

4.2 POPULATION, EMPLOYMENT AND HOUSING



Examples of typical single family and apartment projects in Citrus Heights

4.2.1 ENVIRONMENTAL ISSUE

Introduction of a large-scale project can result in a variety of socioeconomic changes including increases in the population, changes to a community's housing stock, and the creation of employment opportunities. This section discusses the population and housing impacts of the Stock Ranch project. Impacts on the current conditions, as well as the projected conditions, are examined.

4.2.2 METHODOLOGY

The analysis examines the existing population and housing trends and projections for the Sacramento region and the City of Citrus Heights. The City's jobs to housing balance and the regulatory framework applicable to the project is considered. The impact of the proposed project on population and housing in the community is examined and a determination made as to the significance of any impacts.

Evaluation of potential population and housing impacts of the proposed project is based on the policies and discussions in the City's current General Plan (i.e., Sacramento County General Plan adopted by reference), City of Citrus Heights Draft General Plan (June 2000) and other applicable regulations. Additional information was obtained from other governmental agencies such as U.S. Bureau of Census, California Department of Finance and the California Employment Development Department.

4.2.3 STANDARDS OF SIGNIFICANCE

In assessing the level of significance for population and housing, the following standards are used. The proposed project would be considered to have a significant impact on population and housing if it would:

- 1) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure);
- 2) Displace substantial numbers of existing housing units or people, necessitating the construction of replacement housing elsewhere;
- 3) Conflict with goals or policies of the Citrus Heights Draft General Plan.

4.2 POPULATION, EMPLOYMENT AND HOUSING

4.2.4 EXISTING SETTING AND BACKGROUND

Regional Setting

Population: The Sacramento region consists of Sacramento County and neighboring counties including El Dorado, Placer, Sutter, Yolo, and Yuba. Between 1980 and 2000, the Sacramento region population increased by 58.0 percent or 696,509 persons as shown in **Table 4.2-1**. Most of the growth occurred in Sacramento County, but significant growth also occurred in El Dorado and Placer counties. As an example, El Dorado and Placer counties represent the largest proportionate growth in the Sacramento region between 1980 and 2000. As of January 2000, Sacramento County had a population of 1,209,472 persons. That figure represents an increase of 426,091 persons since 1980. Sacramento County is the most populous county in the region followed by Placer, Yolo, and El Dorado counties.

**Table 4.2-1
Population Trends for Sacramento Region**

County	1980	1990	2000*	Change (1980 – 2000)	
				Number	Percent
El Dorado	85,812	124,730	152,942	67,130	78.2%
Placer	117,247	170,452	234,371	117,124	99.9%
Sacramento	783,381	1,019,075	1,209,472	426,091	54.4%
Sutter	52,246	63,543	77,878	25,632	49.1%
Yolo	113,374	134,263	162,928	49,554	43.7%
Yuba	49,733	56,280	60,711	10,978	22.1%
Total	1,201,793	1,568,343	1,898,302	696,509	58.0%

Source: Citrus Heights General Plan Summary of Background Information, 1999

*State of California Department of Finance Official Estimates, January 2000

City Population Growth Trends and Projections: The City of Citrus Heights is the second largest incorporated city in Sacramento County after the City of Sacramento. Population increase in the City of Citrus Heights over the last three Census periods has averaged over 5 percent per year. However, the majority of the growth occurred in the 1970's and has since leveled off. **Table 4.2-2** provides a comparison of population trends between the City of Citrus Heights and surrounding cities.

**Table 4.2-2
Surrounding Cities Population Trends Comparison**

City	1980	1990	2000*	Change (1980 – 2000)	
				Number	Percent
Citrus Heights	63,848	82,045	89,170	25,322	39.7%
Folsom	11,003	29,802	52,739	41,736	479.3%
Sacramento	275,741	339,365	405,963	130,222	47.2%
Roseville	24,347	44,685	74,234	49,887	304.9%
West Sacramento	24,482	28,898	31,005	6,523	26.6%

Source: Citrus Heights General Plan Summary of Background Information, 1999*

State of California Department of Finance Official Estimates, January 2000

4.2 POPULATION, EMPLOYMENT AND HOUSING

Between 1970 and 1980, the City population increased over 10 percent per year, compared to 2.9 percent per year during the 1980's. Over the past eight years, the population growth has slowed to 0.8 percent per year as the City approaches build-out. By comparison, the population growth rate of Sacramento County has been steadier over the last 38 years. The County population increased by 2.4 percent annually in the 1970's and 3.3 percent in the 1980's. **Table 4.2-3** shows a comparison of population trends between the City of Citrus Heights and Sacramento County.

