
POPULATION AND HOUSING

EXISTING CONDITIONS

EXISTING DEVELOPMENT

The 2000 Census recorded a total of 45 housing units in the Plan area.¹ The Plan area to the west of Crows Landing Road is primarily agricultural, with household units clustered into the existing Carol Lane neighborhood and some scattered rural residential homes throughout the remainder of the area.

The Plan area to the east of Crows Landing Road consists of the G3 Enterprises industrial facility and the County services complex, which includes a prison population. This area is an existing employment center.

PROJECTIONS

The local association of governments, the Stanislaus Council of Governments (StanCOG), prepares population and employment forecasts and the Regional Transportation Plan. As shown in **Table 16.1**, the Stanislaus County population is expected to increase by approximately 370,000 people between 2000 and 2030, an increase of 84 percent. Over the same period, employment is expected to grow 71 percent, an increase of almost 120,000 jobs. These forecasts show large increases in both population and employment throughout Stanislaus County.

TABLE 16.1: DEMOGRAPHIC FORECASTS IN STANISLAUS COUNTY

Indicator	Year 2000	Year 2030	% Change
Population	446,997	821,963	+84%
Single-Family Households	106,846	191,300	+79%
Multi-Family Households	38,300	72,500	+89%
Employment	174,066	296,940	+71%

Source: StanCOG 2007 Regional Transportation Plan, population and employment forecasts adopted by StanCOG in January 2007. (This is the most current plan available, with the 2011 update in process during drafting of this report.)

¹ U.S. Census Bureau, Census 2000 Summary File 1, tract 25.01 / block group 2 and tract 31 / block group 1 / block 1000, accessed through <http://factfinder.census.gov> on 5/28/09.

The State of California, Department of Finance (DOF), has estimated the population of Stanislaus County at 530,584 on January 1, 2010 and the City of Ceres population at 43,219. At that time, there were an estimated 13,409 housing units located in Ceres. Of these, an estimated 10,859 were single family residential units, 1,838 multi-family residential units, 712 mobile homes and 99 group quarters. The number of persons per household was estimated at 3.320 persons.² At the point the Ceres General Plan was written, the Stanislaus Area Association of Governments (now StanCOG) projected that Ceres would grow to 73,200 people by the year 2015.³

CITY OF CERES GENERAL PLAN

Lands within the City of Ceres Urban Growth Area are divided between Phase 1, Phase 2 and Reserve Areas City of Ceres 1997 General Plan to indicate the timing of annexation and/or development anticipated in these areas. The West Ceres Specific Plan area includes the following:

- o Phase 1 Urban Growth - east of Crows Landing Road including the G3 Enterprises industrial facility and the County complex.
- o Phase 2 Urban Growth - between Knox Road and Crows Landing Road including designations for light industrial, community commercial and office uses.
- o Residential Reserve Urban Growth - west of Knox Road designated entirely as residential reserve.

The proposed Plan would represent a modification of the land use designations and an acceleration of the timing implied by the current Urban Growth Area designations. A General Plan Amendment, including revision of the Urban Growth Areas would be required.

The Ceres General Plan includes the following policy to pace the residential growth in the City of Ceres:

Policy 1.B.6. The City shall endeavor to manage residential growth at an even and reasonable pace, so as not to exceed an overall annual average growth rate of 4.2% over the time frame of the plan. To this end, the City shall manage single-family residential growth through phasing provisions in new residential areawide plans. Approval of new residential areawide plans shall be based on the following general guidelines.

- a. Cumulative projected single-family housing growth within areawide plans should not exceed the following five-year housing growth increments.

New Housing Units by Five-year Increment

Five-Year Period	1996-2000	2001-2005	2006-2010	2011-2015
Number of Housing Units	2,805	3,335	3,173	3,787

- b. Areawide plans should include phasing provisions to avoid dramatic annual growth peaks.

² State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

³ J. Laurence Mintier & Associates, *City of Ceres General Plan Final Environmental Impact Report*, November 12, 1996.

IMPACT ANALYSIS

STANDARDS OF SIGNIFICANCE

The following thresholds for measuring a project's environmental impacts are based upon CEQA Guidelines thresholds:

1. Would the Project 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)?
2. Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
3. Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

EFFECTS ON POPULATION GROWTH

Development of the Specific Plan as proposed would result in the construction of up to 2,325 new single-family residential units and 1,310 new multi-family residential units. The only portion of the Plan area currently designated for residential development is the area to the west of Knox Road, designated as Residential Reserve. While not anticipated to occur within the timeframe of the General Plan, Residential Reserve areas were assumed to have a development capacity of 5.2 dwelling units per gross acre.⁴ Calculated out, this would have resulted in only about 1,638 residential units in the Plan area. Thus, the Specific Plan provides for approximately 2,000 more residential units than anticipated under the current General Plan.

The Specific Plan increases the number of housing units in the City of Ceres by over 27 percent. According to the Specific Plan, development in the Plan area is anticipated to occur over 12-15 years. This would result in a 1.8 to 2.26 percent increase in housing units in the city of Ceres each year, if averaged over 12 years. An annual average growth rate of 4.2% city-wide is considered a reasonable pace in the Ceres General Plan. Thus, if the Plan area were to fully develop over the next 12 years, it could represent from 43% and 54% of all city growth. This level of population growth would also represent 3 percent of the projected increase in housing units throughout Stanislaus County. However, the phasing plan included in the Specific Plan is not intended to be prescriptive, and does not limit the amount of housing that could be developed each year.

