

## 6 POPULATION AND HOUSING

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This chapter describes the existing setting of the project site relative to population and housing, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed Placer County Government Center Master Plan Update Project (PCGC Master Plan Update or project), the multifamily residential project in the northeast corner of the site, and the Health and Human Services building near the center of the site.

The information contained in this chapter is used as a basis for analysis of project and cumulative impacts in the technical chapters of this environmental impact report (EIR). However, changes in population and housing, in and of themselves, are generally characterized as social and economic effects, not physical effects on the environment. California Environmental Quality Act (CEQA) provides that economic or social effects are not considered significant effects on the environment unless the social and/or economic effects are connected to physical environmental effects. A social or economic change related to a physical change may be considered in determining whether the physical change is significant (CEQA Guidelines Section 15382). The direction for treatment of economic and social effects is stated in Section 15131(a) of the CEQA Guidelines:

Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on physical changes.

Several comments received in response to the Notice of Preparation for this EIR addressed population and housing. These comments included recommendations to consider increased residential densities within the project site, statements regarding the need for affordable housing and workforce housing in the county, concerns about how the project would contribute to or impair attainment of the County's Regional Housing Needs Allocation (RHNA), concerns that throughout implementation of the proposed PCGC Master Plan Update the actual number of affordable housing units constructed at the site would not reach the total number identified in the plan, a recommendation that between 10% and 20% of the project site should be used for housing, concerns that the proposed zoning changes would reduce the amount of multifamily housing that could be accommodated within the site, references to the County's Housing Element policies and programs related to affordable housing, and questions regarding the future of the emergency shelter currently located at the PCGC. The Notice of Preparation and comments received in response to it are provided in Appendix A.

## 6.1 EXISTING CONDITIONS

### Population

#### *Placer County*

Placer County’s population has historically been concentrated along the southwest section of the Interstate 80 (I-80 corridor), which includes Roseville, Rocklin, and Granite Bay with population densities reducing further to the east, including the communities of Colfax and Foresthill, for example. The southwest Placer communities of Roseville and Rocklin have become established as regional job centers, accompanied by significant residential growth within and surrounding those communities. The City of Lincoln has also experienced a great deal of residential growth and continues to grow.

Table 6-1 shows the current (as of January 1, 2018) population estimates from the State Department of Finance for the incorporated towns and cities in the County as well as the population within the unincorporated areas of the County. Table 6-1 also presents the estimated population from the State Department of Finance for January 1, 2016 and January 1, 2017. Table 6-2 provides a historic overview of the increase in population within the County between 1960 and 2018. The project site is located in the unincorporated County north and west of the City of Auburn.

**Table 6-1  
Placer County Population Estimates**

City/Unincorporated County	2016 Population Estimate	2017 Population Estimate	2018 Population Estimate
Auburn	14,070	14,096	14,611
Colfax	2,068	2,070	2,150
Lincoln	47,339	48,165	48,591
Loomis	6,692	6,775	6,824
Rocklin	60,351	64,417	66,830
Roseville	134,073	135,868	137,213
Unincorporated County	109,203	111,446	113,313
<b>Total</b>	<b>373,796</b>	<b>382,837</b>	<b>389,532</b>

Source: State of California 2016, 2017, and 2018a.

**Table 6-2**  
**Placer County Historic Population Estimates 1960–2018**

<b>Year</b>	<b>Population</b>	<b>Increase in Population</b>	<b>Percent Change</b>
1960	59,998	15,349	—
1970	77,306	20,308	33.8%
1980	117,247	39,941	51.6%
1990	172,796	55,549	47.3%
2000	248,399	75,603	43.7%
2010	348,432	100,033	40.3%
2016	373,796	25,364	7.2%
2017	382,837	9,041	2.3%
2018	389,532	6,695	1.7%

Sources: County of Placer 1994 Table 1, p. 6; State of California 2016, 2017, and 2018a.

## Housing

### *Placer County*

The data on population and housing growth shows that Placer County has seen tremendous growth during the last decades, especially in the incorporated areas of the county. Placer County is consistently one of the fastest growing counties in the state. As noted in the County’s Housing Element, homeownership in the County fell between 2000 and 2010 from 79.2% to 77.9% in the unincorporated areas and from 69.2% to 68.0% in the incorporated areas. The housing vacancy rate in unincorporated Placer County increased by 3% from 2000 to 2010; with an estimated 26% of housing units in the unincorporated areas of the county vacant in 2010. The high vacancy rate reflects, in part, the predominance of vacation homes in the Lake Tahoe area. In 2010, 62.2% of vacant housing units in the unincorporated county were for seasonal, recreational, or occasional use (County of Placer 2013a).

