

5. Environmental Analysis

5.12 POPULATION AND HOUSING

This section of the Draft Environmental Impact Report (DEIR) examines the potential for socioeconomic impacts of the Agua Mansa Commerce Park Specific Plan project (proposed project) including changes in population, employment, and housing.

5.12.1 Environmental Setting

5.12.1.1 REGULATORY BACKGROUND

State

California Housing Element Law

California planning and zoning law requires each city and county to adopt a General Plan for future growth (California Government Code § 65300). This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the state level, the Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth that would occur in each county based on California Department of Finance population projections and historical growth trends. These figures are compiled by HCD in a Regional Housing Needs Assessment (RHNA) for each region of California. Where there is a regional council of governments, the HCD provides the RHNA to the council. The council then assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares gives cities and counties the opportunity to comment on the proposed allocations. The HCD oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

State law recognizes the vital role local governments play in the supply and affordability of housing. To that end, California Government Code requires that the housing element achieve legislative goals to:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower income households the publicly assisted multifamily housing developments in each community.

5. Environmental Analysis

POPULATION AND HOUSING

California housing element laws (Government Code Sections 65580 to 65589) require that each city and county identify and analyze existing and projected housing needs in its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community, commensurate with local housing needs.

Regional

Southern California Association of Governments

The Southern California Association of Governments (SCAG) represents Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. It is a regional planning agency and serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment.

Regional Transportation Plan/Sustainable Communities Strategy

On April 7, 2016, SCAG adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG has placed a greater emphasis than ever on sustainability and integrated planning, and the RTP/SCS vision encompasses three principles that collectively work as the key to the region’s future: mobility, economy, and sustainability. The RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill 375, improve public health, and meet the California and National Ambient Air Quality Standards. It provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play and how they will move around (SCAG 2016).

5.12.1.2 EXISTING CONDITIONS

Population

The population of the City of Jurupa Valley and Riverside County from the 2000 and 2010 U.S. Census and the 2017 California Department of Finance estimates are shown in Table 5.12-1. Note that the City of Jurupa Valley was incorporated in July 2011; before that it was part of unincorporated Riverside County. Thus, no population data is available for Jurupa Valley from the 2000 and 2010 U.S. Census.

Table 5.12-1 City of Jurupa Valley and Riverside County Population, 2000–2016

	2000	2010	2017	Change, 2000–2017	Percent Change, 2000–2017
City of Jurupa Valley	—	—	101,315	—	—
Riverside County	1,545,387	2,189,641	2,384,783	839,396	54.3%

Sources: U.S. Census 2000, 2010; DOF 2017.

There are no existing dwelling units onsite; thus no residents live within the Specific Plan area.

5. Environmental Analysis POPULATION AND HOUSING

Population Forecast

Taking into account a combination of recent and past trends, technical assumptions, and local or regional growth policies, SCAG is able to generate regional growth forecasts for counties and their cities. SCAG's population forecast for 2040 for the City of Jurupa Valley and Riverside County are shown in Table 5.12-2 and compared to 2010 and 2012 populations. SCAG's forecast shows the City growing at a much slower pace than Riverside County overall.

Table 5.12-2 City of Jurupa Valley and Riverside County Population Forecast

	2010	2012	2040	Change, 2012-2040	Percent Change, 2012-2040
City of Jurupa Valley	—	97,000	114,500	17,500	18.0%
Riverside County	2,189,641	2,245,100	3,183,700	938,600	41.8%

Source: SCAG 2016.

Housing

Estimated available housing, including unit type characteristics, in the City of Jurupa Valley and Riverside County is detailed in Table 5.12-3.

Table 5.12-3 City of Jurupa Valley and Riverside County Housing Units

Housing Unit Type	City of Jurupa Valley	Riverside County
Single-Family Detached	21,316	569,146
Single-Family Attached	1,026	51,672
Multi-Family	3,237	134,372
Mobile Homes	1,967	79,462
Total	27,546	834,652
Average Household Size	3.94	3.25
Vacancy Rate	7.5%	14.0%

Source: DOF 2017.