At an average of 3.320 persons per household,⁵ the residential development potential in the Plan area could result in a total of approximately 12,068 new residents added to the existing population of Ceres, a 28 percent increase in the January 1, 2009 estimated population of Ceres. This would represent about 3.2 percent of the projected County population increase to the year 2030.

While the Plan could result in greater levels of residential development within the Plan area than anticipated under the General Plan, proposed residential densities within the Plan area are consistent

⁴ J. Laurence Mintier & Associates, *City of Ceres General Plan Final Environmental Impact Report*, November 12, 1996.

⁵ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

with the residential density limits prescribed by the Ceres 1997 General Plan and are not inconsistent with the projected total amount and pace of residential development in the city and county.

Development of the Plan would also result in creation of jobs. To the west of Crows Landing Road, the Plan includes up to 884,200 square feet of retail commercial, up to 383,910 square feet of office space, and up to 802,100 square feet of light industrial and/or Research and Development uses. While actual development proposals for these areas are not yet available, making it difficult to accurately estimate employment, **Table 16.2** shows a rough estimate of employment potential assuming full development of the area. This rough estimate is enough to show there would be a positive jobs-housing balance in the Plan area, with a similar amount or more jobs being created (3,891) than housing units constructed (3,635). This increase in employment would represent about 3.2 percent of the County's forecast employment growth to 2030.

Land Use	LU Designation	Acres	Gross Sq. ft. per acre	Estimated Gross Sq. ft.	Sq. ft. per Employee ¹	Total Estimated Employees
Regional Comm.	RC	34.1	12,000	409,200	715	572
Community Comm.	CC	15.3	10,000	153,000	671	228
Neighborhood Comm.	NC	32.2	10,000	322,000	631	510
Office over Retail	NC	0		60,000	350	171
Office Park	O	17.7	18,300	323,910	350	925
Business Park	BP	61.7	13,000	802,100	540	1485
Total		161		2,070,210		3891

¹ Source for square foot per employee: Planner's Estimating Guide (Planners Press, 2004)

The existing employment sites to the east of Crows Landing Road would also be anticipated to expand. During the course of this analysis, G3 Enterprises is in the process of adding an additional 357,000 square feet of warehouse space. A 14,000 square foot grocery store is planned in their growing commercial area along Crows Landing Road, along with an additional 17.34 acres set aside for business park development. The County complex is also anticipated to expand, with planned expansions of the Public Safety Center anticipated to employ 98 additional employees and an Animal Shelter approved that would be anticipated to employ an additional 44 people. The remainder of the County complex area would be anticipated to develop with up to 381,150 square feet of additional governmental uses.

While the Plan represents a divergence from the anticipated timing and type of growth in this particular location, resulting in residential development in the Plan area before it would otherwise have been anticipated and to a greater level than planned, it is not inconsistent with population and employment projections on a county-wide or even city-wide level and includes an approximate jobs-housing balance. Therefore, the Plan would be considered to have a *less than significant* direct impact on population growth.

Indirect impacts of housing construction may result from increased traffic, conversion of agricultural land, the increase in demand for public services and facilities, etc. The secondary and tertiary impacts resulting from the designation of additional land for housing are discussed in the appropriate corresponding sections of this EIR.

DISPLACEMENT OF EXISTING HOUSING UNITS AND/OR PEOPLE

There are approximately 45 existing residential units within the Plan area. Many of these are clustered into the Carol Lane neighborhood, which is anticipated to remain under this Specific Plan. For the remainder of the units in other areas, some could be located in the path of a street, park, or trail. Although a few of these residential units may remain on site, it is expected that some units would be replaced or removed over buildout of the proposed Specific Plan to make way for new neighborhoods and commercial development. When specific development proposals are reviewed, the City of Ceres will make an effort to adjust street alignments, subdivision design, and/or delay property occupation to accommodate property owners who wish to retain their residential units, provided that the adjustment would not compromise the integrity of the Plan, or otherwise adversely affect a critical public facility.

Overall, the proposed Specific Plan would not displace a substantial number of existing units or people and conversely provides for a substantial increase in the total number of dwelling units. Therefore, no housing would need to be constructed elsewhere to offset housing that is removed and the impact related to the displacement of people and/or housing would be *less than significant*.

CUMULATIVE POPULATION AND HOUSING IMPACTS

The cumulative setting for the proposed project, as it relates to land use and planning, is the City of Ceres and adjacent communities such as the cities of Modesto and Turlock, and unincorporated areas of Stanislaus County around the City of Ceres. Growth envisioned by local city general plans and the Stanislaus County General Plan is also considered to be reasonably foreseeable development in the project area.

In addition to the proposed project, there is substantial residential and commercial development planned for the area that has the potential to result in direct and indirect population growth. As discussed above, the proposed Plan will not individually have a significant impact on the City's population as it is consistent with population and employment projections on a city-wide and county-wide level and includes an approximate jobs-housing balance. The Plan would also not contribute significantly to displacement of existing housing units or people as there are only scattered rural homes in the area that could remain through development of the site. Therefore, the Plan's contribution to potential cumulative population and housing impacts would be less than cumulatively considerable.

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