

5.12 POPULATION AND HOUSING

This section addresses potential impacts of the project on population, housing, and employment at the project site and provides an overview of current population estimates, projected population growth, current housing, employment trends, and the regulatory setting. The following analysis of the potential environmental impacts related to population and housing is derived from the following sources and agencies:

- California Department of Finance. 2016.
- California Employment Development Department. 2017.
- Shasta County. *General Plan*. September 2004.
- Shasta County. *Shasta County 2009-2014 Housing Element*. March 2011.
- Shasta County Regional Transportation Planning Agency. *Regional Transportation Plan*. 2015.
- U.S. Census Bureau. 2000, 2010, 2015, 2016.

5.12.1 ENVIRONMENTAL SETTING

The proposed project site is located in unincorporated Shasta County, which is in California’s Northern Sacramento Valley. The proposed project encompasses approximately 715.4 acres and is currently undeveloped vacant land. The proposed project is located approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro, in Shasta County, California.

REGIONAL AND LOCAL POPULATION TRENDS

Shasta County is located in the northern portion of California and encompasses approximately 3,775 square miles. As shown in Table 5.12-1, SHASTA COUNTY POPULATION TRENDS, the population in the County rose by 10.0 percent between 2000 and 2016. The cities of Redding and Shasta Lake are included in Table 5.12-1 for comparison with Shasta County as a whole.

**Table 5.12-1
 SHASTA COUNTY POPULATION TRENDS**

Area	2000 ¹	2010 ²	2016 Estimate ³	2000-2016 Percent Change
City of Redding	80,865	89,861	90,230	11.5%
City of Shasta Lake	9,008	10,164	10,523	12.8%
Shasta County (Total Unincorporated County)	163,256	177,223	179,631	10.0%

Source: 1. U.S. Census Bureau, 2000; 2. U.S. Census Bureau, 2010; 3. US Census Bureau, 2016. DOF, 2016.

Note: The population data for Shasta County used 2016 Census from July 1, 2016. The most current population data for both the City of Redding and City of Shasta Lake is from the California Department of Finance from January 2016.

According to the Shasta Regional Transportation Agency’s *Regional Transportation Plan* (RTP) for Shasta County, population in the County is anticipated to grow at a rate of 0.8 percent per year, with a population of 214,364 persons for the Shasta County region by 2035 (SRTA, 2015).

REGIONAL AND LOCAL HOUSING TRENDS

As shown in Table 5.12-2, SHASTA COUNTY HOUSING TRENDS, the housing units of Shasta County increased by 13.9 percent between 2000 and 2016. The cities of Redding and Shasta Lake are included in Table 5.12-2 for comparison with Shasta County as a whole.

**Table 5.12-2
 SHASTA COUNTY HOUSING TRENDS**

Area	2000 ¹	2010 ²	2016 Estimate ³	2000-2016 Percent Change
City of Redding	33,802	38,679	39,423	16.6%
City of Shasta Lake	3,732	4,209	4,197	12.4%
Shasta County (Total Unincorporated County)	68,810	77,313	78,379	13.9%

Source: 1. U.S. Census Bureau, 2000; 2. U.S. Census Bureau, 2010; 3. DOF, 2016.

The U.S. Census Bureau defines a household as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community. The number of persons per household in the County in 2010 was 2.48; in 2016 that number was 2.5 (Census, 2010; DOF, 2016).

The majority of the housing stock in Shasta County consists of single-family residences. In Shasta County, residents are more likely to own their own home when compared to California on a whole (SRTA, 2015). As seen in Table 5.12-3, SHASTA COUNTY HOUSING CHARACTERISTICS, it is estimated that approximately 16 percent of housing units in Shasta County are multi-family.

**Table 5.12-3
 SHASTA COUNTY HOUSING CHARACTERISTICS**

Housing Type	Shasta County
Single-Family	56,928
Multi-Family	12,624
Mobile Homes	8,827
Total	78,379
Occupied	70,426
Vacancy Rate	10.1%

Source: DOF, 2016.

REGIONAL AND LOCAL EMPLOYMENT TRENDS

According to the California Employment Development Department (EDD), Labor Market Information Division, the January 2017 employment/unemployment rates for Shasta County is shown in Table 5.12-4, SHASTA COUNTY LABOR FORCE DATA. As can be seen in Table 5.12-4, the unemployment rate in Shasta County is 7.4 percent.

