

This section analyzes the potential population, housing, and employment impacts of the proposed project and related opportunities in the City of Anderson and the project vicinity.

4.2.1 SETTING

REGIONAL AND LOCAL SETTING

The project area lies partly in the south and west portion of the City of Anderson and mostly on unincorporated land in Shasta County to the south of the City. Specifically, the project is located to the south of Olinda Road (with only a very small portion of the project located north of Olinda Road), entirely to the west of Rhonda Road and north of Gas Point Road.

In discussing related demographics, data from two main geographic areas are considered: the City of Anderson and Shasta County. Data contained within the City of Anderson General Plan, 2007 Department of Finance population estimates, and 2000 U.S. Census data have been used to provide demographics.

Population Trends

The City of Anderson has more than doubled in population since 1960, according to the U.S. Census. (See **Table 4.2-1**.) In 1960, the population of the City was 4,492. By 2000, the population had increased to 9,022. The California Department of Finance estimates that the January 2007 population of the City was 10,594.

The most current population projections from the Department of Finance indicate that Shasta County will increase in population by 2.8 percent annually through the year 2010 and by 1.6 percent between 2010 and 2020.

Table 4.2-2 shows the population projections for Shasta County from 2007-2040.

**TABLE 4.2-1
POPULATION GROWTH IN THE CITY OF ANDERSON**

Year	Population	Annual % Change
1960	4,492	—
1970	5,492	2.0%
1980	7,381	3.0%
1990	8,299	1.2%
2000	9,022	0.8%
2007	10,594	2.3%

Source: Department of Finance, Table E-1 and Historical Census Populations of Places, Towns, and Cities in California, 1850-2000

**TABLE 4.2-2
SHASTA COUNTY POPULATION PROJECTIONS**

Year	Population	Annual % Change
2007	181,401	—
2010	191,722	1.9%
2020	224,386	1.6%
2030	260,179	1.5%
2040	295,281	1.3%

Source: Department of Finance, Table E-1 and Table P-3.

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Households

Table 4.2-3 shows the number of households in the City of Anderson and Shasta County in 1990 and 2000. Between 1990 and 2000 the number of households increased in the City of Anderson by approximately 7.7 percent and by approximately 18.7 percent in Shasta County. During this same period, the population increased in the City of Anderson by approximately 8.7 percent and by approximately 11.0 percent in Shasta County.

TABLE 4.2-3, HOUSEHOLDS

	City of Anderson		Shasta County	
	1990	2000	1990	2000
Total	3,131	3,372	55,966	63,426

Source: U.S. Census 1990 and 2000

Due to the greater increase in households relative to population growth in Shasta County between 1990 and 2000, it becomes evident that the average number of persons per household decreased during this period. Conversely, due to greater population growth relative to the increase in households in the City of Anderson between 1990 and 2000, it becomes evident that the average number of persons per household increased during this period. **Table 4.2-4**, which indicates the average number of persons per household in 1990 and 2000 as reported by the U.S. Census Bureau, confirms this development. More recently, the California Department of Finance estimated an average of 2.655 persons per household in the City of Anderson in 2007, thus illustrating a continuation of this trend.

TABLE 4.2-4, AVERAGE HOUSEHOLD SIZE

	City of Anderson		Shasta County	
	1990	2000	1990	2000
Average Household Size	2.62	2.64	2.58	2.52

Source: U.S. Census 2000

Housing

According to the 2003 City of Anderson General Plan Housing Element, the City provides a variety of housing types and tenure to suit all income levels. The primary housing unit in Anderson in 2000 was single family in nature. This remains true for the year 2007, as is shown in **Table 4.2-5**. The majority of housing in Shasta County and City of Anderson is owner-occupied as indicated.

**TABLE 4.2-5
HOUSING UNITS – 2000 AND 2007**

	City of Anderson		Shasta County	
	2000	2007*	2000	2007*
Single Family	2,474	2,900	54,691	53,629
Multifamily	931	1,109	11,386	11,395
Mobile Homes	172	179	9,582	11,345
Boat, RV, Van, etc.	0	-	26	-

	City of Anderson		Shasta County	
	2000	2007*	2000	2007*
Total	3,577	4,188	75,685	76,369
Percent Occupied	87.4%	N/A	90.3%	N/A
Owner Occupied	1,559	N/A	41,910	N/A
Renter Occupied	1,566	N/A	21,516	N/A

Source: U.S. Census 2000; DOF E-5 County/State Population and Housing Estimates, 1/1/2007
 Note: * 2007 Housing counts are sourced from DOF Population and Housing Estimates. This table does not include "other" housing and is therefore not included in this table.