Table 6-3 provides a breakdown of housing units and population per household in the City of Auburn, other incorporated jurisdictions, and the unincorporated areas of the County. As shown in the table, the number of housing units within the unincorporated areas of the County increased by 19.1% between 2000 and 2018 while the number of housing units in the City of Auburn increased by 15.6% and the number of housing units in other incorporated jurisdictions within the County increased by 88.7%

**Table 6-3  
Summary of Housing Characteristics 2000-2018**

	Unincorporated Placer County				City of Auburn				Other Placer County Incorporated Jurisdictions			
	Occupied housing units	Vacant housing units	Vacancy Rate	Persons per household	Occupied housing units	Vacant housing units	Vacancy Rate	Persons per household	Occupied housing units	Vacant housing units	Vacancy Rate	Persons per household
2000	37,334	11,099	22.9%	2.66	5,302	155	2.8%	2.31	50,746	2,666	5.3%	2.66
2010	41,351	14,540	26.0%	2.57	5,759	380	6.2%	2.27	85,517	5,101	5.6%	2.65
2016	40,860	16,373	28.6%	2.63	5,953	313	5.0%	2.32	92,422	4,038	4.2%	2.71
2017	41,446	15,956	27.8%	2.64	5,936	337	5.4%	2.33	94,460	4,354	4.4%	2.72
2018	42,063	15,632	27.1%	2.64	6,146	165	2.6%	2.33	95,865	4,949	4.9%	2.73

Sources: State of California 2012, 2018b

## ***Auburn Bowman Community Plan***

The Auburn/Bowman Community Plan (County of Placer 1999) identifies housing stock within the planning area in 1990 as including 4,793 single-family units, 1,672 multifamily units, and 1,062 mobile home units. The Community Plan also identifies a goal of increasing the percentage of multifamily units and decreasing the percentage of mobile home units within the planning area. To accommodate this change in demographics and projected population growth, the Community Plan identified a target of adding between 983 and 1,539 multifamily units by 2010.

## ***Affordable Housing***

Housing is considered affordable when occupants pay no more than 30% of their incomes on the rent or mortgage payment. Affordable rental housing programs are typically targeted toward lower income households (those earning less than 80% of the area's median income), while affordable owner occupied housing is targeted toward low- or moderate-income households (those earning less than 120% of area median income). Based on federal guidelines for 2012, a Placer County family of three earning \$54,850 or less would be defined as low income. Monthly housing expenses of \$1,371 or less would be considered affordable for that household (County of Placer 2013b).

State law requires each community in California to address its “fair share” of the region’s housing needs through its Housing Element. The County’s Housing Element is required to be updated every 5 years and provides the County’s plan for providing affordable housing, including the County’s “fair-share” of affordable housing units. The County’s current Housing Element was adopted in 2013.

The Sacramento Area Council of Governments determined there would be a need for 5,031 new housing units within unincorporated Placer County, minus the Tahoe region, for the 2013 to 2021 planning period. This is equal to approximately 575 housing units per year. The Sacramento Area Council of Governments broke down the County’s RHNA into 3,258 units that would be affordable to moderate-income households and below, including 1,365 very low-income units, 957 low-income units, and 936 moderate-income units (County of Placer 2013b).

As shown in the County’s Annual Housing Element Progress Report for 2017 (County of Placer 2018a), the County added 3 low-income households, 30 moderate-income households, and 6 above-moderate income households in 2017. As of 2017, construction of 3,366 new housing units would be needed to attain the County’s RHNA—this would include 1,329 very-low-income households, 872 low-income households, 864 moderate-income households, and 301 above-moderate income households, in order to meet its 2021 goal. In order to meet the RHNA, the County would need to create approximately 1,122 new housing units per year (County of Placer 2017).

The median household income in Placer County in 2009 was \$74,447, while the median home value was \$427,600 and the median residential rental rate was \$1,044 (not including utilities) (County of Placer 2013a). In 2016, the median household income in Placer County had risen slightly to \$76,926 (US Census Bureau 2018). In August 2017, the Board approved the 2017–2018 Annual Housing Program Work Plan. The plan includes four main focus areas: creating more incentives to build affordable and workforce housing, changing regulations to make building easier, advocating for state and federal assistance and furthering partnerships for meeting regional housing needs. In a presentation to the County Board of Supervisors regarding this plan, the Placer County Deputy County Executive Officer for Lake Tahoe Jennifer Merchant noted that the median income in the county is not enough to afford a median-priced home, and that rents are increasingly unaffordable, too (County of Placer 2017). This statement helps to characterize the difference between affordable housing, which is intended to be affordable for households earning less than 80% of the area’s median income, and workforce housing, which is intended to be affordable for households that may exceed that limit but are still struggling to find housing that is affordable at their income level. As part of implementing the Annual Housing Program Work Plan, the Board approved a contract with BAE Urban Economics to develop a new affordable housing strategy (County of Placer 2018b).

