

4.11 POPULATION AND HOUSING

The information below is based on the Community Impact Assessment (CIA) prepared by CirclePoint, January 2004, data acquired from the 1990 and 2000 U.S. Census, and the Association of Bay Area Government's (ABAG) Projections 2007. The CIA is available for public review at the Solano Transportation Authority (STA), One Harbor Center, Suite 130, Suisun City, CA 94585 during regular business hours.

Methodology

Data used to characterize environmental consequences were obtained primarily through the Solano County (County) General Plan, the City of Fairfield (City) General Plan, the ABAG Projections 2007 document, and the U.S. Census. Research included consultation with staff from the Department of Environmental Management, County, and the City of Fairfield Community Development Department.

The U.S. Census Bureau collects population and housing data for the entire United States every 10 years in the National Decennial Census. Data collected by the U.S. Census is regularly used to calculate demographic projections. The Census data is compiled from answers to surveys sent to all households in the United States and is provided by various geographical categories, including state, county, city, census tract, block group, and block. The smallest geographic unit for which the Census Bureau publishes both demographic data (e.g., age, race) and socioeconomic data (e.g., income, poverty levels) is the "Block Group." Block Groups are generally the size of several city blocks, and are therefore useful for representing the characteristics of a "community." The North Connector Project (Project) is located within two Census tract block groups, CT 2522.01 BG 4 and CT 2523.05 BG 1.

ABAG is the regional planning agency for the San Francisco Bay Area (Bay Area) and is responsible for maintaining demographic data on population, housing, and employment for the nine counties within its jurisdiction. In addition to maintaining current data, ABAG is responsible for generating long term demographic forecasts for the Bay Area. Projections 2007, the most recent ABAG forecast, was used to characterize future conditions for population and housing.

The study area includes unincorporated and incorporated parts of Solano County and the City of Fairfield north of Interstate 80 (I-80) between the Red Top Road/SR12 West intersection and the I-80/Abernathy Road interchange.

As stated above, the Project area is evaluated based on the two Census tract block groups in which the Project is situated. Figure 4.11-1 depicts the Block Groups within the study area. CT 2522.01 BG 4 is bordered on the south by I-80, on the west by the Napa County line, and on the north and east by Green Valley Road. CT 2523.05 BG1 is bordered on the west by Suisun Valley Road, on the north by Mankas Corner Road, and on the northeast by Oliver Road. Under the 1990 Census, CT 2523.05 BG 1 is part of a larger block group, CT 2523.05 BG 7. CT 2523.05 BG 7 occupies the same area north of I-80 as CT 2523.05 BG 1, but extends south of I-80, bordered on the west by Cordelia Slough and on the east by Suisun Creek. Excluding the presence of some residential development between I-80 and Cordelia Road, this entire area is generally undeveloped and should not contribute a significant amount of population to the block group.



Figure 4.11-1. Census Tract Block Groups
in the Project Area



Map not to scale

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EXISTING CONDITIONS

Population Characteristics

Table 4.11-1 presents the population characteristics for the City of Fairfield, Solano County, and the two census tract block groups that cover the Project area from both the 1990 and 2000 U.S. Census. Data is presented for these two years to illustrate the increase in population that occurred during the interceding decade. Between 1990 and 2000, the population of Solano County grew by 54,122 people, a 14 percent increase in population. Similarly, the population of the City of Fairfield also increased by 20 percent, gaining 18,967 people between 1990 and 2000.

The block group in which the West End of the Project is located experienced a 70 percent increase in population, gaining 1,988 people. According to data provided in the 1990 Census, CT 2523.05 BG 7 had a population of 3,064 people. As stated above, the block group was reconfigured for the 2000 Census with a substantial increase in area. However, as the vast majority of land included in the 2000 block group is either agricultural in use or composed of marshland and is undeveloped, comparison of the two block groups may be helpful for informational purposes. The 2000 Census block group, CT 2523.05 BG 1 had a population of 469 people.

Table 4.11-1. 1990 and 2000 U.S. Census Population Data

Locations	1990 Population	2000 Population
<i>Solano County</i>	340,420	394,542
<i>City of Fairfield</i>	77,211	96,178
CT 2522.01 BG 4 ¹	850	2,838
CT 2523.05 BG 7 (1) ²	3,064	469
CT/BG Combined	3,914	3,307

Source: U.S. Census Bureau 1990, 2000 Census, Summary File 1, Table P1.

¹ CT = census tract. BG = block group

² CT 2523.05 BG 1 is the designation for the 2000 census, renumbered from 2523.05 BG 7 the block group for the 1990 census.

