

4.11 POPULATION AND HOUSING

4.11 POPULATION AND HOUSING

This section analyzes the socioeconomic conditions within the City of Rocklin including population characteristics, housing, and employment. Key issues include population growth and availability of housing opportunities. Relevant federal, state, and local regulations relevant to housing are identified. General Plan policies and mitigation measures that would serve to reduce impacts are also identified. This section is based on several resources including the City of Rocklin website (City of Rocklin 2009a, 2009b, 2009c, 2009d), 1990 and 2000 U.S. Census data, the U.S. Census Bureau 2000 Community Survey, California Department of Finance (DOF) estimates (2008 and 2009), and California Employment Development Department (EDD) data (2008). Multiple data sources from different years were used for this analysis in order to present existing population trends and to develop reasonable housing and employment projections. Because of the multiple sources, statistical numbers may vary. Abbreviated citations for each information source are provided in the text, with full references provided at the end of this section.

4.11.1 EXISTING SETTING

DEMOGRAPHICS

Population Trends

The existing population in the City of Rocklin according to the California Department of Finance in 2008 was 53,843 (DOF 2008). Between 1990 and 2000, the years of the U.S. Census, the population of Rocklin increased from 19,033 to 36,330, an increase of approximately 90 percent (see **Table 4.11-1**) (U.S. Census Bureau 1990 and 2000a). Since that time, population growth has slowed. Between 2000 and 2008, the population grew just under 50 percent.

Buildout projections associated with the proposed General Plan Update for the city's population growth are shown in **Table 4.11-1**. These figures indicate continued growth during the General Plan Update planned time frame through 2030. The city's population is projected to increase by 22,293 between 2008 and 2030, for a total increase of approximately 41.4 percent (see Section 3.0, Project Description).

**TABLE 4.11-1
CITY OF ROCKLIN POPULATION**

Year	Population	Change	% Change	Annual % Change
1990 ¹	19,033			
2000 ¹	36,330	17,297	91%	9.0%
2008 ²	53,843	17,513	48 %	6.0%
2015 Projected ³	65,614	11,771	22%	3.1%
2020 Projected ³	73,414	7,800	12%	2.4%
2030 Projected ³	76,136	2,722	4%	0.5%

Sources: ¹U.S. Census 1990 and 2000a

² DOF 2008

³See Table 3.0-1, in Section 3.0, Project Description, of this DEIR.

Note: Since there is no certainty with regard to the actual pace of population growth, the City of Rocklin has developed population projections based on a low, mid-range, and high growth scenario. For planning purposes, the City has assumed that the mid-range growth scenario is the most likely. Refer to Table 3.0-1 of the Project Description for a range of growth scenarios. The low growth scenario assumes that residential building permits issued will average 200 dwelling units per year, resulting in a 2030 population of 66,133. The mid-range growth scenario (shown above) assumes that residential building permits issued will average 400 dwelling units per year, resulting in a residential buildout population of 76,136 by the year 2028. The high growth scenario assumes that residential building permits issued will average 600 dwelling units per year, resulting in the residential buildout population of 76,136 by the year 2021.

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Household Trends and Demographics

The household is the basic unit of analysis in most government reports. According to the U.S. Census, a household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. People not living in households are classified as living in group quarters (U.S. Census Bureau 2000b). Between 2000 and 2008, the average number of persons per household decreased in the city from 2.7 persons per household in 2000 to 2.6 persons per household in 2008 (DOF 2008).

Households

The existing number of households in the City of Rocklin in 2008 was 21,036 (DOF 2008). **Table 4.11-2** shows the household projections for Rocklin out to the year 2030. According to projections, the city will increase by 8,247 households by 2030.

**TABLE 4.11-2
CITY OF ROCKLIN HOUSEHOLDS**

Year	Households	Change	% Change	Annual % Change
2000 ¹	13,258			
2008 ²	21,036	7,778	63%	7.9%
2015 Projected ³	25,236	4,200	20%	2.8%
2020 Projected ³	28,236	3,000	12%	2.4%
2030 Projected ³	29,283	1,047	4%	3.7%

Sources: ¹ U.S. Census 1990 and 2000a

² DOF 2008

³ See Table 3.0-2 in Section 3.0, Project Description, of this DEIR.