There are no existing dwelling units onsite.

Regional Housing Needs Assessment

The RHNA is mandated by state housing law as part of the periodic process of updating housing elements of local general plans. State law requires that housing elements identify RHNA targets set by HCD to encourage each jurisdiction in the state to provide its fair share of very low, low, moderate, and above moderate income housing. The RHNA does not promote growth, but provides a long-term outline for housing in the context of local and regional trends and housing production goals.

SCAG determines total housing need for each community in southern California based on three general factors: 1) the number of housing units needed to accommodate future population and employment growth; 2) the

5. Environmental Analysis

POPULATION AND HOUSING

number of additional units needed to allow for housing vacancies; and 3) the number of very low, low, moderate, and above moderate income housing units needed in the community. Additional factors include tenure, the average rate of units needed to replace housing units demolished, and other factors.

The City of Jurupa Valley’s RHNA allocation for the 2014–2021 period is shown in Table 5.12-4. The City is required to ensure that sufficient sites are planned and zoned for housing and available to accommodate its need, and to implement proactive programs that facilitate and encourage the production of housing commensurate with its housing needs.

Table 5.12-4 City of Jurupa Valley RHNA Allocation, 2014–2021

Household Income Category	Target (Units)
Extremely Low Income	204
Very Low Income	205
Low Income	275
Moderate Income	307
Above Moderate Income	721
Total	1,712

Source: Jurupa Valley 2017.

Housing Forecast

SCAG forecasts the number of households in the City of Jurupa Valley to increase by 5,400 units between 2012 and 2040, as shown in Table 5.12-5. Household forecasts for Riverside County are provided as a comparison.

Table 5.12-5 City of Jurupa Valley and Riverside County Households Forecast

	2012	2040	Change, 2012–2040	Percent Change, 2012–2040
City of Jurupa Valley	25,000	30,400	5,400	21.6%
Riverside County	694,400	1,048,500	354,100	51.0%

Source: SCAG 2016.

Employment

Based on the U.S. Census 2011–2015 American Community Survey 5-Year Estimate, there are 39,907 workers in the City of Jurupa Valley and 920,603 workers in Riverside County (Census 2015). The Riverside Cement Plant ceased operations in 2014, and there are no employees onsite.

Employment Projections

SCAG employment projections for the City of Jurupa Valley and Riverside County for 2040 are shown in Table 5.12-6. Note that Riverside County is anticipated to have a substantial increase in workforce between 2012 and 2040.

5. Environmental Analysis POPULATION AND HOUSING

Table 5.12-6 City of Jurupa Valley and Riverside County Employment Projections

	2012	2040	Change, 2012-2040	Percent Change, 2012-2040
City of Jurupa Valley	24,500	32,600	8,100	33.1%
Riverside County	616,700	1,174,300	557,600	90.4%

Source: SCAG 2016.

Jobs-Housing Balance

The jobs-housing ratio is a general measure of the total number of jobs and housing units in a defined geographic area, without regard to economic constraints or individual preferences. The balance of jobs and housing in an area—in terms of the total number of jobs and housing units as well as the type of jobs versus the price of housing—has implications for mobility, air quality, and the distribution of tax revenues. The jobs/housing ratio is one indicator of the project’s effect on growth and quality of life in the project area.

SCAG applies the jobs-housing ratio at the regional and subregional levels to analyze the fit between jobs, housing, and infrastructure. A major focus of SCAG’s regional planning efforts has been to improve this balance. Jobs-housing goals and ratios are advisory only. No ideal jobs-housing ratio is adopted in state, regional, or city policies. The American Planning Association (APA) is an authoritative resource for community planning best practices, including recommendations for assessing jobs-housing ratios. Although the APA recognizes that an ideal jobs-housing ratio will vary from jurisdiction to jurisdiction, its recommended target for an appropriate jobs-housing ratio is 1.5, with a recommended range of 1.3 to 1.7 (Weltz 2003).

