5.13   POPULATION AND HOUSING

The components of the proposed Project analyzed herein are:

1) Adoption and implementation of the General Plan Update (Beaumont 2040 Plan), and

2) Adoption and implementation of the revised Zoning Ordinance and Zoning Map.

The proposed revisions to the Zoning Ordinance and Zoning Map are intended to implement and be compatible with the Beaumont 2040 Plan. Therefore, all discussions which apply to the Beaumont 2040 Plan shall also apply to the revised Zoning Ordinance and Zoning Map.

Since an Initial Study was not prepared with the issuance of the Notice of Preparation, the focus of the following discussion is related to the Project's potential to cause an impact by directly or indirectly inducing substantial unplanned population growth or displacing substantial number of existing people or housing necessitating construction of replacement housing elsewhere.

5.13.1   Setting

The Planning Area encompasses approximately 41.51 square miles (26,566 acres) and includes land within the existing City limits consisting of approximately 19,381 acres and approximately 7,185 acres of lands within the City's SOI. The City was incorporated in 1912 and with its proximity to Los Angeles, idyllic setting, and affordable housing, led to a population boom starting in 2000; the highest population growth from 2000 to the present, throughout the Riverside County region. In the first two decades of the 21st century, several residential subdivisions were built which more than tripled the population in the City (11,384 in 2000 to 36,877 in 2010 and projected at almost 47,000 in 2017). (GP, p. 16).

This rapid growth seen within the last two decades, has created a population growth rate significantly higher today than prior to the year 2000. Between the years 1990 and 2000, the City experienced a population increase of approximately 17 percent. The population forecast for the years 2000-2030 was an approximate 693 percent increase (GP DEIR, pp. 4.2-2, 4.2-4). Based on current census data, the City of Beaumont has seen an approximate 79 percent increase in population since the year 2000. As identified in Section 5.13-5 (Table 5.13-I) below, projected population growth under the Beaumont 2040 plan is just under 19 percent (GP DEIR, pp. 4.2-4 – Table 4.2-1, DOF). Much of the suburban growth has been in the form of low-density single-family subdivisions and strip commercial development located away from the City's original grid-pattern town center (GP, pp. 12). This growth has contributed to tremendous demographic changes in the last several decades providing for an estimated existing population of 45,188. (GP, pp. 129, 181).

Under the existing 2007 General Plan Draft EIR document, buildout projections were forecast for population, employment, and households through the buildout year 2030.   Projections for the City from the Southern California Association of Governments (SCAG) who plans for growth within the region, were also identified. These projections are reflected below in **Table 5.13-A – Existing 2007 General Plan Buildout Projections**. (GP 2007 DEIR, p6. 4.2-4, 4.2-21.)

Table 5.13-A – Existing 2007 General Plan Buildout Projections

Forecast Category	2007 General Plan Post Year 2030	SCAG Year 2030
Population	107,200	90,290
Employment	29,755	25,061
Households	35,497	29,333

Source: GP 2007 DEIR, Tables 4.2-1 and 4.2-10

The City's current demographics derive a larger proportion of its population to youth (nine years old and younger) at 18 percent of the population which is higher than Riverside County (15 percent) and the State (14 percent). The population of retirees (individuals 55 to 69 years of age) has increased most rapidly since 2000 and comprises approximately 15 percent of the population, slightly higher than State levels. Additionally, Beaumont residents are attaining higher levels of education with 64 percent of those 25 years old and older having some college education or higher, which is an increase from 56 percent in 2010. Median household income has also more than doubled over 15 years, from $29,721 in 2000 to $64,830 in 2015. (GP, p, 129.)

The City's population base can be characterized as predominantly white or Hispanic, with smaller representations by other ethnic groups. In 2018, approximately 40 percent of the City's population was identified as white, and approximately 43 percent of the City's population was identified as Hispanic. Other demographic statistics reported in the 2018 census included: approximately 6.5 percent African-American, 8.0 percent Asian, 0.3 percent Native American, and 2.6 percent all other non-Hispanics. (SCAG-A, pp. 6-7.)