### ***Residential Uses within the Project Site***

The PCGC was originally constructed between 1943 and 1945 as a military medical hospital, known as DeWitt General Hospital. Following World War II, ownership of DeWitt Center was transferred to the State of California for use as a mental hospital. The PCGC campus was purchased by the County of Placer in 1972 upon the closure of the on-site mental hospital and has served as a government center since that time.

Currently, the PCGC campus contains approximately 196,000 square feet of land uses associated with residential and residential/institutional uses. This total includes the Gathering Inn and Yolo Community Care and Continuum residential facilities, women’s shelter, emergency shelter, Juvenile Detention Center, and Main Jail. Other than the institutional uses, there is no housing currently located within the project site. The emergency shelter for homeless individuals is operated by a private non-profit organization subject to a use permit and in space that is leased from the County under an annual contract.

### **Employment/Housing Balance**

The Auburn/Bowman Community Plan (County of Placer 1999) identified that the Community Plan area has more housing than employment, with a jobs/housing ratio in 1999 of 0.93:1. In comparison, the Community Plan identifies a goal of achieving a jobs/housing ratio in the range of 1.23:1 to 1.6:1. A jobs/housing balance where the available housing matches the local

jobholder’s housing needs at prices commensurate with their wages and provides benefits ranging from socioeconomic considerations to environmental effects—such as reducing commute-related vehicle traffic and associated air pollutant and greenhouse gas emissions. The Community Plan concludes that the region needs more “high paying jobs to support the more expensive residences in the area and more lower cost housing to support the lower income jobs in the area.”

## **6.2 REGULATORY FRAMEWORK**

### **Federal**

There are no federal laws or regulations addressing population, employment, and housing that are relevant to the project.

### **State**

State law requires each local government in California to adopt a general plan for the physical development of its city or county and included within the general plan is a housing element, one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The purpose of the housing element is to identify the community’s housing needs, to state the community’s goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The Placer County Housing Element provides goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County.

### **Local**

#### ***Placer County General Plan***

The Placer County General Plan includes a Housing Element (most recently updated in 2013) that includes goals and policies designed to ensure the County provides adequate housing for all its residents. The following goals and policies from the County’s Housing Element are generally applicable to the proposed project. In addition, there are some policies contained in the Land Use Element of the General Plan that are also applicable to the proposed project (County of Placer 2013b).

Housing Element

**Goal A** To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.

**Policy A-5** The County shall facilitate the development of higher-density multi-family development in locations where adequate infrastructure and public services are available by permitting residential uses in commercial zones, allowing flexible development standards, and providing other incentives.

**Policy A-6** The County shall encourage residential development of high architectural and physical quality.

**Policy A-7** Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual, Landscape Design Guidelines, and community design elements of the various community plans.

**Policy A-8** Residential projects proposed within Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones have not been counted in the Housing Element Inventory of Vacant Parcels.

**Goal B** To encourage construction and maintenance of safe, decent, and sound affordable housing in the county.

**Policy B-2** If determined to be appropriate for residential development, the County may lease, sell, or grant County-owned surplus property to facilitate the construction of affordable housing.

**Policy B-5** The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities.

**Policy B-6** The County shall require affordable housing that is required as part of project approval to be developed in a timely manner with the

market-rate units in the project to avoid delaying the construction of the affordable units to the end of the project.

**Policy B-7** The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.

**Policy B-14** The County shall consider requiring 10 percent affordable units, payment of an in-lieu fee, or comparable affordable housing measure(s) acceptable to the County, for any General Plan amendment that increases residential density.

**Goal H** To increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.

**Policy G-1** The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged.

**Policy G-2** The County shall promote land use patterns that encourage energy efficiency, to the extent feasible, and encourage efficient energy use in new development, including but not limited to access to non-auto transit, use of traffic demand management, and water-efficient landscaping.

In addition to these goals and policies, the Housing Element identifies implementation programs designed to facilitate achievement of Housing Element policies. Implementation Program A-5 specifies that the County shall update the Master Plan for the PCGC to identify sites that are appropriate for higher-density and mixed-use development. Implementation Program B-2 requires the County to provide technical and/or financial assistance to developers who are willing and able to construct affordable housing.