**Table 4.2-3
City and County Population Trends Comparison**

Year	Population	Change	Percentage Change	Average Annual Percentage Change
Citrus Heights				
1970	31,015			
1980	63,848	32,833	105.9%	10.6%
1990	82,045	18,197	28.5%	2.9%
1998	87,236	5,191	6.3%	0.4%
2003	89,186	1,950	2.2%	0.4%
Sacramento County				
1970	631,498			
1980	783,381	151,883	24.1%	2.4%
1990	1,041,219	257,838	32.9%	3.3%
1998	1,159,785	118,566	11.4%	1.4%
2003	1,258,239	98,454	8.5%	1.7%

Source: Citrus Heights General Plan Summary of Background Information, 1999

City Population Characteristics

Persons Per Dwelling Unit: The change in the number of households in a city is one of the prime determinants of the demand for housing. Between 1970 and 1980, persons per household dramatically declined for the City of Citrus Heights and Sacramento County due to household formation exceeding population growth. Specifically, the City of Citrus Heights dropped from 3.5 persons per household in 1970 to 2.74 persons in 1980.

More recently, the persons per household rate has become more stable in the City of Citrus Heights and Sacramento County. According to the 1990 United States Census, the City of Citrus Heights had a ratio of 2.59 persons per dwelling unit, which is a decrease of 0.15 persons since 1980. The California State Department of Finance (DOF) estimated that there were 2.64 persons per dwelling unit in the City of Citrus Heights in 1998. The 2000 estimates indicate that the number of persons per dwelling unit in the City has increased slightly to 2.68 since 1998.

Income: According to the 1990 United States Census, the City of Citrus Heights median household income was \$35,780. As shown in **Table 4.2.4**, some surrounding communities have higher income while others are lower than Citrus Heights.

4.2 POPULATION, EMPLOYMENT AND HOUSING

Table 4.2-4
Median Household Incomes

Jurisdiction	Median Household Income
Citrus Heights	\$35,780
Carmichael	\$34,537
Fair Oaks	\$47,168
Folsom	\$46,726
Orangevale	\$39,442
Roseville	\$39,975
North Highlands	\$27,025

Source: Citrus Heights General Plan Summary of Background Information, 1999

Housing

Housing Stock: Between 1980 and 1998, the number of dwelling units in the City of Citrus Heights increased from 23,176 to 32,942. **Table 4.2-5** summarizes the housing stock trends in Citrus Heights from 1970 to projected figures for 2003. The projected increase of 629 households (between 1998 and 2003) represents a 1.9 percent change. According to the State of California Department of Finance's 2000 official estimates, the number of households in Citrus Heights is 35,040 while the total number of occupied units is 33,239.

Table 4.2-5
Housing Stock Trends for Citrus Heights

Year	Households	Change	Percent Change	Annual Percent Change
1970	8,856			
1980	23,176	14,320	161.7%	16.2%
1990	31,573	8,397	36.2%	3.6%
1998	32,942	1,369	4.3%	0.5%
2000	34,500	2,927	9.3%	0.9%
2003	33,571	629	1.9%	0.4%

Source: Citrus Heights General Plan Summary of Background Information, 1999

Housing Price and Vacancy Rate: The estimated median housing price for the City of Citrus Heights in 1997 was \$111,000. The City of Citrus Heights had a vacancy rate of 4.46 percent according to the 1990 United States Census. More specifically, the overall vacancy rate was almost nine percent for rental housing units and less than one percent for owner housing units. The vacancy rate provides an indicator of the relationship between housing supply and demand in the City of Citrus Heights.

The California State Department of Finance (DOF) Population and Research Unit publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated

4.2 POPULATION, EMPLOYMENT AND HOUSING

cities in the State. The DOF 2000 estimated vacancy rate for all housing units in the City of Citrus Heights is 5.14 percent.

Employment

Jobs to Housing Balance: The jobs/housing balance is defined as a measure of an area's total employment to total residents and is often presented in a jobs-employed residents ratio. Thus, a ratio of 1:1 represents one job for every household. When the ratio is below 1.0, the area is considered to have a jobs deficit.