Note: Since there is no certainty with regard to the actual pace of population growth, the City of Rocklin has developed population projections based on a low, mid-range, and high growth scenario. For planning purposes, the City has assumed that the mid-range growth scenario is the most likely. Refer to Table 3.0-1 of the Project Description for a range of growth scenarios. The low growth scenario assumes that residential building permits issued will average 200 dwelling units per year, resulting in a 2030 population of 66,133. The mid-range growth scenario (shown above) assumes that residential building permits issued will average 400 dwelling units per year, resulting in a residential buildout population of 76,136 by the year 2028. The high growth scenario assumes that residential building permits issued will average 600 dwelling units per year, resulting in the residential buildout population of 76,136 by the year 2021.

Household Size

Household size refers to the number of persons in a household. The average number of persons per household is determined by dividing Rocklin's population by the number of housing units. Rocklin's average household size increased during the 1990s from 2.69 in 1990 to 2.74 persons per household in 2000. The California Department of Finance reported the average Rocklin household size was 2.64 in 2008, the second highest among Placer County jurisdictions (DOF 2008).

Household Income

For purposes of the Housing Element and state and federal grant funding, the City of Rocklin uses the State Department of Housing and Community Development (HCD) methodology, which the State coordinates with the United States Department of Housing and Urban Development (HUD) to identify household income. All jurisdictions in Placer County use the same median income information since income limits are provide at the county level. In 2008, the median income in Placer County, and therefore in Rocklin, based on a household of four, was \$71,000 (HCD State Income Limits 2008).

A secondary source that the City uses for more market-driven data is provided by private statistical companies such as ESRI. ESRI's methodology takes into account several federal data sources, per capita income data, and Census data. These data sources were used to determine that the City of Rocklin had a median household income of \$84,508 in 2008 (City of Rocklin 2009b). The median household income for Rocklin increased from \$64,737 in 2000 to \$84,508 in 2008 (City of Rocklin 2009b). Household incomes in both Rocklin and Placer County were considerably more than the California statewide median household income of \$56,645.

Tenure

Tenure describes the proportion of renters to owners. The majority of households in the city are owner occupied (67.5 percent). The renter rate in the city is 32.5 percent. **Table 4.11-3** illustrates the ratio of owners versus renters in the City of Rocklin in 2000 and 2007. As shown in **Table 4.11-3**, the proportion of owner-occupied housing units as compared to the number of available units fell slightly from 2000 to 2007. However, the overall percentage of available units occupied by both owners and renters combined increased over this time frame for a total occupation rate of 96.5 percent (U.S. Census Bureau 2000, 2007).

**TABLE 4.11-3
ROCKLIN HOUSEHOLD TENURE**

Households	2000		2007	
Total Occupied	13,258	92%	19,851	96.5%
Owner Occupied	9,638	73%	13,392	67.5%
Renter Occupied	3,620	27%	6,459	32.5%

Source: U.S. Census Bureau 2000a, 2007

Housing Units

According to the California Department of Finance, Rocklin had a total of 21,036 housing units in 2008. Of these housing units, approximately 75 percent were single-family homes. Between 2000 and 2008, a total of 6,615 units were added to the housing stock, with multi-family housing comprising 42 percent and single-family comprising 58 percent of the total units added (DOF 2008).

Housing Unit Vacancy

Vacancy trends in housing are analyzed using a vacancy rate, which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is low and the price of housing will most likely increase. According to the state Department of Housing and Community Development's "Raising the

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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, prospective buyers and renters may experience an increase in housing costs.

The City of Rocklin had an overall vacancy rate of 3.7 percent in 2008. The vacancy rates for Rocklin are relatively low. This residential vacancy rate (rental and homeowner units) is lower than vacancy rates for Placer County as a whole (10.6 percent) (DOF 2008).