### Land Use Element

The following goals and policies from the County’s Land Use Element are generally applicable to the proposed project (County of Placer 2013c):

**Goal 1.B** To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

**Policy 1.B.1** The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.

**Policy 1.B.2** The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

**Policy 1.B.5** The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.

**Policy 1.B.9** The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.

**Goal 1.M** To work toward a jobs-housing balance.

**Policy 1.M.1** The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.

***Auburn/Bowman Community Plan***

The project site is located in the Auburn/Bowman Community Plan area. The Auburn/Bowman Community Plan was last updated in 1999. The Community Development Element of the Auburn/Bowman Community Plan contains goals and policies governing development in the project vicinity. Below is a list of policies applicable to the proposed project (County of Placer 1999):

- Goals III.B.2**
- b. Provide residential densities and development patterns which maximize transportation opportunities.
  - c. Assure that all buildings sites and residences are developed in a manner minimizing disturbance and maximizing preservation of natural beauty and open space.

1. Provide for the grouping or clustering of residential buildings where this type of development will maximize the opportunity to preserve significant natural resources, natural beauty, or open space without generally increasing the intensity of development otherwise possible.

**Policy B.3.d** Promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.

### **Goal III.C.2**

- d. Encourage the development of industrial, commercial, and residential projects which complement the rural nature of the area.
- g. Create residential development which encourages the following elements: human interaction, bicycle and pedestrian circulation, and the creation of a neighborhood identity and/or focus (i.e., parks, schools, natural open space areas, creeks, sites of historical or archeological significance, etc.) within the proposed development and surrounding environment.
- j. Preserve the natural land forms, natural vegetation, and natural resources of the area as much as possible. It is recognized that development of commercial, industrial, and higher density residential uses can result in the loss of naturally occurring amenities. Where this is allowed to occur, adherence to a set of community design guidelines should assist in mitigating such impacts.

**Policy C.3.a.5** Commercial and residential site layouts should be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage; pedestrian walkways should be provided between commercial and residential areas.

**Policy C.3.a.16** Buildings located outside of the major commercial and industrial areas should be of a size and scale conducive to maintaining the rural atmosphere of the Auburn/Bowman area. The architectural scale of non-residential buildings, as differentiated from size, should be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings should generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades,

canopies or roofs, to provide a pleasant environment as well as safety and shelter for pedestrians.

In major commercial and industrial areas it is recognized that large buildings will be constructed that are not residential in size or scale. In these areas compliance with adopted Design Guidelines will assist in minimizing such project's impacts on the community.

### **6.3 PROJECT IMPACTS**

#### **Significance Criteria**

The significance criteria used to evaluate the project impacts to population and housing are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to population and housing would occur if the project would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- Reduce the affordable housing supply, impair the County's ability to meet its RHNA obligations, or create a substantial increase in demand for affordable housing.

Each of these significant criteria are evaluated below for existing plus project and cumulative plus project conditions. Other than the institutional uses (jail, juvenile detention, transitional housing, and shelters) that are not proposed to be altered under the PCGC Master Plan Update, the PCGC campus does not support any existing housing that would be demolished or displaced and thus the project would result in no impacts related to displacing housing or people and necessitating construction of replacement housing elsewhere. A temporary shelter for homeless individuals currently operates on site in a building that is not proposed to be demolished. Nothing in the proposed PCGC Master Plan Update would require the shelter to relocate or preclude the County from renewing the use permit and lease. As a separate effort from the PCGC Master Plan Update project, the County is continuing to work with the non-profit shelter operator to identify a long-term location for the shelter.

## Impact Analysis

Impact 6-1	Induce substantial population growth		
	<i>PCGC Master Plan Update</i>	<i>HHS Building</i>	<i>Multifamily Residential</i>
<b>Level of Significance:</b>	Less than significant	No Impact	Less than significant
<b>Mitigation Measures:</b>	None required	None required	None required
<b>Significance After Mitigation:</b>	Less than significant	No impact	Less than significant

### PCGC Master Plan Update

The CEQA Guidelines require an EIR to evaluate indirect or secondary effects of a project, which may include growth-inducing effects. Section 15126(g) of the CEQA Guidelines states that a project could be considered growth inducing if it could “foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.”

The proposed PCGC Master Plan Update could accommodate a total of 485 dwelling units. Based on the County’s average population per household of 2.68, at build-out of the PCGC Master Plan Update, the PCGC could accommodate 1,300 residents. All on-site dwelling units are anticipated to be rental units; it is expected that there would be a mixture of market-rate and below-market-rate units.

As discussed in Chapter 5, Land Use and Planning, the Auburn/Bowman Community Plan anticipates development of a mixed-use community within the PCGC campus. The community plan also projected a future population of the planning area between 31,200 and 37,186 people in 2010 (based on an assumption of either a 2.1% or 3.0% annual growth rate), which correlated to a need for between 3,930 and 6,147 new housing units (County of Placer 1999).