The housing occupancy status in 1990 and 2000 is listed in **Table 4.2-6** below. Vacant units in the City of Anderson increased between 1990 and 2000 by approximately 3.2 percent. This could be due to the same homes remaining vacant over time and being kept for various reasons such as second homes, investment properties, or abandoned homes. The optimal vacancy rate is considered to be five percent, which allows for choices and stimulates a more competitive market for housing. The city was slightly above that rate in 2000 at 5.8 percent.

**TABLE 4.2-6
 OCCUPANCY STATUS OF HOUSING UNITS IN 1990 AND 2000**

	City of Anderson		Shasta County	
	1990	2000	1990	2000
Total:	3,234	3,579	60,552	68,810
Occupied	3,131	3,372	55,966	63,426
Vacant	103 (3.2%)	207 (5.8%)	4,586 (7.6%)	5,384 (7.8%)

Source: U.S. Census 1990 and 2000

Employment

According to the City's 2003 General Plan Housing Element, incomes in the City have historically been less than those countywide. In 2000, the median household income in Anderson of \$24,558 was less than the countywide median income of \$34,335. Over 69 percent of renter-households in Anderson earned 80 percent or less of the countywide median household income. In contrast, only 35 percent of Anderson owner-households earned less than 80 percent of County-wide median household income. Homeowners had over twice the median income of renters (approximately \$33,624 for homeowners compared to approximately \$16,565 for renters).

As noted in **Table 4.2-7**, approximately 24.5 percent of the employed persons in the City of Anderson work in service occupations and 20.6 percent are employed in the management, professional and related occupations. These represent the top two occupation sectors in the area. Shasta County has a higher proportion of persons employed in the management, professional and related occupations than the City and less in the service occupation.

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**TABLE 4.2-7
EMPLOYMENT BY OCCUPATION - 2000**

Occupation	City of Anderson		Shasta County	
	Number	Percent	Number	Percent
Management, professional, and related occupations	702	20.6%	20,039	30.4%
Service occupations	837	24.5%	12,893	19.6%
Farming, fishing, and forestry occupations	20	0.6%	579	0.9%
Construction, extraction, and maintenance occupations	314	9.2%	6,450	9.8%
Production, transportation, and material moving occupations	567	16.6%	8,101	12.3%
Public administration	173	5.1%	3,786	5.8%

Source: U.S. Census 2000 SF3

4.2.2 REGULATORY FRAMEWORK

LOCAL

The City of Anderson General Plan

When the City of Anderson adopted a major update of its General Plan in 2007, a Special Planning Area (SPA) land use designation was introduced. The proposed Vineyards at Anderson project is within the SPA. **Table 4.2-8** identifies the City of Anderson General Plan goals and policies related to population, housing and employment that are directly applicable to the proposed project, and presents an evaluation of the consistency of the project with these statements as required by CEQA Section 15125(d). While this Draft EIR analyzes the project's consistency with the City of Anderson General Plan, the final authority for interpretation of these policy statements, and determination of the project's consistency, ultimately rests with the City of Anderson City Council.

**TABLE 4.2-8
SPECIFIC PLAN CONSISTENCY WITH RELEVANT CITY OF ANDERSON GENERAL PLAN POLICIES
POPULATION AND HOUSING**

General Plan Policies	Consistency with General Plan	Analysis
<i>Land Use Element</i>		
Sufficient areas will provide for each type of land use to permit full development needed to meet the demands of population growth and economic advancement. (GP-1)	Yes	The proposed Specific Plan provides for residential, commercial, open space/parks, and public facilities.
Promote a combination of employment and residential uses that provide both jobs and housing for Anderson's residents. (GP-2)	Yes	The proposed Specific Plan provides for a combination of employment opportunities and residential uses. The project includes approximately 240,000 square feet of commercial areas adjacent to residential land uses.
<i>Housing Element</i>		
Provide for alternative housing types, construction	Yes	The proposed project includes housing at a variety

General Plan Policies	Consistency with General Plan	Analysis
techniques, and the use of innovative and appropriate technology to meet the housing needs of all segments of the Anderson’s population at all income levels. (1a)		of densities to meet the needs of a variety of income levels.
Require higher density housing and second units to be located in areas with adequate urban services and near public transit routes and employment centers.(2c)	Yes	The higher density housing for the proposed project is located adjacent to the commercial areas and along the main thoroughfares.

The Vineyards at Anderson Specific Plan

The proposed Vineyards at Anderson Specific Plan contains various goals and policies regarding population, housing and employment. Specific Plan policies relevant to population, housing and employment within Phase 2 of the proposed project area in the context of CEQA are summarized in **Table 4.2-9**. This table also provides a project level evaluation of Phase 2 in relation to its consistency with the pertinent Specific Plan policies. As noted, the final authority for interpretation of policy statements and determination of the project’s consistency ultimately rests with the City of Anderson City Council.