The California State Department of Finance (CDoF) utilizes U.S. Census data to estimate populations for cities and counties throughout the state of California. Accordingly, the CDoF calculates the 2007 population of Solano County to be 424,823 and the 2007 population of Fairfield to be 105,421.¹

Table 4.11-2 shows ABAG projections for population growth for Solano County and the City of Fairfield between 2000 and the 2020 Project baseline year. Solano County's population can anticipate an increase in population of 23 percent between 2000 and 2020, adding 120,358 people. Similarly, the population of the City of Fairfield is expected add 33,522 additional people between 2000 and 2020, or a 26 percent increase in population.

¹ State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2006 and 2007. Sacramento, California, May 2007.

Table 4.11-2. Population Growth 2000 - 2020

	2000	2005	2010	2015	2020
Solano County	394,542	421,600	455,200	488,400	514,900
City of Fairfield	96,178	106,000	115,500	123,700	129,700

Source: Projections 2007, ABAG.

Housing Characteristics

Table 4.11-3 presents housing characteristics for the two Project area block groups, the City of Fairfield, and Solano County as a whole for both 1990 and 2000.

Block Groups

In 1990, there were a total of 341 housing units in CT 2522.01 BG4, and 1,042 housing units in CT 2523.05 BG7. In comparison, by 2000, there were a total of 990 housing units in CT 2522.01 BG4 and 193 housing units in CT 2523.05 7.

The total number of housing units within the CT 2522.01 BG 4 block group increased by 62 percent between 1990 and 2000. In 1990, a total 1,042 housing units were identified within the CT 2523.05 BG7 block group. In 2000, 193 total housing units were identified within the CT 2523.05 BG1 block group. Table 4.11-3 describes the types of housing units within both block groups under both 1990 and 2000 conditions.

City of Fairfield

Table 4.11-3 presents housing characteristics for the City of Fairfield. Housing in Fairfield increased by 5,510 units, a 17 percent increase in the city's housing stock between 1990 and 2000. The City of Fairfield also saw a 23 percent increase in owner occupied housing units between 1990 and 2000, more than double the increase in rental housing units, which saw an increase of 11 percent between the same years.

Between 1990 and 2000, there was a 21 percent increase in the number of single-family detached units and a 44 percent increase in the number of single-family attached units. In comparison, there was only a 5 percent increase in multi-family housing units between 1990 and 2000. Both mobile home units and other types of housing units decreased between 1990 and 2000. There was a 9 percent decrease in mobile home units and a significant decrease in other types of housing with a loss of 148 units, or 89 percent of the 1990 stock.

Solano County

Table 4.11-3 presents housing characteristics for Solano County. Solano County saw an 11 percent increase in housing units between 1990 and 2000. Between 1990 and 2000, owner occupied housing units increased by 16 percent, more than double the seven percent increase in renter occupied housing units during the same period. There was 15 percent increase in single-family detached units and a 20 percent increase in single-family attached units between 1990 and 2000. In comparison, there was a modest increase of one percent in multi-family housing units between 1990 and 2000 and a decrease of 12 percent in mobile home housing units and a 70 percent decrease in other types of housing.

Table 4.11-3. Housing and Household Characteristics 2000

	CT 2522.01 BG 11 ¹		CT 2522.01 BG 4		CT 2523.05 BG 7/1 ²		CT/BG Combined		City of Fairfield		Solano County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Housing Units	255	342	341	990	1,042	193	1,609	1,525	26,357	31,867	119,533	134,513
Owner Occupied Housing Units	159	273	329	880	799	152	1,287	1,305	14,300	18,463	71,309	84,997
Renter Occupied Housing Units	75	69	0	97	219	34	294	200	11,125	12,509	42,120	45,406
Single Family-Detached Units	237	326	334	924	878	174	1,449	1,424	16,900	21,336	80,917	95,378
Single Family-Attached Units	10	10	0	0	136	7	146	17	1,206	2,164	5,267	6,597
Multi Family Units	4	6	0	66	14	12	18	84	7,107	7,451	27,608	27,911
Mobile Home Units	4	0	7	0	0	0	11	0	978	898	4,894	4,365
Other Units	0	0	0	0	14	0	14	0	166	18	847	262
Vacant Units	21	0	12	13	24	7	57	20	932	895	6,104	4,110

Source: U.S. Census Bureau 1990, 2000 Census.

¹ CT = census tract. BG = block group

² CT 2523.05 BG 7 was used for the 1990 Census, CT 2523.05 BG 1 was used for the 2000 Census

Table 4.11-4. Projected Growth in Households, 2000 - 2020

	2000	2005	2010	2015	2020
Solano County	130,403	142,040	152,400	162,620	172,050
City of Fairfield	30,995	35,000	38,170	40,760	42,830
Housing Growth Increments	2000-2005	2005-2010	2010-2015	2015-2020	2000-2020
Solano County	11,637	10,360	10,220	9,430	41,647
City of Fairfield	4,005	3,170	2,590	2,070	11,835
Average Annual Growth Rate – Solano County	2%	1%	1%	1%	1%
Average Annual Growth Rate – City of Fairfield	2%	2%	1%	1%	1%

Source: Projections 2007, ABAG.