The housing constructed under the PCGC Master Plan Update would increase the supply of multifamily housing in the area, consistent with the Auburn/Bowman Community Plan and the Placer County General Plan. In discussing the development vision for the PCGC campus, the Community Plan states “The portion of the area now developed with modified barracks should be replaced with modern office buildings to house County Departments and form the core professional office area of this mixed-use designation. Interspersed in this area would be additional professional office space and residential units. The residential units should consist of townhouses and apartments or similar types of units compatible with a medium- or high- density land use designation” (County of Placer 1999). The proposed PCGC Master Plan Update is consistent with the development anticipated under the Auburn/Bowman Community Plan for the

project site. Implementation of the PCGC Master Plan Update would not generate population growth that exceeds the County's projected growth and therefore would not create environmental effects associated with exceeding those projections.

A development project may have the potential to indirectly induce growth if, for example, it extends infrastructure (e.g., water, sewer, and roads) to undeveloped areas or increases the capacity of existing infrastructure; promotes similar development to occur on adjacent parcels; increases the area's housing supply; or introduces new employment to an area. As discussed in Chapter 17, Public Services and Recreation, and Chapter 18, Utilities and Service Systems, the proposed PCGC Master Plan Update would not require extension of infrastructure to any undeveloped areas. As discussed in Chapter 18, there is a potential for the project to be required to complete upsizing of the DeWitt Trunk sewer line in order to ensure adequate sewage conveyance capacity for the project. This would also create additional conveyance capacity beyond the needs of the proposed PCGC Master Plan Update. However, these improvements are already planned and anticipated to be constructed with the Timberline Senior Housing project located north of the PCGC property and are necessary to accommodate approved and planned development in the North Auburn area (SMD 1 2015). The improvements would not increase the area's sewage conveyance capacity beyond the already anticipated amount and thus would not induce growth that exceeds the County's growth projections. The project would not increase the capacity of other public service and utility systems that serve the site. Infrastructure upgrades would be completed throughout the project site to improve service efficiency and serve the proposed new buildings on site. These upgrades would not increase the ability of service providers to serve currently undeveloped areas in the project region.

The private development that may occur under the proposed PCGC Master Plan could stimulate some additional commercial development in the vicinity, particularly along the State Route 49 corridor. However, these areas are already zoned for commercial development. Thus the project would not induce commercial growth for properties not already planned for such land uses. At build-out, the PCGC Master Plan Update is projected to accommodate a total of 85,100 square feet of retail space and 54,525 square feet of office use. The actual employment generation would vary greatly depending on the exact mix of land uses constructed and the specific types of businesses that locate within the PCGC property. Assuming one employee for every 300 square feet of retail space and one employee for every 250 square feet of office space, the project would result in approximately 284 retail jobs and 218 office jobs.

While the proposed project would increase the area's housing supply and introduce new employment to the area, the project would not directly lead to population or employment growth that surpasses the regional projections or contravenes local land use plans and zoning designations. Thus this impact would remain less than significant.

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### **Health and Human Services Building**

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The Health and Human Services building would not include any residential uses, thus this project component would not support any population growth. The building would accommodate the existing 435 employees as well as the anticipated growth in employment within the County’s Health and Human Services division over the next 20 years. As discussed in Chapter 3, Project Description, projections of staff growth for the Health and Human Services division are based on anticipated increases in the regional population as well as the need for new employees to ensure the County meets all new regulations. Thus, the employment growth that would be accommodated within the Health and Human Services building is a result of the population growth anticipated to occur in the region, and would not induce additional growth. It is expected that the Health and Human Services building would accommodate 142 more employees than are currently within the Health and Human Services department at the PCGC in 2035, for a total of 577 employees (County of Placer 2016a). Compared to the existing residential population in the unincorporated North Auburn community and the adjacent City of Auburn, as shown in Table 6-1, the increase in employment at this building would not generate a substantial increase in regional population or jobs and thus would not directly or indirectly lead to adverse environmental effects associated with population and employment growth. The Health and Human Services building would have no impact related to inducing substantial population growth.

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### **Multifamily Residential**

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The Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue would include up to 100 dwelling units. Based on the County’s average population per household of 2.68, this site could accommodate 268 residents. When these residents are added to the existing residential population in the unincorporated North Auburn community and the adjacent City of Auburn, as shown in Table 6-1, the local population would not exceed the County’s projected growth and therefore the Multifamily Residential project would not directly or indirectly lead to adverse environmental effects associated with population growth. Additionally the economic activity that could be supported by the residents of the Multifamily Residential project would not be sufficient to directly or indirectly lead to substantial employment growth in the region and this impact would remain less than significant.