**Table 5.12-4
 SHASTA COUNTY LABOR FORCE DATA**

Area	Labor Force	Employment	Unemployment Number	Unemployment Rate
Redding	40,200	37,400	2,700	6.8%
Shasta Lake	4,000	3,700	300	6.9%
Shasta County	75,300	69,700	5,600	7.4%

Source: EDD, 2017.

* Data may not add due to rounding. All unemployment rates shown are calculated on unrounded data as provided by EDD.

Shasta County's economy has several mature industries, including government, leisure and hospitality, trade, transportation and utilities, and construction. Growth industries in the County include education and health services, as well as an emerging surveying and mapping services industry. Industries experiencing limited growth in Shasta County include financial activities, information, manufacturing, professional and business services, and natural resources (SRTA, 2015, EDD 2017). All listed industries do provide employment opportunities in Shasta County. Table 5.12-5, INDUSTRIES IN SHASTA COUNTY, summarizes the industries in Shasta County as well as the percent of the labor force that each industry employs based on the California Employment Development Department (EDD), Labor Market Information Division, which is the most recent available data.

**Table 5.12-5
 INDUSTRIES IN SHASTA COUNTY**

Industry	Percent of Work Force
Trade, Transportation & Utilities	10.2%
Retail Trade	14.1%
Education & Health Services	23.0%
Government	19.6%
Leisure & Hospitality	9.6%
Professional & Business Services	10.1%

Source: EDD, 2017.

Table 5.12-6, NUMBER OF EMPLOYEES BY INDUSTRY, provides information on employment by industry in Shasta County. The U.S. Census Bureau provides data on a diverse range of industries. Employment from eight major industries in Shasta County in between 2011 and 2015 are shown below. According to the Census breakdown and categorization, during this time Shasta County's top three employment categories were sales and office; service; and management, business, and financial.

**Table 5.12-6
 NUMBER OF EMPLOYEES BY INDUSTRY**

Industry	Shasta County
Management, business, and financial	8,356
Computer, engineering, and science	2,446
Education, legal, community, service, arts, and media	6,557
Healthcare practitioner, and technical	4,418
Service	14,822
Sales and Office	19,010
Natural Resources, construction, and maintenance	7,485
Production, transportation, and material moving	6,617

Source: U.S. Census Bureau, 2015.

The top three fastest growing occupations between 2014 and 2024 are projected to be in trade, transportation, utilities, educational services, health care, and social assistance, and government (EDD, 2017). Shasta County employment projections between 2014 and 2024 by industry type are shown in Table 5.12-7, 2014-2024 INDUSTRY EMPLOYMENT PROJECTIONS, REDDING METROPOLITAN STATISTICAL AREA, which is the most recent available data and encompasses Shasta County.

**Table 5.12-7
 2014-2024 INDUSTRY EMPLOYMENT PROJECTIONS, REDDING METROPOLITAN STATISTICAL AREA**

Industry	Annual Average Employment		Employment Change	
	2014	2024	Numerical	Percentage
Total Employment	67,400	77,300	9,900	14.7%
Self-employed, Private Household Workers, Farm	5,200	6,200	1,000	19%
Mining, Logging and Construction	2,800	3,600	800	28.6%
Manufacturing	2,300	2,600	300	13.0%
Trade, Transportation, and Utilities	12,100	13,500	1,300	10.7%
Transportation, Warehousing, and Utilities	1,800	2,000	200	11.1%
Information	700	700	0	0.0%
Financial Activities	2,600	2,800	200	7.7%
Professional and Business Services	6,000	6,800	800	13.3%
Educational Services (Private), Health Care, and Social Assistance	14,100	16,900	2,800	19.9%
Leisure and Hospitality	6,600	7,500	900	13.6%
Government	12,600	13,900	1,300	10.3%

Source: EDD, 2016.

* Data sources include U.S. Bureau of Labor Statistics and Quarterly Census of Employment and Wages. Industry detail may not add up totals due to independent rounding and suppression from the sources.