As shown in Table 5.12-7, the jobs-housing ratio in Jurupa Valley is forecast to become more balanced between 2012 and 2040, from 0.98 to 1.07. The jobs-housing ratio in Riverside County is estimated to increase from 0.89 to 1.12 during the same period and would also become more balanced.

Table 5.12-7 Jobs-Housing Balance

	Year	Employment	Households	Jobs-Housing Ratio
Jurupa Valley	2012	24,500	25,000	0.98
	2040	32,600	30,400	1.07
Riverside County	2012	616,700	694,400	0.89
	2040	1,174,300	1,048,500	1.12

Source: SCAG 2016.

5.12.2 Notice of Preparation (NOP)/Scoping Comments

A Notice of Preparation (NOP) for the proposed Project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of population and housing.

5. Environmental Analysis

POPULATION AND HOUSING

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

5.12.3 Thresholds of Significance

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to population and housing are based on criteria in Appendix G of the CEQA Guidelines. According to Appendix G, a project would normally have a significant effect on the environment if the project would:

- P-1 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).
- P-2 Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

5.12.4 Applicable Policies and Design Features

5.12.4.1 PLANS, POLICIES, AND PROGRAMS

No existing PPPs are applicable to population and housing impacts of the proposed project.

5.12.4.2 PROJECT DESIGN FEATURES

No existing PDFs are applicable to population and housing impacts of the proposed project.

5.12.5 Environmental Impacts

The following impact analysis addresses thresholds of significance that are considered to have potentially significant impacts.

Impact P-1	Threshold: Would the project induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
-------------------	---

The proposed project does not include any residential development that may increase the amount of housing and the number of residents in Jurupa Valley. Therefore, no direct impact would occur related to population and housing. Project-related infrastructure improvement would be provided to mitigate site specific impacts. The Project does not propose to extend public roads, or to install any on-site or offsite infrastructure facilities that would be oversized or constructed to accommodate other businesses or homes. Improvements would not increase public utility infrastructure capacity or extend roadways that would induce housing and population growth.

5. Environmental Analysis POPULATION AND HOUSING

Under Alternative 1 (no retail), the proposed project would introduce approximately 965 jobs, and under Alternative 2 (retail overlay), the project would generate approximately 953 jobs at full buildout (see Table 5.12-8).

Table 5.12-8 Estimated Employment at Specific Plan Buildout

Land Use	Buildout	Employment Generation Factor ¹	Employees
Alternative 1 (Retail Overlay)			
Industrial Park	4,216,000 SF	1 per 5,000 SF	844
Business Park with Retail Overlay	200,000 SF	1 per 2,000 SF	100
Research and Development ²	41,000 SF	1 per 2,000 SF	21
Open Space	70.9 acres	0	0
Total			965
Alternative 2 (No Retail)			
Industrial Park	4,216,000 SF	1 per 5,000 SF	844
Business Park with Retail Overlay	150,000 SF	1 per 2,000 SF	75
Research and Development ²	41,000 SF	1 per 2,000 SF	13
Retail	25,000 SF	1 per 2,000	21
Open Space	70.9 acres	0	0
Total			953

¹ Employment generation factors were obtained from the Utility Report prepared by Langan (see Appendix L of this DEIR).

² It should be noted that only 41,000 SF of the 64,000 SF for research and development are included in this analysis since 23,000 SF already exist on-site and are not associated with the addition of employees.

Based on SCAG's employment forecasts, the City of Jurupa Valley is anticipated to increase employment by 8,100 jobs between 2012 and 2040 (see Table 5.12-5 and 5.12-7). The increase in jobs generated by the project under Alternative 1 (no retail) and Alternative 2 (retail overlay) are both within SCAG's employment forecast for Jurupa Valley. Thus, impacts to employment growth would be less than significant.

Additionally, buildout of the proposed project would also improve the City's jobs-housing balance by adding up to 965 jobs, thus increasing the City's jobs-housing balance from 1.07 to 1.10 by 2040.