Impact 6-2	Impair the County's ability to meet RHNA targets or increase demand for affordable housing		
	<i>PCGC Master Plan Update</i>	<i>HHS Building</i>	<i>Multifamily Residential</i>
<b>Level of Significance:</b>	Less than significant	No impact	No impact
<b>Mitigation Measures:</b>	None required	None required	None required
<b>Significance After Mitigation:</b>	Less than significant	No impact	No impact

### PCGC Master Plan Update

At build-out, the PCGC Master Plan Update area would include a total of 1,468,500 square feet of County offices and facilities, including warehouses, storage facilities, and laboratories; a 30,000-square-foot community center, 85,100 square feet of retail space, 54,525 square feet of private office space, and 485 dwelling units within 468,800 square feet.

The County's Housing Element identifies the need for 3,366 new housing units, which would consist of 1,329 very-low-income households, 872 low-income households, 864 moderate-income households, and 301 above-moderate income households, in order to meet its 2021 goal (County of Placer 2013b). The proposed PCGC Master Plan Update anticipates construction of up to 485 multifamily residential units that would be offered at a range of prices. At this time, the only residential development that is known to consist of below-market-rate units is the initial multifamily residential project that is evaluated at a project-level in this EIR. The determination of rental rates for future residential development within the PCGC would be made at the time that individual development proposals are presented to the County. Therefore, it can be expected that at full build-out, the PCGC campus would support up to 100 below-market-rate dwelling units, as discussed below in regards to the Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue, and an additional 385 multifamily dwelling units that may be market-rate or below. This Multifamily Residential project would satisfy Policy B-14 of the County's housing element, which requires that the County consider the requirement of 10% affordable units for a project that requires a General Plan Amendment, as 10% of the Master Plan Update's 485 proposed dwelling units would be 49 dwelling units. The proposed PCGC Master Plan Update would therefore provide some housing that is affordable to low-income families, as well as provide additional multifamily units. A portion of these additional units may be developed as affordable housing. If they remain as market-rate units, they may be able to provide workforce housing because the units would be smaller and offered at lower price points than single-family housing units.

As part of development of the proposed PCGC Master Plan Update, the economics consulting firm EPS prepared a Housing Opportunities Discussion Memorandum (County of Placer 2016b).

EPS noted that “the Auburn area is an aging demographic, and new residents typically are retirees that are escaping the high-cost urban centers and looking for greater outdoor opportunities.” In addition, EPS found that “the medical industry in North Auburn has many young professionals that may be interested in a housing product near Auburn Faith Hospital that would allow them to walk to work on many days. The North Auburn area has many low paying retail and service sector employees.” Based on these demographics, EPS recommends that the residential components within the master plan include options for a variety of income levels and target a mix of age classes because “this approach would help maximize the market segments captured by the project. Offering a mix of market-rate and below market-rate residential units meets the housing needs of both professional and low-income residents. A representative of Auburn Faith Hospital indicated that a lack of new rental and affordable for-sale housing supply places the hospital at a competitive disadvantage when recruiting medical professionals against other locations” that have a larger housing stock (County of Placer 2016b).

It is anticipated that the number of County employees will increase over time to meet the County services needs of an increasing population. The proposed PCGC Master Plan Update would accommodate this growth at the PCGC campus by increasing the amount of government office space within the project site. As described in the proposed PCGC Master Plan Update, the conceptual land use plan is based on the facility needs assessment conducted as part of the proposed PCGC Master Plan Update (County of Placer 2018c Appendix A), which documents the existing and projected employment levels for each County division and department. The employment projections indicate that the PCGC campus could reach 2,102 County employees at full build-out (2037), which is an increase of 410 employees compared to current staffing levels. The conceptual land use plan accommodates these new employees by proposing to increase the amount of government office space within the PCGC campus by 183,200 square feet to provide a total of 675,200 square feet of government office space. The increase in government office space is necessary to meet demands for service that rise commensurate with increases in the residential and employment population of the County. Thus, construction of the County government office space anticipated under the PCGC Master Plan Update would not directly lead to any increases in demand for housing, including affordable housing. Additionally, the project site currently supports government office space and is zoned for commercial development. Thus construction of government office space within the project site would not reduce the amount of land available for construction of affordable housing or create a new residential population that may object to construction of affordable housing.

At build-out of the PCGC Master Plan Update, the PCGC campus would also support a 30,000-square-foot event center, 85,100 square feet of retail space, 54,525 square feet of private office space, a 101-room hotel, and 485 dwelling units within 468,800 square feet. These uses could support a range of jobs. Assuming one job for every 300 square feet of retail space, approximately 284 new retail jobs could be accommodated. A large portion of these employees

would be expected to be within the very-low to moderate income levels and thus could increase demand for affordable housing. With a typical employment generation of one job for every 250 square feet of office space, the project could accommodate approximately 218 new office jobs, some of which would be expected to have wages within the median to upper income levels. The increased employment would also contribute to the region's jobs/housing balance by accommodating an increase in the number of jobs in the North Auburn community. With a total of approximately 502 jobs within the private development areas, the project would generate more than 1 job per household.