According to Table 5.12-7, Shasta County’s employment (including self-employment, farm and nonfarm employment, and provide household workers) is expected to reach 77,300 by 2024, an increase of 14.7 percent over a 10-year projection period. Most of this growth will be in education services (private), health care, and social assistance; trade, transportation, and utilities; retail trade; and professional and business services, and government.

5.12.2 REGULATORY SETTING

STATE

California Housing Element Law

State law requires each city and county to adopt a general plan for future growth. This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the State level, the California Department of Housing and Community Development estimates the relative shares of California’s projected population growth that could occur in each county in the State based on Department of Finance (DOF) population projections and historic growth trends. Where there is a regional council of governments, the California Department of Housing and Community Development provides information regarding the regional housing need to the council. The process of assigning shares provides cities and counties the opportunity to comment on the proposed allocations. The California Department of Housing and Community Development oversees the process to ensure that the council of governments distribute their share of the State’s projected housing need. The California Department of Housing and Community Development creates the projections for the Shasta County region and allocates to each city and the County their fair-share of the projection.

Each city and county must update its general plan housing element on a regular basis. Among other things, including incorporating policies, the housing element must identify potential sites that could accommodate the city’s share of the regional housing need. Before adopting an update to its housing element, the city or county must submit a draft to the California Department of Housing and Community Development for review. The department advises the local jurisdiction as to whether its housing element complies with the provisions of California housing element law (California Government Code Sections 65580-65589.8).

Regional Housing Need Allocation Process

Regional Housing Need Allocation (RHNA) is the State-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its housing element of the general plan. The housing need is determined for four broad household income categories:

- Very Low (households making less than 50 percent of median family income);
- Low (50 to 80 percent of median family income);
- Moderate (80 to 120 percent of median family income); and
- Above Moderate (more than 120 percent of median family income).

The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner.

The California Department of Housing and Community Development develops the projections for Shasta County and allocates the fair share of the housing need to each city and the county. The RHNA allocation for unincorporated Shasta County the 2014-2019 planning period is 755 units. Table 5.12-8, SHASTA COUNTY RHNA ALLOCATION 2014-2019 PLANNING PERIOD, shows the RHNA allocation for Shasta County.

**Table 5.12-8
 SHASTA COUNTY RHNA ALLOCATION 2014-2019 PLANNING PERIOD**

Area	Very-Low	Low	Moderate	Above-Moderate	Total
Redding	287	181	205	502	1,175
Anderson	32	21	24	59	136
Shasta Lake	32	21	23	58	134
Unincorporated	189	117	128	321	755
Total	540	340	380	940	2,200

Source: SRTA, 2015.

Senate Bill 375 Sustainable Communities Strategy

SB 375 (Chapter 728, Statutes of 2008) directs the California Air Resources Board to set regional targets for the reduction of greenhouse gas (GHG) emissions in coordination with Assembly Bill (AB) 32, California’s Global Warming Act of 2006. SB 375 is designed to enhance existing regional planning efforts by coordinating regional transportation planning together with the RHNA in an effort to reduce GHG emissions from cars and light-duty trucks through the provision of incentivized land use strategies by willing local governments and development applicants. Under the SB 375 process, cities and counties maintain their existing authority over local planning and land use decisions.

Under SB 375, GHG reduction is addressed through the reduction of vehicle miles traveled by passenger vehicles and light-duty trucks through land use strategies and improved transportation opportunities implemented by local governments. This is done by (1) connecting regional planning to regional transportation planning, (2) coordinating regional housing needs, (3) providing incentives for local governments to implement regional plans through funding opportunities, and (4) providing incentives to developers whose proposals are consistent with regional plans in order to receive streamlined California Environmental Quality Act (CEQA) processing.

SB 375 is implemented through the development of a Sustainable Communities Strategy (SCS), which undertakes a planning program that sets forth a forecasted development pattern and GHG reduction policies and programs designed to reduce air emissions from passenger vehicles and light-duty trucks to help meet GHG reduction targets. The SCS is a chapter of the 2015 RTP, which was approved on June 30, 2015.

