for in the population projections. The project is not proposing any changes to the General Plan's land uses, and as such would not induce growth beyond the General Plan's projections. Impacts would be less than significant.

Regional Housing Needs Allocation (RHNA)

The project has the potential to add 450 housing units to the County's housing supply. These units have the potential to be dedicated for affordable housing and would contribute to fulfilling the County's RHNA. These units will be credited to the forthcoming RHNA. Therefore, the proposed project's residential development would be consistent with local and regional housing strategies, and impacts would be less than significant.

Significance Determination Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation is required.

Significance Determination After Mitigation

Less than significant impact.

Housing Displacement/Replacement Housing

Impact 3.7-2: **The project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.**

Impact Analysis

The project does not propose the physical removal of any existing residences and, therefore, would not require the construction of replacement housing elsewhere. No impact would occur.

Significance Determination Before Mitigation

No impact.

Mitigation Measures

No mitigation is required.

Significance Determination After Mitigation

No impact.

Population Displacement/Replacement Housing

Impact 3.7-3: The project would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

Impact Analysis

As discussed in Impact 3.7-2, the project would not involve the removal of any residences. No impact would occur.

Significance Determination Before Mitigation

No impact.

Mitigation Measures

No mitigation is required.

Significance Determination After Mitigation

No impact.