The PCGC Master Plan Update dedicates one residential project (the Multifamily Residential Project) as affordable housing but does not include affordability requirements for the other proposed residential and mixed use projects. In compliance with General Plan Goal A, the County aims to provide a range of housing types (high-density, mixed-use, etc) within the PCGC campus. Due to the high number of single-family residences within the County and rising cost of new and existing homes, the inclusion of high-density dwelling units will increase diversity housing types. Additionally, increasing the supply of market-rate high-density units would increase the availability of housing that is affordable to households in moderate income levels.

The proposed PCGC Master Plan Update anticipates construction of a variety of land uses within the PCGC campus, including up to 485 residential units, some of which would be affordable and would contribute to the County's attainment of its RHNA targets. The property would also support additional employment opportunities at a range of income-levels. To the extent that employment opportunities are in the service and retail sectors (the project would support approximately 284 such jobs), the project would contribute to increased need for affordable housing. Some of this increased need could be met on site, while some would be met with the County's continued implementation of its Housing Element and Affordable Housing Work Plan. Thus while the project could contribute to an increased need for affordable housing, some of that increased demand could be met on site, and the project would not impair the County's ability to implement the Housing Element and meet its RHNA targets. Thus this impact would remain less than significant.

### **Health and Human Services Building**

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The Health and Human Services building would not include any residential uses and would not contribute any population growth. It is anticipated that in the long-term, the Health and Human Services department would require 142 additional employees to provide an adequate level of service to the anticipated County population. This is not a result of the proposed PCGC Master Plan Update; the growth would be necessary to meet increasing demands for service over time. Thus construction of the Health and Human Services building would not directly lead to any increases in demand for housing, including affordable housing and this project component would

have no impact associated with demands for affordable housing and the County’s ability to meet its RHNA targets.

### Multifamily Residential

As discussed in Chapter 3, Project Description, the currently proposed project for this site includes 79 multifamily apartments while this EIR evaluates the Multifamily Residential project under the assumption that 100 residences would be constructed. These units are anticipated to be rental units offered at below market rate. Thus, this component of the PCGC Master Plan Update would contribute to the County attainment of the RHNA targets defined for the County by providing up to 100 dwelling units that could be affordable to the County’s low- and very low-income residents. This would comply with Policy B-14 of the County’s housing element, which requires that the County consider the requirement of 10% affordable units for a project that requires a General Plan Amendment. Further, this project would increase the supply of multifamily housing in the area, consistent with the Auburn/Bowman Community Plan and the Placer County General Plan. Construction of the Multifamily Residential development would increase the supply of affordable housing and support the County in meeting its RHNA targets and thus would have no impact with respect to increasing demand for affordable housing and impairing the County’s ability to meet its RHNA targets.

#### Impact 6-3

	Induce substantial population growth in the cumulative scenario		
	<i>PCGC Master Plan Update</i>	<i>HHS Building</i>	<i>Multifamily Residential</i>
<b>Level of Significance:</b>	Less than significant	No impact	Less than significant
<b>Mitigation Measures:</b>	None	None	None
<b>Significance After Mitigation:</b>	Less than significant	No impact	Less than significant

### PCGC Master Plan Update

The geographic range for assessing cumulative impacts associated with population and housing is the Auburn/Bowman Community Planning Area. The Auburn/Bowman Community Plan and Placer County General Plan provide overarching guidance for development within the Auburn/Bowman Community Planning Area, including planning for new residential, office, County and commercial land uses.

The reasonably foreseeable development projects in the area are identified in Table 5-1 in Chapter 5, Land Use. There are several approved and pending projects that would construct housing and commercial building space in the Auburn/Bowman Community Planning Area. This includes construction of over 850 dwelling units limited to senior housing and an additional 113

single-family detached dwelling units. It also includes construction of over 400,000 square feet of commercial land uses, and a small amount of industrial land uses. These projects would add to the housing inventory in the region and support additional commercial and industrial employment.

The PCGC Master Plan Update anticipates construction of up to 485 multifamily residential units, which would be offered at a range of prices. Based on the average household size in the County, these units could accommodate approximately 1,300 residents. The proposed PCGC Master Plan Update would also provide for construction of 410,000 square feet of new County facilities, 54,525 square feet of new private office space, and 85,450 square feet of new retail space.

