

3.8 ENVIRONMENTAL JUSTICE, POPULATION, AND HOUSING

3.8.1 INTRODUCTION

This section describes the demographic conditions within the City of Roseville and the 2010 Census Tract containing the site of the Proposed Action and the alternatives, and evaluates the potential for the Proposed Action and the alternatives to result in disproportionately high and adverse environmental and human health effects on low-income or minority populations. It also presents the potential for the Proposed Action or an alternative to result in effects on population and housing.

The Applicant has proposed a conceptual compensatory wetlands mitigation plan that involves wetland restoration activities, including clearing, grading, and other earth disturbing activities, at three off-site mitigation properties. However, since no land development would occur (only restoration); no short-term or long-term impacts with respect to environmental justice, population, and housing associated with restoration activities at the mitigation sites were identified. Therefore, effects associated with the construction of the mitigation sites will not be discussed further in this section.

The primary source of information used in this analysis is the U.S. Census Bureau data from the 2010 Census and the 2011-2015 American Community Survey.

3.8.2 AFFECTED ENVIRONMENT

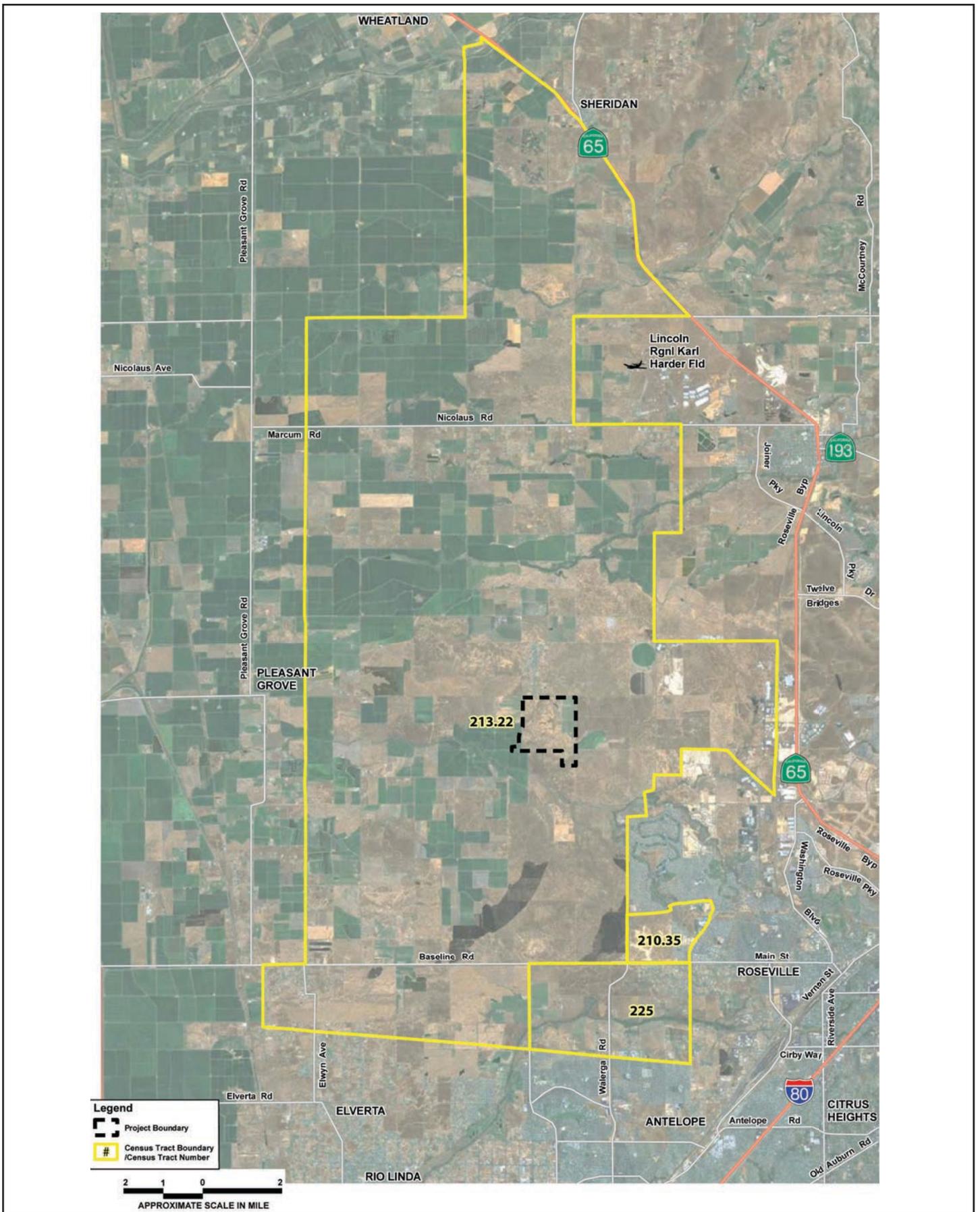
The project site is located in western Placer County, in the northwestern portion of the City of Roseville, within Census Tract 213.22. The project site is located approximately 1 mile from the nearest adjacent census tract; therefore, the adjacent census tracts were not included in this analysis.