Employment

According to the California Employment Development Department, the labor force for Rocklin comprised 27,000 people as of September 2008. In comparison, the unemployment rate in Rocklin was 3.7 percent (EDD 2008). Major employers in Rocklin are balanced across all employment sectors. **Table 4.11-4** shows the number and percentage of jobs provided by the city’s top ten employers (City of Rocklin 2009d).

TABLE 4.11-4
EMPLOYMENT BY INDUSTRY – ROCKLIN

Employer	Year 2008	
	Number	Percentage
Rocklin Unified School District	943	23.4%
United Natural Foods	592	14.7%
Sierra College	497	12.3%
Oracle	448	11.1%
UPS	356	8.8%
Hands On Services	300	7.4%
City of Rocklin	287	7.1%
Educational Media Foundation	240	5.9%
Sierra Pine LTD	189	4.6%
Wallace Kuhl	175	4.3%

Source: City of Rocklin 2009d

4.11.2 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 Uniform Relocation Assistance.

Section 104(d) of the Housing and Community Development Act 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 housing.

Section 104(d) requirements include:

- Replacement, on a one-for-one basis, of all occupied and vacant occupiable low- or moderate-income housing units that are demolished or converted to a use other than low- or moderate-income housing in connection with an activity assisted under the Housing and Community Development 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 housing unit, or
 - Conversion of a low- or moderate-income housing unit to a use other than a low- or moderate-income residence.

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 provides guidelines to assist public entities in the development of regulations and procedures implementing Government Code 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 and 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.

Housing Element Law – Article 10.6 of the Government Code (Sections 65580–65589.8)

The California legislature has declared the attainment of affordable housing and a suitable living environment for every Californian to be of vital importance. Attaining the state's housing goals requires efforts from all sectors including the private sector and all levels of government. Each

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local government has power to facilitate the improvement and development of housing for all economic segments of the community accounting for economic, environmental, and fiscal factors as well as community goals and regional housing needs. The tool by which local governments attempt to achieve these goals is the Housing Element. The Housing Element identifies and analyzes existing and projected housing needs and presents goals, policies, quantified objectives, and programs to address those needs. The Housing Element also provides implementation measures for these programs. Each jurisdiction in the state must update its Housing Element at least every five years in accordance with housing element law, including periodic amendments.

Redevelopment Housing Set-Aside

State law requires the Rocklin Redevelopment Agency to set aside a minimum of 20 percent of all tax increment revenue generated from redevelopment projects for affordable housing. The Agency's set-aside funds must be used for activities that increase, improve, or preserve the supply of affordable housing. Current redevelopment law requires that all new or substantially rehabilitated housing units developed or otherwise assisted with the Agency's set-aside funds must remain affordable to the targeted income group for at least 55 years for rentals and 45 years for ownership housing. The Rocklin Redevelopment Agency anticipates generating \$2,530,000 by the year 2013 (FY 2012–2013) and \$6,593,000 by 2025 (FY 2024–2025) for the Low and Moderate Income Housing Fund (LMIHF). The LMIHF will primarily be used for the First-Time Homebuyer Program, assistance to at-risk units, assistance to new construction of affordable units, and other eligible housing activities.

Regional Housing Needs Plan

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing units needed for each region. The local RHNP is developed by the Sacramento Area Council of Governments (SACOG) and allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs. The RHNP allocates fair share needs based on household income groupings over the five-year planning period for each specific jurisdiction's housing element. The RHNP also identifies and quantifies the existing housing needs for each jurisdiction.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

SACOG assigned Rocklin a Regional Housing Needs Assessment (RHNA) allocation of 2,233 units total for the 2006–2013 planning period. According to Table 2 of the SACOG 2006 to 2013 Regional Housing Needs Plan, the allocations by income level were: very low income – 671 units; low income – 487 units; moderate income – 484 units; and above moderate income – 596 units (SACOG 2008b).

LOCAL

Sacramento Area Council of Governments

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba as well as 22 cities including the City of Rocklin. SACOG's primary function is the provision of transportation planning and funding for the region. In addition to preparing the region's long-range transportation planning, SACOG develops population projections for the six-county Sacramento region.