LOCAL

Shasta County General Plan

Under California law, cities and counties must adopt a comprehensive, long-term general plan, which consists of a set of goals and policies that guide local land use decisions. The general plan must, at a minimum, contain seven elements – land use, circulation, housing, conservation, open space, noise, and safety. The general plan must also contain a map or diagram within the land use element illustrating land use distribution by type of use, such as commercial, residential, and open space. A jurisdiction may choose to organize their general plan with the mandatory elements in the order that meets the communities' needs. Mandatory elements may also be combined, as is often the case with open space and conservation or noise and safety. A jurisdiction may adopt additional elements to address unique needs of the community.

The Shasta County *General Plan*, last amended in 2004, serves as the principal land use planning and policy document for the County. It identifies strategies, policies, and implementation recommendations for land use within its planning area. The Shasta County *General Plan* is a long-range comprehensive plan that governs growth and development in the unincorporated areas of Shasta County, including the proposed project site. The Shasta County *General Plan* consists of three primary groups: public safety, resources, and community development. Contained within these three broad groups are 22 individual sections that address the issues of the seven required general plan elements. Applicable population and housing policies relative to the proposed project are provided below:

- *Policy HS-1.* The County will identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for both owner-occupied as well as rental units (including manufactured housing and mobile homes) to accommodate projected population increases and to minimize very low residential vacancy rates. Where feasible, potential development areas reasonably close to major employment centers will be emphasized.

Shasta County, Housing Element 2009-2014, Adopted 2011

The housing element is one of seven mandated elements of the local general plan (California Government Code Sections 65580-65589.8). California law requires adequate planning so that local governments meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that for the private market to address housing needs and demand adequately, local

governments must adopt land use plans and regulatory systems that provide opportunities for housing development that do not unduly constrain development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

5.12.3 STANDARDS OF SIGNIFICANCE

SIGNIFICANCE CRITERIA

In accordance with State *CEQA Guidelines*, the effects of a project are evaluated to determine whether they would result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The criteria used to determine the significance of impacts may vary depending on the nature of the project. According to Appendix G of the State *CEQA Guidelines*, the proposed project would have a significant impact related to population and housing, if it would:

- *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure).* Refer to Impact 5.12-1, below.
- *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.* Refer to AREAS OF NO PROJECT IMPACT, below.
- *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.* Refer to AREAS OF NO PROJECT IMPACT, below.

Based on these standards, the effects of the proposed project have been categorized as either a “*less than significant*” impact or a “*potentially significant*” impact. Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a “*significant and unavoidable*” impact.

AREAS OF NO PROJECT IMPACT

In October 2012 and February 2016, the County conducted an Initial Study to determine significant effects of the proposed project. In the course of this evaluation, certain impacts of the proposed project were found to not to be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. As such, the following impacts either are not applicable to the proposed project or are not reasonably foreseeable and are not addressed further within this section (refer to Section 10.0, EFFECTS FOUND NOT TO BE SIGNIFICANT):

- *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.*

5.12.4 POTENTIAL IMPACTS AND MITIGATION MEASURES

METHODOLOGY

Research was conducted on demographic and housing conditions using existing documents and other information sources. The potential impacts of the proposed project were evaluated qualitatively by comparing the anticipated project effects on population and housing with existing conditions. Population, housing, and employment in the area were evaluated by reviewing the most current data available from the U.S. Census Bureau, Department of Finance, California Employment Development Department, the Shasta Regional Transportation Authority, and the 2014 RHNA. Further information in this section is based on, but not limited to, the County's *General Plan*.

In accordance with CEQA, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. Population and housing impacts are analyzed below according to topic. Mitigation measures directly correspond with an identified impact.

IMPACT 5.12-1	<i>Implementation of the proposed project would not induce substantial population growth in an area, either directly or indirectly.</i>
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Significance: Less Than Significant Impact.

Impact Analysis: The following discussion evaluates potential impacts to population and housing associated with short-term construction activities and long-term operation of the proposed project. Growth inducement and its associated environmental effects are discussed in Section 6.0, GROWTH-INDUCING IMPACTS.

Short-Term Construction

As discussed in Section 3.4.5, build-out of lots is anticipated to be completed within 10 to 15 years. At the height of construction, up to 20 construction workers would commute to the site on a daily basis. This workforce represents a minimal increase in employment of the construction period given the existing population in the area surrounding the project site. Construction workers are expected to travel to the project site from various locations throughout the northern Central Valley, and the number of workers expected to relocate to the surrounding area is not expected to be substantial. Because construction would be temporary, occurring over a relatively short period, it is not likely that it would require substantial numbers of people to relocate to the Shasta County. Local impacts related to population growth during project construction would be *less than significant*.