For the purpose of this analysis, race, ethnicity, poverty status, and income data for the City and Census Tract 213.22 were obtained to determine if there is a high concentration of a minority or low-income population in the area of the Proposed Action. **Figure 3.8-1, Census Tract Location**, identifies the location of the census tract. Areas with high concentrations of minority or low-income populations are termed “environmental justice (EJ)” communities in this Draft EIS.

3.8.2.1 Regional Setting

Population and Housing

The city of Roseville currently has a population of 137,213 residents and presently includes 53,342 housing units (DOF 2018), which represents an increase approximately 16 percent and 12 percent, respectively, since 2010 (U.S. Census Bureau 2010). According to the City’s General Plan, population and housing in the City are projected to reach approximately 197,695 residents and about 76,902 units by 2035 (City of Roseville 2016), which represents an increase of approximately 44 percent, respectively, while according to the Sacramento Area Council of Governments (SACOG), population and housing in the City is projected reach



SOURCE: U.S. Census Bureau, 2010; ESRI Maps and Data, 2012.

FIGURE 3.8-1

Census Tracts Locations

approximately 177,465 residents and about 67,136 units by 2036 (SACOG 2016), which represents an increase of approximately 29 percent and about 26 percent, respectively.

Race and Ethnicity

Table 3.8-1, Study Area Demographics, lists the populations of Census Tract 213.22, City, and State by race and ethnicity. Based on the 2011-2015 Census estimated data, approximately 30 percent of the City of Roseville population is identified as belonging to a minority group.¹ Minority populations make up about 37 percent of the total population in Census Tract 213.22. In the State of California, the minority population constitutes approximately 61 percent of the total population (U.S. Census 2016a).

**Table 3.8-1
Study Area Demographics**

Demographic	Census Tract 213.22		City of Roseville		California	
	Number	Percent	Number	Percent	Number	Percent
Estimated Total Population	13,687	--	126,327	--	38,421,464	--
White	8,675	63.4	88,180	69.8	23,747,013	61.8
Hispanic or Latino (of any race)	1,694	12.4	18,926	14.2	14,750,686	38.4
Black or African American	284	2.1	2,049	1.6	2,265,387	5.9
American Indian or Alaska Native	36	0.3	168	0.1	287,028	0.7
Asian	2,265	16.5	11,763	9.3	5,261,978	13.7
Native Hawaiian or other Pacific Islander	30	0.2	292	0.2	150,370	0.4
Some other Race	0	0.0	160	0.1	4,974,791	12.9
Two or more Races	703	5.1	4,789	3.8	1,734,897	4.5
Total Minority Population	5,012	36.6	38,147	30.2	23,542,206	61.3