Table 4.2-6
Commuting Patterns – City Of Citrus Heights (1990)

Type	Number	Percent
Worked in Sacramento County	34,533	82.0%
Worked outside Sacramento County	7,421	17.6%
Worked outside California	176	0.4%

Source: 1990 Census

Table 4.2-6 contains data from the 1990 census concerning the place of work for Citrus Heights residents. As the data illustrates, there is a jobs-housing mismatch in Citrus Heights. The City of Citrus Heights jobs/housing balance ratio was estimated to be 0.43:1. This is a low figure that indicates local residents are dependent on employment opportunities created in other communities.

4.2.5 PROJECT IMPACTS AND MITIGATION MEASURES

Population Increase

Implementation of the proposed project would result in approximately 1,558 new residents in the City of Citrus Heights. Assuming the project site is built out and occupied by the year 2020, the project's population would constitute 1.7 percent of the City's 2020 population (*estimated to be 92,949*). Sources: Census; CA Department of Finance; SACOG). This increase in population would result in direct and indirect environmental effects (such as noise, public services, traffic and air quality), which are discussed in the relevant chapters of this EIR and in the 1994 Updated County of Sacramento/City of Citrus Heights General Plan EIR (State Clearinghouse No. 94042073).

Although the proposed project would result in population growth in the City, the project site is designated for such growth under the City General Plan and Zoning Regulations. The rest of Citrus Heights is mostly built out and the Stock Ranch development is not likely to encourage other growth. This would be a **less than significant** impact.

Housing Units

Implementation of the proposed project would result in an increase of housing units in the City. Buildout of the project site would result in the construction of up to 590 new residential dwelling units, comprising 346 single family occupied units and up to 244 multi family residential units if the Sylvan Commerce District Zone is developed with residential uses. (Note: in the event that the

4.2 POPULATION, EMPLOYMENT AND HOUSING

Sylvan Commerce District zone is developed with commercial and/or office uses, the amount of multi-family units developed may be reduced by 40 units, 204 units or eliminated entirely). The proposed project would make up an insignificant portion of the City's housing stock at General Plan buildout, and has been anticipated in housing growth projections for the City. The increase in housing units would be considered a **beneficial** impact to the City's housing stock.

Project Impact On Jobs In The Community

As discussed under the Employment subsection, there is currently a jobs-housing mismatch in Citrus Heights. The City of Citrus Heights jobs/housing balance ratio was estimated at 0.43:1 which is a low figure indicating that local residents are dependent on employment opportunities elsewhere.

The Stock Ranch project includes retail uses that are more likely to employ mostly local persons residing within Citrus Heights. Currently, retail commercial developments account for 45 percent of jobs in the City (Draft General Plan, June 2000). The proposal to develop 570,000 square feet for commercial and commercial/office uses contributes toward meeting the present and future employment needs of Citrus Heights residents.

The commercial and commercial/office components proposed for the project, are expected to generate new jobs for the City. The following depicts how job estimates for the project were projected (Sylvester and Creighton, 1999):

- 1) Commercial/Retail Uses: Economists estimate that commercial/retail uses generate approximately one job for every 524 square feet of floor area.
- 2) Commercial Office Uses: Commercial office use is estimated to generate one job for every 300 square feet of floor area.

Table 4.2-7 shows the amount of direct jobs that could be expected at buildout of the proposed project using the following ratios:

**Table 4.2-7
Projected Employment**

Land Use Type	Proposed Square Footage	Jobs
Auburn Commerce District	450,000 sq. ft.	@ 1 job/524 sq. ft. = 859 jobs
Commercial/Office (within the Sylvan Commerce District zone)*	120,000 sq. ft. *	@ 1 job/300 sq. ft. = 400 jobs
Total		1,259 jobs

*120,000 square feet of commercial/office use or 244 multi family dwelling units are proposed by the applicant within a designated "Sylvan Commerce District zone." Due to the Sylvan Commerce Districtible nature of the zone, the proposed square footage as well as the number of dwelling units proposed could change. The Sylvan Commerce District zone is defined in the Stock Ranch Development Guide.