**TABLE 4.2-9
PROJECT LEVEL (PHASE 2) CONSISTENCY WITH VINEYARDS AT ANDERSON SPECIFIC PLAN POLICIES
POPULATION AND HOUSING**

Specific Plan Policies	Consistency with Specific Plan	Analysis
The Vineyards project’s goal for affordable housing shall be in compliance with the City of Anderson’s Housing Element. Affordable housing shall be located primarily within high density (HD), medium density (MD) and mixed-use (MU) areas, but affordable units may be transferred to lower density areas within the Plan Area, including secondary dwelling units as described below. Affordability shall be defined pursuant to the City’s Housing Element. (Policy 3.3.8)	Yes	The Vesting Phase 2 Tentative Map establishes lots for 427 medium density housing units all located in areas assigned for this type of use in the Vineyards at Anderson Specific Plan.

4.2.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The City of Anderson has determined that a project may have significant impacts concerning population and housing if it does any of the following:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

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- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The Initial Study prepared by the City of Anderson for this project identified no impacts with regard to displacement of housing or people because no existing housing or residents would be removed or relocated as a result of the project. Therefore, those impacts will not be further discussed in this Draft EIR.

METHODOLOGY

PMC staff conducted research on demographic and housing conditions, utilizing existing documents and other information sources. Information was obtained from governmental agencies through their websites. Among these agencies were the U.S. Census Bureau and the California Department of Finance. The Housing Elements of Shasta County and the City of Anderson provided additional sources of information concerning housing, socioeconomic conditions, and housing policy.

PROGRAM LEVEL (PROJECT BUILDOUT) IMPACTS AND MITIGATION MEASURES

Population Growth

Impact 4.2.1 The proposed project at buildout would result in significant population growth and the generation of employment. This impact is considered **significant**.

The proposed project's land use mix (at buildout) would result in the addition of approximately 5,288 new residential units and 14,040 residents to the area (based on the 2007 DOF average household size of 2.655 persons-per-household in the City of Anderson). This would be equivalent to a 133 percent increase in the current population of the entire City.

As noted above, the City of Anderson General Plan, as updated in 2007, includes a Special Planning Area (SPA) land use designation. As designated by the General Plan, the proposed Vineyards at Anderson project area is within the SPA. The SPA has a projected buildout population of 16,168 persons (see General Plan Land Use Element Table 2.7.2). The General Plan EIR discussed the substantial increase in population that would result from implementation of the General Plan and determined that the increase should be considered "significant and unavoidable". As the SPA was included as part of the General Plan, and the proposed Vineyards at Anderson project corresponds with and is consistent with the SPA, the expected population increase as a result of the project has been considered in the General Plan EIR.

The expected increase in the permanent resident population would result in direct and indirect environmental effects, including impacts related to traffic, noise, community services, and air quality. These impacts are discussed in the relevant sections of this EIR. Although the proposed project would result in population growth, the extent of development proposed by the project would not exceed the extent of development anticipated for buildout of the area under the City of Anderson General Plan. However, because the EIR for the City of Anderson General Plan determined that population growth resulting from implementation of the General Plan would be a significant and unavoidable impact, and the scale of the proposed project is included in the

General Plan, the project would have a **significant and unavoidable** impact on population growth.

Mitigation Measures

None feasible.

PROJECT LEVEL (PHASE 2) IMPACTS AND MITIGATION MEASURES

Population Growth

Impact 4.2.2 Phase 2 of the project would result in population growth and the generation of employment. This impact is considered **less than significant**.

Phase 2 of the project would result in the addition of approximately 722 new residential units and 1,917 residents to the area (based on an average household size of 2.655 persons per household). If this growth was added to the current population of the City, the City's population would be approximately 12,511, and the portion attributable to the Phase 2 project would be about 15 percent of the new total. This increase in population would be consistent with the City of Anderson General Plan and the densities identified in the proposed Vineyards at Anderson Specific Plan. Although Phase 2 is a component of the overall buildout of the Specific Plan, and would result in a substantial addition to the City's population, Phase 2 of the Vineyards at Anderson project, by itself, is considered to have a **less than significant** impact on population growth in the area.

Mitigation Measures

None required.