Source: U.S. Census Bureau, ACS Demographic and Housing Estimates, 2011-2015

Income and Poverty Status

The U.S. Census determines poverty status based on the thresholds prescribed for federal agencies by Statistical Policy Directive 14, issued by the Office of Management and Budget. These thresholds take into account family size, the age of the individual(s), and income (U.S. Census 2016b). **Table 3.8-2, Study Area Income and Poverty Status**, shows the percentage of the Census Tract 213.22, City of Roseville, and California populations below the poverty level. Based on 2011-2015 American Community Survey data, the percentage of families and individuals considered to be below the poverty level within the study area is less than the statewide level of 16.3 percent (U.S. Census 2016b).

¹ Minorities, as defined by the U.S. Census Bureau, are composed of several different race categories—Black, American Indian, Asian, Pacific Islander, Other, and Two or More races. Hispanics are also considered a minority, though Hispanic, or Latino, is defined by the U.S. Census Bureau as an ethnicity rather than a race.

Table 3.8-2
Study Area Income and Poverty Status

Income and Poverty Status	Tract 213.22		City of Roseville		California	
	Number	Percent	Number	Percent	Number	Percent
Households	4,236	--	46,547	--	12,717,801	
Less than \$10,000	168	4.0	1,676	3.6	742,545	5.8
\$10,000 to \$14,999	151	3.6	1,793	3.9	646,023	5.1
\$15,000 to \$24,999	288	6.8	3,271	7.0	1,206,056	9.5
\$25,000 to \$34,999	158	3.7	3,567	7.7	1,134,601	8.9
\$35,000 to \$49,999	376	8.4	4,871	10.5	1,528,711	12.0
\$50,000 to \$74,999	521	12.3	7,756	16.7	2,118,346	16.7
\$75,000 to \$99,999	624	14.7	6,190	13.3	1,542,550	12.1
\$100,000 to \$149,999	991	23.4	9,428	20.3	1,902,528	15.0
\$150,000 to \$199,999	646	15.3	4,545	9.8	886,811	7.0
Greater than \$200,000	333	7.9	3,448	7.4	1,009,630	7.9
Median Household Income	92,300	--	75,867	--	61,818	--
Median Family Income	105,072	--	93,377	--	87,877	--
Per Capita Income	31,880	--	35,202	--	30,318	--
Poverty Status – Families	--	10.4	--	6.2	--	12.2
Poverty Status - Individuals	--	12.1	--	8.8	--	16.3

Source: U.S. Census Bureau, ACS Selected Economic Characteristics, 2011-2015

3.8.3 SIGNIFICANCE THRESHOLDS AND ANALYSIS METHODOLOGY

3.8.3.1 Significance Thresholds

The National Environmental Policy Act (NEPA) does not specify significance thresholds that may be used to evaluate the effects of a proposed action related to environmental justice. However, Council on Environmental Quality (CEQ) guidance requires an evaluation of a proposed action's effect on the human environment, and the Corps, as the lead Federal agency, must also comply with Executive Order 12898. The Corps has determined that the Proposed Action, or an alternative, would result in significant effects related to environmental justice (EJ) if the Proposed Action, or an alternative, would disproportionately adversely affect an EJ community through its effects on:

- environmental conditions such as quality of air, water, and other environmental media; degradation of aesthetics, loss of open space, and nuisance concerns such as odor, noise, and dust;
- human health such as exposure of EJ communities to pathogens;
- public welfare in terms of social conditions such as reduced access to certain amenities like hospitals, safe drinking water, public transportation, etc.; or

- public welfare in terms of economic conditions such as changes in employment, income, and the cost of housing, etc.

The Corps has determined that the Proposed Action or an alternative would result in significant effects related to population and housing if the Proposed Action or an alternative would:

- induce substantial unanticipated 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
- displace substantial numbers of persons or existing housing, necessitating the construction of replacement housing elsewhere.