REGULATORY SETTING

Solano County General Plan - Agricultural Land Use Policies

Land Use Element

Chapter III of the Land Use Element includes the following policies related to urban development pertaining to the Project:²

- Policy 3 – Urban development shall be confined to patterns which do not conflict with essential agricultural lands.

POPULATION AND HOUSING IMPACTS ANALYSIS

Significance Criteria

California Environmental Quality Act (CEQA)

Appendix G of the CEQA Guidelines identifies environmental issues to be considered when determining whether the Project could have a significant effect on the environment. STA has applied these standards of significance for evaluating impacts of the North Connector Project.

The Project would have a significant impact if it would

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure),
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

² Refer to page 36 of the Solano County General Plan.

Issues Not Discussed Further

Displacement of housing, necessitating construction of replacement housing.

The land uses in the Project area are primarily agricultural in nature with limited existing residential development. The Project would not require acquisition or relocation of residential property, resulting in displacement of existing housing. Therefore, construction of replacement housing would not be required and there would be no impact.

ENVIRONMENTAL IMPACTS AND MITIGATION

Less than Significant Impacts

Induce substantial population growth in an area, either directly or indirectly.

The Project does not include new housing or businesses and therefore would not directly induce substantial population growth in the Project area. However, the Project would result in extension of roadways which could lead to indirect population growth through encouragement of future development.

There are existing agricultural parcels that would be directly and indirectly affected by the new roadway (see section 4.1, Land Use and Agricultural Resources) and small non-farmable portions of existing parcels would be created in the East End, primarily between the new roadway and I-80. These non-farmable portions would potentially be subject to development pressure; however, these cannot be developed for residential or commercial uses unless the County first rezoned the land to allow for uses other than agriculture. Furthermore, the Orderly Growth Initiative (Measure A) precludes development of this area by restricting the “density of residential and other development on lands designated ‘Agriculture’ or ‘Open Space’ through the year 2010, preventing large scale residential or mixed use developments outside of municipal areas.”³ Thus, for these non-farmable portions of existing parcels to be developed, development projects would need to comply with the regulations of the Orderly Growth Initiative. Additionally, Policy 3 of Chapter III Land Use and Circulation Element, Agriculture and Open Space Land Use of the Solano County General Plan restricting such development would have to be repealed or amended by the voters of the County.

The County has initiated an amendment to Policy 2 of Chapter III of the Land Use and Circulation Element, Agriculture and Open Space Land Use of the General Plan to address this issue. The amendment is designed to clarify the intent of this policy to prohibit the further subdivision of parcels less than 40 acres in size in areas designated for agricultural production for development (see Solano County General Plan Amendment discussion on page 3-4).

In addition, mitigation measures have been proposed to reduce to the extent feasible the direct and indirect impacts of the Project on agricultural parcels (see section 4.1, Land Use and Agricultural Resources). Therefore, because of these mitigation measures, existing County zoning limiting development of the parcels, the Orderly Growth Initiative, Solano County General Plan policies, and the GPA, impacts related to substantial population growth as a result of the Project are considered less than significant.

³ Solano County Growth Initiative: Resolution No. 94-170, Section 1C.

Significant and Potentially Significant Impacts and Mitigation Measures

- 4.11-1: The Project would not displace substantial numbers of people, but would result in the displacement of existing business tenants. This is considered a significant adverse impact.**

The land uses in the Project area are primarily agricultural in nature with limited residential development. No residential properties would be acquired as a result of the Project. Therefore, substantial numbers of people would not be displaced and no replacement housing would be required. However, buildings on Assessor Parcel Number 0027-510-040 in the East End of the Project would be removed as a result of construction.⁴ Although only affecting two buildings and associated structures, displacement of existing business tenants is considered a significant impact.

Mitigation Measure 4.11-1: STA shall comply with the requirements of the State of California's Relocation Assistance Law, Government Code § 7260, et seq., STA shall provide qualified displaced businesses (eligibility is dependant on tenancy, status during purchasing process, etc.) relocation benefits. These benefits may include financial compensation, assistance in obtaining and becoming established in a suitable replacement location, supply of information concerning other federal and state programs which may be of assistance, and other advisory services to minimize hardships to business owners. Compliance with the requirements set forth by the State of California's Relocation Assistance Law would reduce displacement impacts to a less than significant level.

Significance after Mitigation: Less than significant.

⁴ Readily available information indicates that there are four business tenants using buildings owned on this site, which has a single property owner.