4.2.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

Regionally, the City of Anderson is part of the north-central region of California. The entire 2,248-acre project site is located within the southwestern limits of the City of Anderson and within the unincorporated portion of Shasta County located in Census Tract 123.03 Block Group 2. According to the 2000 Census, the City of Anderson had a population of 9,022 with 3,577 housing units. Census Tract 123.03 Block Group 2 had a population of 1,714 with 618 housing units in 2000. This cumulative setting condition includes existing land use conditions and planned development under the City of Anderson Land Use Element, as well as existing land use conditions and planned development in communities near the City (e.g., the City of Redding and community of Cottonwood), City of Shasta Lake, and the counties of Tehama and Shasta.

The cumulative impact analysis herein focuses on the project's contribution to cumulative impacts and whether that contribution is considered significant.

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CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Population Growth

Impact 4.2.3 Development of the Vineyards at Anderson project, combined with the development of other projects in the vicinity, would result in a cumulative increase in the regional population. This impact is considered **significant**.

Cumulative development in the region, including the proposed project, will increase the population and number of housing units within the City of Anderson and Shasta County.

The buildout of the entire Vineyards at Anderson project area is expected to extend over a 20 plus-year period. The proposed project would generate 14,040 additional residents in the City, increasing the population of the City by 133 percent over existing conditions. Approximately 1,917 acres of the proposed project are currently within the jurisdiction of Shasta County. While this area is proposed to be annexed by the City and is identified in the Anderson General Plan for urban uses, Shasta County General Plan land use designations identify this area for rural residential uses and therefore intended a much lower buildout population for the area than the proposed project (see Section 4.1 for land use designations). As noted under Impact 4.2.1, the expected increase in population would be consistent with the Land Use Element of the City of Anderson General Plan. An increase in population is considered to be cumulatively significant in the Anderson General Plan EIR, which anticipated the population growth of the Vineyards at Anderson project.

The City of Anderson is not adjacent to any other incorporated City. Land use development immediately around the City is under the jurisdiction of Shasta County. In the County's General Plan (Section 7.1, Community Organization and Development Patterns), it is acknowledged that this area of Shasta County is the primary growth area. The future pattern of land use development in Shasta County will, in large measure, be determined by the historic pattern of land use and the existing organization of its communities. Major urban development within this area, including the incorporated cities of Anderson, Shasta Lake, and Redding, is concentrated in the Sacramento River Valley along the transportation corridor provided by Interstate 5, State Route 273, and the Union Pacific Railroad. South of Anderson along this corridor is the unincorporated community of Cottonwood, which has increasingly been characterized by residential and commercial development at urban densities. (*Shasta County General Plan*, page 7.1.01)

The Shasta County General Plan recognizes that the three cities in this corridor, including the City of Anderson, are best suited for providing the services required by urban and suburban development. The County General Plan observes:

This conclusion suggests that future urban and suburban development provided by the General Plan development pattern and located contiguous to Anderson, Shasta Lake and Redding should ultimately receive their services from these cities. The key issue in this proposition is that of timing development with the ability to provide City-level services. (Page 7.1.06)

One of the primary objectives of the City of Anderson General Plan has been expressed as facilitating an increase in density for urban uses having access to urban infrastructure and services. The increase in density potential will result in a more compact and readily identifiable urban form. Although it is acknowledged in the City of Anderson General Plan, as well as in the

Shasta County General Plan, that it is desirable to focus urban and suburban development within the city limits, the EIR for the General Plan update concluded that the extent of population growth that will be "induced" by the General Plan, either directly or indirectly, will be substantial and significant. Growth projections for the planning area indicated a possible scenario of growing from 10,677 to 36,772. Cumulatively, continued growth is expected up and down the Interstate 5 corridor from Red Bluff to the City of Shasta Lake. The impact of this cumulative growth mostly involves traffic and circulation, but other resources (e.g., farmland, biological habitats, groundwater resources, etc.) are expected to be impacted.

The City anticipates that County-wide growth will remain relatively constant but that the incorporated cities and urban service areas will see more of the share of annual growth. As a result, less land will be required to accommodate the anticipated housing as urban, rather than rural, densities will be applied to the projects. In the City's view, development in areas that can accommodate urban densities is preferable to large-parcel ranchettes or urban-sprawl densities that will consume more agricultural land and require an inefficient extension of public services such as roadways and police patrols. The City has identified the proposed project site as a growth area suitable for residential and non-residential growth at urban densities.

The Vineyards at Anderson's contribution to additional cumulative growth in the region will be substantial. The environmental and growth inducement effects associated with this project are evaluated in the technical sections of this Draft EIR. Overall, it is acknowledged that this project's contribution to population growth in the area will be cumulatively significant. Since population growth would be the direct result of a major purpose of the project, which is to provide housing at urban densities, this EIR must conclude that the impact on population growth would be **significant and unavoidable**.

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References

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