City of Rocklin General Plan Housing Element

The purpose of the Housing Element is to adopt a comprehensive, long-term plan to address housing needs in the City of Rocklin. The Housing Element is Rocklin's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population within its jurisdiction. Accordingly, the Housing Element identifies and analyzes the existing and projected housing needs of Rocklin and states goals, policies, and programs for the preservation, improvement, and development of housing. The Housing Element also identifies sites for housing development that are adequate to accommodate the City's allocation of the regional housing need. The goals, policies, and programs are classified into six different categories as follows:

- Housing Conservation
- Housing Production
- Provision of Adequate Housing Sites
- Removal of Government Constraints
- Regional Coordination
- Equal Housing Opportunity

The City adopted an updated Housing Element on March 9, 2010.

4.11.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

According to the CEQA Guidelines Section 15131(a) 2008, 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 significant. This analysis evaluates the project's impacts on population and housing based on the standards of significance identified in the CEQA Guidelines Appendix G. A population and housing impact is considered significant if implementation of the project would:

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.

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3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

METHODOLOGY

Research was conducted to determine demographic and housing conditions, utilizing existing documents and other information sources. Information was reviewed from the U.S. Census Bureau, the California Department of Finance, the California Employment Development Department, and the Sacramento Area Council of Governments. The City of Rocklin website and Housing Element were additional sources of information on housing and socioeconomic conditions as well as on City housing policy. It should be noted that statistical numbers such as population may vary depending on the source.

The General Plan Update Land Use Element identifies buildout growth potential in the Planning Area. Based on available land and densities identified in the General Plan Update for the incorporated area and all other areas within the City's Sphere of Influence (SOI), the total eventual population of the city at buildout is estimated to be 76,136.

Population projections were developed for the General Plan Update based on a low, mid-range, and high growth scenario. **Table 3.0-1** in Section 3.0, Project Description, provides the range of growth scenarios. The low growth scenario assumes that residential building permits issued will average 200 dwelling units per year. The mid-range growth scenario assumes that residential building permits issued will average 400 dwelling units per year. The high growth scenario assumes that residential building permits issued will average 600 dwelling units per year. For planning purposes, the City has assumed that the mid-range growth scenario is the most likely to be an accurate average over the buildout horizon. As such, for the purposes of this DEIR, it is assumed that the city will reach buildout by 2030, as shown in **Table 3.0-1** in Section 3.0, Project Description.

PROJECT IMPACTS AND MITIGATION MEASURES

Substantial Increase in Population and Housing

Impact 4.11.1 Subsequent land use activities associated with implementation of the proposed project could induce substantial growth or concentration of population in an area either directly or indirectly that results in a physical effect on the environment. However, implementation of the proposed project and the associated General Plan Update land use designations would not contribute to the significant generation of growth that would substantially exceed any established growth projections. Therefore, this is considered a **less than significant** impact.

The implementation of the proposed General Plan Update and its associated project components would increase the population and housing in the City of Rocklin. In order to anticipate the number of housing units and population in the city in the year 2030, a growth rate calculation was completed (see **Table 3.0-1** and Section 3.0, Project Description, of this DEIR). As discussed above under Methodology, for planning purposes the City has assumed that the mid-range growth scenario is the most likely to be an accurate average over the buildout horizon. The mid-range growth scenario assumes that residential building permits issued will average 400 dwelling units per year. **Table 4.11-5** shows the projected 2030 population and housing unit count using this mid-range growth rate. This table also shows the existing population and housing units.

**TABLE 4.11-5
GENERAL PLAN 2030 PROJECTED GROWTH**

	2008	2030 Projected ¹	Change	Percentage Change
Residential Units	21,036	29,283	8,247	39.2%
Population	53,843	76,136	22,293	41.4%

¹ Refer to Table 3.0-1 in Section 3.0, Project Description, for a range of growth scenarios. The low growth scenario assumes that residential building permits issued will average 200 dwelling units per year, resulting in a 2030 population of 66,133. The mid-range growth scenario (shown above) assumes that residential building permits issued will average 400 dwelling units per year, resulting in a residential buildout population of 76,136 by the year 2028. The high growth scenario assumes that residential building permits issued will average 600 dwelling units per year, resulting in the residential buildout population of 76,136 by the year 2021.