3.8.3.2 Analysis Methodology

Several guidance documents have been prepared by various federal agencies to guide the evaluation of impacts of a proposed action on minority and low-income populations. CEQ guidance “Environmental Justice Under the National Environmental Policy Act” dated December 1997 and the USEPA’s “Toolkit for Assessing Potential Allegations of Environmental Injustice” dated November 2004, were consulted in evaluating the effects of the Proposed Action and its alternatives relative to Executive Order 12898.

The Corps conducted an evaluation of EJ impacts using a two-step process: in Step 1, the study area was evaluated to determine whether it contains a concentration of minority and/or low-income populations; and, in Step 2, the Corps determined whether the Proposed Action, or an alternative, would result in the types of effects listed above.

The following criteria were used to determine whether the City or the study area census tract contains a high concentration of a minority or low-income population.

Minority Population

As defined in Executive Order 12898 and the CEQ guidance, a minority population occurs where one or both of the following conditions are met within a given geographic area:

- The American Indian, Alaskan Native, Asian, Pacific Islander, Black, or Hispanic population of the affected area exceeds 50 percent, or
- The minority population percentage of the affected area is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis.

A minority population also exists if more than one minority group is present and the aggregate minority percentage meets one of the above conditions. The selection of the appropriate unit of geographic analysis could be a governing body’s jurisdiction, a neighborhood, census tract, or other similar unit.

Although the Hispanic population cannot be directly aggregated without resulting in double counting because it represents a multiracial group which includes several races, for purposes of this analysis, it was aggregated because the Hispanic population is a designated minority group.

Based on this, as shown in **Table 3.8-1** above, the aggregate minority population is approximately 30 percent of the total population in the City of Roseville, and about 37 percent of the total population in Census Tract

213.22, where the Proposed Action would be located. The aggregate population percentages for the City and the study Census Tract do not exceed 50 percent. In addition, the study area population percentage is not greater than the minority population percentage in the State of California as a whole, which is approximately 61 percent. Therefore, the study area does not contain a high concentration of a minority population.

Low-income Population

Executive Order 12898 does not provide criteria to determine if an affected area consists of a low-income population. For the purpose of this assessment, the CEQ criterion for defining a minority population has been adapted to identify whether or not the population in an affected area constitutes a low-income population. An affected geographic area is considered to consist of a low-income population (i.e., below the poverty level, for purposes of this analysis) where the percentage of low-income persons:

- is at least 50 percent of the total population, or
- is meaningfully greater than the low-income population percentage in the general population or other appropriate unit of geographic analysis.

As shown in **Table 3.8-2**, based on the 2011–2015 American Community Surveys, 8.8 percent of the individuals in the City of Roseville, and 12.1 percent of the individuals in Census Tract 213.22 are considered below the poverty level. The City and Census Tract 213.22 do not meet either criterion, as the percentages of low-income persons are substantially less than 50 percent and are not higher than in the State of California as a whole, which has a poverty level of 16.3 percent of individuals. Therefore, the study area does not contain a high concentration of a low-income population.

In summary, the study area does not constitute an EJ community.

3.8.4 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES

Impact EJ-1 Disproportionate Adverse Environmental Effects on Minority or Low-income Populations

No Action Alt. The No Action alternative would not result in disproportionate significant environmental effects on minority or low-income populations. As shown by the data presented above, the study area does not meet the criteria for an EJ community. Furthermore, the No Action alternative involves the development of a large-scale, mixed-use community that would be similar to planned development to the south and southeast, and potential future development to the east, of the project site. Next, the affordable units included as part of the No Action alternative would be located in the interior of the project site adjacent to Westbrook Boulevard. As discussed in **Section 3.3, Air Quality**, traffic along Westbrook Boulevard would not be high enough to result in adverse effects to residents along the roadway due to automobile emissions. Finally, the No Action alternative does not involve any land uses that would produce hazardous emissions or create other conditions that could adversely affect the adjacent residential areas. Therefore, **no direct or indirect effects** on an EJ community under the No Action alternative were identified.