Overall, no impacts would occur to population and housing, and impacts to employment and jobs-housing balance would be beneficial and less than significant.

Level of Significance before Mitigation: Impact P-1 would be less than significant.

Impact P-2 Threshold: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project site is currently occupied by the closed Riverside Cement plant and quarry. There is no existing housing, and no residents live onsite. Therefore, development in accordance with the Specific Plan would not displace any housing or people that may necessitate the construction of replacement housing elsewhere.

5. Environmental Analysis

POPULATION AND HOUSING

Level of Significance before Mitigation: Impact P-2 will cause no impact.

5.12.6 Cumulative Impacts

Cumulative population and housing impacts are assessed relative to the City of Jurupa Valley General Plan buildout assumptions and SCAG's RTPS/SCS population, housing, and employment projections. SCAG provides projections for net increases in population, housing, and employment in the City of Jurupa Valley and Riverside County (see Table 5.12-5 and 5.12-7). Development activity in the City includes residential, commercial, and industrial/warehousing projects (see Table 4.1 in Section 4.0, *Environmental Setting*). Most of the proposed development is consistent with the City of Jurupa Valley's General Plan and would therefore be expected to be consistent with SCAG's growth projections.

Population, Housing, and Employment

The Avalon Court and Emerald Ridge projects, which have been approved by the City, would add 1,363 dwelling units. The New Rio Vista Specific Plan, which is being processed, would add 1,299 dwelling units. Assuming an average household size of 3.94, a cumulative population increase of 10,488 is anticipated. This is within the population projection of 17,500 for the City of Jurupa Valley (see Table 5.12-2).

The proposed Specific Plan would not directly result in an increase of population or housing; thus it would not cumulatively contribute to an increase in population or housing growth in Jurupa Valley.

Anticipated commercial projects include the Market Street Commercial shopping center and the RCSD Headquarters. Using the employment generation factors in Table 5.12-8, these two projects would create 24 jobs.¹ Additionally, industrial projects totaling 18 acres are approved or pending approval by the City. A total of 157 jobs would be generated from these industrial/warehouse projects.²

The proposed project and pending and approved projects in the City of Jurupa Valley would generate up to 1,145 new jobs. Based on SCAG's employment forecasts, the City of Jurupa Valley is projected to increase employment by 8,100 jobs between 2012 and 2040 (see Tables 5.12-5 and 5.12-7). The cumulative increase in jobs would be within SCAG's employment forecast for Jurupa Valley. Thus, cumulative impacts to employment growth would be less than significant.

5.12.7 Level of Significance Before Mitigation

- Impact P-1 would be less than significant.
- Impact P-2 would have no impact.

¹ An employment generation rate of 1 employee to 2,000 SF was used. The total square footage of commercial is 47916 SF (1.1 acres).

² An employment generation rate of 1 employee to 5,000 SF was used. The total square footage of industrial/warehousing is 784,040 SF (18 acres).

5. Environmental Analysis POPULATION AND HOUSING

5.12.8 Mitigation Measures

No mitigation measures are required.

5.12.9 Level of Significance After Mitigation

Impacts would be less than significant.

5.12.10 References

California Department of Finance (DOF). 2017, May. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2017 with 2010 Census Benchmark.
<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.

Langan Engineering and Environmental Services, Inc. 2017, August 18. Utility Report for Agua Mansa Commerce Park, Jurupa Valley, California.

Southern California Association of Governments (SCAG). 2016, April. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy.
<http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf>.

US Census Bureau (Census). 2000. Riverside County: Profile of General Demographic Characteristics: 2000. Census 2000 Summary File 1 (SF 1) 100-Percent Data.

———. 2010. Riverside County: Profile of General Demographic Characteristics: 2010. Census 2010 Summary File 1 (SF 1) 100-Percent Data.

Weltz, Jerry. 2003. Jobs-Housing Balance. Planning Advisory Service Report Number 516. American Planning Association.

5. Environmental Analysis

POPULATION AND HOUSING

This page intentionally left blank.