There were 21,036 housing units in the city in early 2008 and a population of 53,843 (DOF 2008). Implementation of the City of Rocklin General Plan is realistically expected to result in the construction of 8,247 new residential dwellings by the 2030 planning horizon to arrive at a total of 29,283 housing units and a population of 76,136. By comparison, the Sacramento Area Council of Governments (SACOG) projects a City of Rocklin population of 75,719 by the year 2035. The City’s General Plan population projection assumes total buildout of all available residential lands in the city will be reached by the year 2030, in which case substantial population and housing growth would be dramatically reduced from that point on, as any residential development would be limited to redevelopment activity. Based on discussions with SACOG staff, the slight difference between the numbers can be attributed to the fact that their population projections do not represent total buildout of all residential lands in the city. These minor differences in assumptions are considered negligible, and SACOG staff concurs that the city’s population projection resulting from the proposed General Plan (76,136 people) is consistent with the population projections of SACOG (75,719 people). Therefore, implementation of the General Plan Update would not result in significant population growth or population growth that would substantially exceed any established growth projections (SACOG 2010).

As part of the proposed project, the City plans to amend the Redevelopment Plan to increase tax increment limitations, increase the limit on the principal amount of bonded indebtedness secured by tax increment revenue, and extend the time limit for the commencement of eminent domain proceedings to acquire non-residential property. These amendments are intended to provide the City’s Redevelopment Agency with the financial and administrative resources necessary to continue assisting projects that implement its program of blight elimination within the Redevelopment Project Area. While the extended time and financial limits authorized by the Sixth Amendment may foster and encourage new development that might not occur without the Sixth Amendment, or may occur faster than had the Sixth Amendment not been adopted, all development would be consistent with the City’s General Plan and with the development assumptions analyzed throughout this DEIR. Any future development resulting from amending the Redevelopment Plan would occur in areas designated for such development by the General Plan as the land uses permitted by the Redevelopment Plan are the allowable uses under the City’s General Plan. Therefore, the proposed Sixth Amendment to the Redevelopment Plan would not result in substantial increases in population and housing beyond what is analyzed for the General Plan Update above. Impacts would be **less than significant**.

In addition to the activities identified above, the project includes a Climate Action Plan (CAP) to address climate change and identify greenhouse gas (GHG) emission reduction measures. The City of Rocklin CAP augments the objectives, goals, policies, and actions of the City of Rocklin General Plan Update related to the reduction of GHG emissions; however, the CAP is intended to be updated on a more frequent basis than the General Plan, ensuring that implementation of City efforts to reduce GHG emissions is in compliance with current regulation. The CAP

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determines whether implementation of the proposed General Plan Update would be consistent with the state's ability to attain the goals identified in Assembly Bill (AB) 32, identifies GHG emission reduction measures, and provides monitoring of the effectiveness of GHG emission reduction measures. The CAP would not result in increases in population and housing beyond what is analyzed for the General Plan Update above. Impacts would be **less than significant**.

Implementation of the City of Rocklin General Plan and the associated land use designations would not contribute to the significant generation of growth that would exceed any established growth projections. Therefore, this is considered a **less than significant** impact. The environmental impacts of growth under the proposed General Plan Update (e.g., increased traffic, air quality, noise, biological resource impacts) are addressed in the technical sections of this Draft EIR.

Mitigation Measures

None required.

Displacement of a Substantial Number of Persons or Housing

Impact 4.11.2 Subsequent land use activities associated with implementation of the proposed project could result in the displacement of housing and/or persons, necessitating the construction of replacement housing elsewhere. However, the proposed General Plan Update has been developed to avoid displacing a substantial number of housing units or people. Therefore, this is considered a **less than significant** impact.