4.2 POPULATION, EMPLOYMENT AND HOUSING

The jobs-housing ratio provides a measure of the project's total jobs created compared to the project's total housing. The project would generate approximately 1,259 jobs, and with the provision of 590 dwelling units, the proposal is expected to provide additional employment opportunities within Citrus Heights for residents, thereby reducing the mismatch in the current jobs-housing ratio of 0.43:1. Specifically, the estimated jobs-housing ratio for the Stock Ranch project is 2.13:1 (the proposed number of jobs generated by project - 1,259 - divided by the proposed number of dwelling units - 590). The creation of employment opportunities by the Stock Ranch project is a beneficial impact to the City overall and is considered **less than significant**.

Consistency with the City of Citrus Heights Draft General Plan

In 1999, the City of Citrus Heights initiated a comprehensive General Plan Update to develop a document that more specifically addressed the vision and desires of the newly incorporated community.

The City published a Summary of Background Information in April 1999, which describes existing land use patterns and provides citizens and City officials with greater understanding of existing conditions in Citrus Heights.

The City of Citrus Heights Draft General Plan (released for public review in June 2000) specifically lists policies that are applicable to the Stock Ranch project.

These objectives and policies are identified and discussed below.

Policy 25.3: *Facilitate mixed-use development and redevelopment in appropriate areas.*

Discussion: The proposed project incorporates mixed-use development. The proposal includes opportunities for commercial, office, single and multi-family residential and open space development on 129 acres of land. The proposed project is **consistent** with this policy.

Policy 25.4: *Support a variety of housing opportunities on vacant or underutilized lands.*

Discussion: The Stock Ranch project site is the largest vacant piece of land remaining in the City of Citrus Heights. The proposed project location is currently underutilized and the project will incorporate a variety of different housing opportunities on the site. The proposed project is **consistent** with this policy.

Policy 26.2: *Promote construction of housing types with a variety of prices, styles, and designs.*

Discussion: The proposed project will utilize construction of housing types with varying prices, styles, and designs. The proposal includes 244 units multi-family housing development and approximately 346 single-family housing units of varying styles and designs. The proposed project is **consistent** with this policy.

4.2 POPULATION, EMPLOYMENT AND HOUSING

Policy 26.4: *Promote high-quality multi-family developments that include appropriate design, scale, and amenities.*

Discussion: The proposed project incorporates multi-family housing that will include varying design, scale, and appropriate amenities. A multi-family development comprising 244 units is proposed as part of the project. The Design Guidelines benchmarks for multi-family development include passive recreation uses such as gardens, and shaded sitting areas. Active recreation areas may include pools and tot lots. Open space may be located on the first floor or on roof decks. Multi-family developments will be landscaped on the project side of the fence per the Development Standards. Therefore, the proposed project is **consistent** with this policy.

Policy 28.1: Pursue necessary resources for the development, maintenance, and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.

Discussion: Although the proposed project will not specifically incorporate this type of housing, the project will not restrict special needs housing. The proposed project is **consistent** with this policy.

Policy 28.5: Encourage development of move-up housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.

Discussion: The proposed project will incorporate housing types with varying prices, styles, and designs. The proposed project is **consistent** with this policy.

4.2.6 CUMULATIVE IMPACTS

Although the proposed project would result in population growth in the City, the project site is designated for such growth as indicated in the Draft General Plan.

As indicated in the analysis, implementation of the proposed project could result in approximately 1,581 new residents in the City based on 2.68 persons per dwelling unit. Assuming the project site is built out and completely occupied by the year 2020, the project's population would consist of 1.7 percent of the City's 2020 population (estimated to be 92,949). This increase in population would result in direct and indirect environmental effects (such as noise, public services, traffic and air quality), which are discussed in the relevant chapters of this EIR and in the 1994 Updated County of Sacramento/City of Citrus Height General Plan EIR (State Clearinghouse No. 94042073). Buildout of the project site would also result in the construction of up to 590 new residential dwelling units in the City, comprising 346 single family occupied units and 244 multi family residential units. The proposed project would make up an insignificant portion of the City's housing stock at General Plan buildout, and would be within anticipated housing growth projections for the City. Impacts are considered to be **less than significant**.

4.2 POPULATION, EMPLOYMENT AND HOUSING

REFERENCES

City of Citrus Heights, 1999. *General Plan: Summary of Background Information*. Citrus Heights, California. April 1999.

United States Bureau of the Census, 1990.

Sacramento Area Council of Governments

State of California Department of Finance Official Estimates. January 2000
(http://www.dof.ca.gov/HTML/FS_DATA/profiles/sacramento.xls)