Both the residential and employment growth represented by projects in the cumulative scenario, including the proposed PCGC Master Plan Update, would allow for a level of growth that is commensurate with the development and growth projections of the Auburn/Bowman Community Plan and the Placer County General Plan. The cumulative development is not of sufficient size to generate additional pressures for land development beyond each project site and would not extend public service infrastructure and roads into presently undeveloped areas. Thus, the potential for growth inducement to occur in the cumulative scenario is less than significant, and there is no significant cumulative impact to which the project could contribute.

### **Health and Human Services Building**

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The Health and Human Services building would not include any residential uses and would not contribute to any population growth. The employment growth accommodated by the proposed Health and Human Services building would be necessary to meet increasing demands for service over time. Thus construction of the Health and Human Services building would have no impact with respect to directly or indirectly contributing to cumulative increases in population growth.

### **Multifamily Residential**

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As discussed previously, the Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue would include up to 100 dwelling units and could support up to approximately 268 residents. The dwelling units within the Multifamily Residential project are included in the total estimate of dwelling units within the proposed PCGC Master Plan Update. Construction of the Multifamily Residential project would have a less-than-significant impact with respect to directly or indirectly contributing to cumulative increases in population growth.

<b>Impact 6-4</b>	<b>Impair the County's ability to meet RHNA targets or increase demand for affordable housing in the cumulative scenario</b>		
	<i>PCGC Master Plan Update</i>	<i>HHS Building</i>	<i>Multifamily Residential</i>
<b>Level of Significance:</b>	Less than significant	No impact	Less than significant
<b>Mitigation Measures:</b>	None	None	None
<b>Significance After Mitigation:</b>	Less than significant	No impact	Less than significant

### PCGC Master Plan Update

The geographic range for assessing cumulative impacts associated with population and housing is the Auburn/Bowman Community Planning Area. The Auburn/Bowman Community Plan and Placer County General Plan provide overarching guidance for development within the Auburn/Bowman Community Planning Area. As discussed previously, the reasonably foreseeable projects included in the cumulative scenario include construction of over 850 units of senior housing, 113 single-family detached dwelling units, and over 400,000 square feet of commercial and industrial space. The senior housing project could provide some units that are affordable to households earning less than the County median income, which would help the County attain its RHNA targets. The commercial and industrial projects included in the cumulative scenario would generate some additional employment opportunities, but most of the associated jobs would likely be at wage levels that are near or below the County's median income. The employment opportunities within the PCGC Master Plan Update would be at a wide range of wage levels, with some employees that could be within the very-low to moderate income levels and thus could increase demand for affordable housing and others that would be within the median to upper income levels. The increase in low-wage jobs in the cumulative scenario would increase the demand for affordable housing in the Auburn/Bowman community. This would be a significant cumulative impact. The proposed PCGC Master Plan Update anticipates construction of up to 485 residential units, some of which would be affordable to households earning less than the median income level in the County and therefore would contribute to the County's attainment of its RHNA targets. Some of this increased need could be met on site, while some would be met with the County's continued implementation of its Housing Element and Affordable Housing Work Plan. The Housing Element does not assume that any of the affordable housing demand would be met within the PCGC campus. Thus, while the project could contribute to the significant cumulative impact associated with demand for affordable housing, the project's contribution to the impact would be less than cumulatively considerable because a portion of the increased demand for affordable housing would be met on site, and because the project would not develop land that has been assumed to be available for

affordable housing development, thus it would not impair the County’s ability to implement the Housing Element and meet its RHNA targets.

### **Health and Human Services Building**

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The Health and Human Services building would not include any residential uses and would not contribute to any population growth. The employment growth accommodated by the proposed Health and Human Services building would be necessary to meet increasing demands for service over time. The proposed location of the Health and Human Services building is not designated for residential uses and is not identified as a potential location for affordable housing under the County’s Housing Element. Construction of the Health and Human Services building would have no contribution to cumulative impacts associated with increasing demand for affordable housing or impairing the County’s ability to meet its RHNA targets. Thus, this project component would have no impact with respect to contributing to this significant cumulative impact.

### **Multifamily Residential**

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The apartments within the Multifamily Residential development located at 1<sup>st</sup> Street and B Avenue are proposed to be rental units offered at below-market rates. Thus, this component of the PCGC Master Plan Update would contribute to the County’s attainment of the RHNA targets defined for the County by providing up to 100 dwelling units that could be affordable to the County’s low- and very low-income residents. One other project in the cumulative scenario would construct senior housing, some of which may be affordable to households earning less than the County’s median income. While the demand for affordable housing remains a significant cumulative impact, the Multifamily Residential project would not contribute to those increased demands, and in fact would help meet a portion of the demand. Thus the Multifamily Residential project would have no impact with respect to increased demand for affordable housing or impairing the County’s ability to achieve its RHNA targets.

## **6.4 MITIGATION MEASURES**

No mitigation measures are necessary.

## **6.5 REFERENCES CITED**

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