While implementation of the General Plan Update and its associated project components would not directly result in the construction of any new development, the proposed General Plan Update does include the intensification of land uses, particularly in the Downtown Rocklin Area, thereby allowing for additional new future growth. This future growth would require additional and/or enlargement of existing infrastructure such as roadways and utilities. Construction of these roadways and utilities 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 alignments set forth in the General Plan Update were designed to largely avoid impacts to existing development areas. Refer to Section 4.4, Transportation and Circulation, for additional analysis of roadways, and Section 4.13, Utilities and Service Systems, for additional analysis of utilities.

As mentioned under the Regulatory Framework portion of this section, Section 104(d) of the Housing and Community Development Act 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 housing. Section 104(d) requirements include the replacement, on a one-for-one basis, of all occupied and vacant occupiable low- or moderate-income housing units that are demolished or converted to a use other than low- or moderate-income housing in connection with an activity assisted under the Housing and Community Development Act. Furthermore, the California Relocation Statute is a California law that establishes minimum standards for state-funded programs and projects that 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.

In addition, as discussed in Section 3.0, Project Description, and under Impact 4.11.1 above, the project includes the Sixth Amendment to the Redevelopment Plan and the Climate Action Plan (CAP), both of which would be consistent with the proposed General Plan Update and with the development assumptions analyzed throughout this DEIR. As these project components would not result in land use activities or population or housing growth beyond what is identified in the General Plan Update, they would not result in impacts associated with displacement of a substantial number of persons or housing impacts beyond what is analyzed for the General Plan Update. Impacts would be **less than significant**.

Implementation of the proposed General Plan Update and its associated project components would not displace substantial numbers of housing units or people. Therefore, impacts associated with implementation of the proposed project relative to displacement of a substantial number of persons or housing necessitating the construction of replacement housing elsewhere, are considered **less than significant**.

Mitigation Measures

None required.

4.11.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

Regionally, the City of Rocklin is located within south Placer County in northern California. The city is 21 miles northeast of the City of Sacramento and 14 miles west of Auburn, in the western foothills of the Sierra Nevada. This cumulative setting condition includes the cities of Roseville and Lincoln, the Town of Loomis, and unincorporated Placer County and includes anticipated development and associated assumptions described in Section 4.0 and in **Table 4.0-1**. The cumulative impact analysis herein focuses on the proposed project's contribution to cumulative impacts and whether that contribution is considerable.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Population and Housing Increases

Impact 4.11.3 Subsequent land use activities associated with implementation of the proposed project, in addition to existing, approved, proposed, and reasonably foreseeable development, could result in a cumulative increase in population and housing growth in the City of Rocklin as well as in the surrounding communities of Roseville, Lincoln, Loomis, and unincorporated Placer County. However, the implementation of the proposed project would not result in an increase in population or housing growth that would substantially exceed any established growth projections. Therefore, this is a **less than cumulatively considerable** impact.

As discussed under Impact 4.11.1, development under the proposed General Plan Update and its associated project components would lead to an increase in population in the city. Development and growth in Rocklin, as a result of the implementation of the proposed project, would contribute to cumulative population and housing conditions in the region. The environmental effects of cumulative growth in relation to the proposed project are addressed in the technical sections of this Draft EIR.

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As identified in Section 3.0 and the discussion above, the proposed project is anticipated to allow for substantial growth to the year 2030, yet it would not substantially exceed any growth projections for the city, including SACOG projections. As discussed under Impact 4.11.1, the most likely growth scenario resulting from the proposed project would accommodate 76,136 people by 2030, at which point population and housing growth would largely be limited to redevelopment activity as there would be no vacant land available for further residential development within the city. Therefore, population resulting due to the proposed project (76,136 people) is consistent with the population projections of SACOG (75,719 people) (refer to Impact 4.2.1 in Section 4.2, Air Quality, for an explanation of consistency of population projections), and impacts related to population growth would be **less than cumulatively considerable**.

As previously discussed, neither the Sixth Amendment to the Redevelopment Plan nor the CAP would result in impacts associated with increases in population and housing beyond what is analyzed for the General Plan Update above.

Mitigation Measures

None required.

REFERENCES

- California Department of Finance (DOF). 2008. *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2008, with 2000 Benchmark*. Sacramento, California.
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