**Proposed
Action, Alts. 1,
2, 3**

The Proposed Action, as well as Alternatives 1, 2, and 3, would not adversely affect an existing EJ community because the study area does not meet the criteria for an EJ community. The Proposed Action, as well as Alternatives 1, 2, and 3, would construct large-scale, mixed-use developments on the project site, but would not involve any land uses that would produce hazardous emissions or create other conditions that could adversely affect adjacent residential areas or future EJ communities. Finally, the affordable units included as part of the Proposed Action and Alternative 1, 2, and 3 would continue to be located in the interior of the project site along Westbrook Boulevard, and the residents of these units would not be adversely effected by automobile emissions along this roadway. Therefore, **no direct** or **indirect effects** on an EJ community under the Proposed Action, or Alternative 1, 2, or 3, were identified.

Impact EJ-2

Effect on Population and Housing

No Action Alt.

The only residence currently on the project site is a ranch house located in the northwestern corner of the property. The house is occupied intermittently; no residents are living there full time. Therefore, the effect of the No Action alternative with respect to the displacement of dwelling units and persons would not be substantial.

Implementation of the No Action alternative would result in the construction of 1,679 dwelling units, which could accommodate approximately 4,381 additional persons, assuming an average household size of 2.61 persons (which is the average household size for the City of Roseville).

According to City's General Plan, the City is projected to add approximately 60,500 residents and about 23,600 housing units between 2018 and 2035, while the Sacramento Area Council of Governments (SACOG) projects that the City will add approximately 40,300 residents and 13,800 housing units between 2018 and 2036. The increase in population and housing associated with the No Action alternative represents approximately 7.2 and 7.1 percent of the City's 2035 General Plan population and housing projections, respectively, while the increase in housing and population associated with the No Action alternative represents approximately 10.9 and 12.2 percent of SACOG's 2036 population and housing projections, respectively.

The increases in housing and population associated with the Proposed Action (which are described further below) were included in the projections produced by SACOG. Since the housing and population increases under the No Action alternative are less than the increases under the Proposed Action, all of the growth that would occur under the No Action alternative would not directly induce substantial population growth in Placer County or the City of Roseville that has not already been anticipated. Therefore, **no direct** or **indirect** effects on population and housing under the No Action alternative were

identified.

Proposed Action

Implementation of the Proposed Action would result in the construction of 2,826 homes on the Amoruso Ranch project site, which could accommodate approximately 7,376 additional persons. These increases are within the City of Roseville’s and SACOG’s housing and population projections for the area. The increase in population and housing associated with the Proposed Action accounts for about 12.2 and 12.0 percent of the City’s 2035 General Plan housing and population projections, respectively, while the increase in population and housing associated with the Proposed Action represents about 18.3 percent and 20.5 percent of SACOG’s 2036 housing and population projections, respectively. Based on the significance criteria listed above and for reasons discussed under the No Action alternative, **no direct** or **indirect** effects on population and housing under the Proposed Action were identified.

Alts. 1, 2, 3

Alternatives 1, 2, and 3 would also construct large-scale, mixed-use developments on the project site that would be very similar to those described above for the No Action alternative and the Proposed Action. Therefore, based on the significance criteria listed above and reasons discussed under the No Action alternative and the Proposed Action; **no direct** or **indirect** effects on population and housing under Alternatives 1, 2, and 3 were identified.

3.8.5 REFERENCES

California Department of Finance (DOF). 2018. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2018, with 2010 benchmark*. May1.

City of Roseville. 2016. City of Roseville General Plan 2035. Adopted June 15, 2016.

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U.S. Census Bureau. 2016a. *2011-2015 American Community Survey (ACS) Demographic and Housing Estimates 5-Year Estimates*.

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