Long-Term Operation

The proposed subdivision would create 166 residential lots, along with separate parcels for open space uses. Although every approved residential lot would be entitled to an accessory dwelling unit pursuant to Government Code Section 65852.2, it is assumed that approximately 9 percent, or 15 lots would have secondary units based on historical County trends. As noted in Section 3.0, PROJECT DESCRIPTION, single-family residences would be up to 3,200 square feet in area and accessory dwelling units would be up to 1,200 square feet. Based on County-wide averages, each primary single-family dwelling would have 2.5 residents, and each secondary unit would have 2 residents.

Based on the 166 residential lots and the accommodation of 15 accessory dwelling units onsite, the proposed project is anticipated to result in a net increase above existing conditions of 445 residents at buildout (assuming an average of 2.5 persons per household as reported by the DOF, and an additional 2 residents in each of the estimated 15 secondary units). Based on the most recent available data, the current population of the County is 179,631 (DOF, 2016). The increase of 445 would represent a 0.2 percent increase in population for the County. Therefore, the implementation of the project would induce direct population growth in the County's population.

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. The Shasta County *General Plan* designates the proposed project site as Rural Residential A (RA) (1 dwelling unit / 2 acres). As discussed in Section 5.10, LAND USE AND PLANNING, based on the County's existing RA *General Plan* land use designation and in consideration of onsite slope constraints surrounding zoning and development patterns, the 715.4-acre site could yield up to 188 residential units. Therefore, implementation of the proposed project would induce less than significant population growth in the County with respect to the Shasta County *General Plan*.

The Shasta Regional Transportation Agency (SRTA) is the responsible agency for developing and adopting regional population forecasts for Shasta County. SRTA projects that the County's population will grow to approximately 214,364 residents by 2035 (SRTA, 2015). The proposed project would not cause SRTA's 2035 population forecast for the County to be exceeded. Therefore, implementation of the proposed project would induce *less than significant* population growth in the County with respect to regional forecasts.

The housing goal of the 2014 RHNA for unincorporated portions of Shasta County is 755 units between 2014 and 2019 (2,200 units for the County as a whole). The project proposes to build up to a maximum of 166 new dwelling units with 15 accessory dwelling units onsite. Dwellings would be constructed over a projected buildout period of 10 to 15 years. Assuming an equal number of units over a 10-year buildout, this would equate to approximately 16 dwelling units and 2 accessory unit per year, or 54 total units during the three years of the current housing needs assessment planning period, which runs through December 31, 2019. The project would represent approximately 7 percent of the total housing needs for the three-year period in unincorporated Shasta County and approximately 2 percent of the housing needs for the County as a whole. Therefore, the project's impacts to housing are considered *less than significant*.

The proposed project is a residential development and therefore would not directly impact employment in Shasta County. However, as discussed above, the project would potentially increase the population of the County by 445 residents (0.2 percent of the existing population). As seen in Table 5.12-7, total employment in the County is expected to increase approximately 14.7 percent between 2014 and 2024, with an increase in employment of 9,900. Therefore, the project's impacts to employment are considered *less than significant*.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: No mitigation measures are required. Impacts would be *less than significant*.

5.12.5 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

IMPACT 5.12-2	<i>Development of the proposed project, along with approved and proposed development, would result in increased population in Shasta County.</i>
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Significance: Less Than Significant Impact.

Cumulative Setting: The cumulative setting for population, housing, and employment includes approved and proposed development in the region as well as development anticipated by Shasta County and, to some extent the City of Redding, as identified in their respective general plans. Regional population, housing, and employment demographics are detailed in subsection 5.12.1, ENVIRONMENTAL SETTING.

Impact Analysis: Cumulative development in the vicinity of the project would increase the population and number of housing units in Shasta County. However, as discussed above, development of the project site would have a *less than significant* impact on population and housing. Additionally, future development within unincorporated Shasta County would need to comply with the County's *General Plan* which accommodates population, housing, and employment needs. As such, the project's cumulative impacts to housing and population are considered *less than significant*.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: No mitigation measures are required. Cumulative population and housing impacts would be *less than significant*.