Regional and Local Data Forecasts

Population, housing, and employment data for the City and surrounding area are available from the United States Census Bureau (USCB) and SCAG's Regional Growth Forecasts. SCAG is the regional planning agency with responsibility for reviewing the consistency of local plans, projects, and programs with regional plans. It is a federally-designated metropolitan planning organization (MPO) for six Southern California counties, including Riverside County. As such, SCAG is mandated to create regional plans that address among other things, growth management.

Population

Population forecasts for the City and surrounding area have been provided by SCAG in the *2016-2040 SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast* (RTP/SCS). The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals so that the region can grow smartly and sustainably. SCAG updates the growth forecast every four years. The RTP/SCS Growth Forecast is broken down into separate growth forecasts for individual cities and unincorporated County areas. **Table 5.13-B – SCAG Growth Forecasts**, reflects SCAG's population forecasts for Riverside County as a whole as well as the City for Year 2040.

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Table 5.13-B – SCAG Growth Forecasts

Forecast Category	2012	2020	2035	2040
Riverside County				
Population	2,245,100	2,479,800	3,055,100	3,183,700
Employment	616,600	848,700	1,111,800	1,174,300
Households	694,400	802,400	1,009,000	1,054,300
Employment/Housing Ratio	0.89:1	1.06:1	1.10:1	1.11:1
City of Beaumont				
Population	39,400	51,600	78,800	80,600
Employment	5,900	11,400	17,200	18,000
Households	12,400	18,200	26,700	27,200
Employment/Housing Ratio	0.48:1	0.63:1	0.64:1	0.66:1

Source: SCAG-B

Employment

SCAG data identified that approximately 9,708 jobs existed within the City in 2017, with only 8.6 percent of the population working and living within the City, leaving the remaining 91.4 percent of the City's working population to commute outside the City. The largest employment sectors within the City are comprised of Education (25 percent); followed by Retail (24.9 percent); Leisure (11.4 percent) Public Administration (7.7 percent); Manufacturing (6.6 percent); Professional/Management (6.1 percent); and Construction (5.4 percent). The remaining 12.9 percent of employment is comprised of Wholesale, Transportation, Finance, Information and Other trades. (SCAG-A, pp. 3, 21, 27.)

Housing

The California State Department of Finance (DOF) provides the population and housing estimates for the state, counties, and cities which incorporates 2010 census counts for the years 2011-2020 and provisional population and housing estimates for January 1, 2020. **Table 5.13-C – Existing Housing Supply (2020),** provides the existing supply of housing composition within the City. (DOF.)

Table 5.13-C – Existing Housing Supply (2020)

Unit Type	Number of Units	Percent of Supply
Single-Family (Detached)	14,577	86.2
Single-Family (Attached)	242	1.4
2-4 Units	686	4.1
5+ Units	881	5.2
Mobile Homes	523	3.1
Total	**16,909**	**100%**

Source: DOF, Table E-5

Of the 16,909 total number of units available, a total of 16,049 are occupied leaving the City with a vacancy rate of 5.1 percent (DOF).

The 2013-2021 Beaumont Housing Element (HE) described in Section 5.13.2 – Related Regulations, Local Regulations, below, the City's housing stock in 2013 was identified as having a total of 11,801 occupied housing units with an 8.6 percent vacancy rate. (HE, pp. A-2, A-4.) Of that total, 8,846 units (75 percent) were owner-occupied while 2,955 units (25 percent) were renter occupied. Assuming the same 75/25 breakdown rate for 2020 DOF data results in 12,037 owner occupied units and 4,012 renter occupied units.

Household Income

The 2013-2021 Beaumont Housing Element identified 2013 income limits for four income groups based on the Riverside County median household income, adjusted by household size as follows:
- Extremely low income <30% of the median household income
- Low income 30%-50% of the median household income
- Lower income 50%-80% of the median household income
- Moderate income 80%-120% of the median household income

The HE identified the County of Riverside median 3–person household income as $67,750. The income limits identified above determine eligibility for programs that provide financial assistance to owners and renters. **Table 5.13-D – Income Limits for 3-Person Household** identifies the annual income and monthly income limits for Riverside County for a 3-person household in each of the four income groups per the 2013-2021 Housing Element. Additionally, this table identifies the number of households falling within these income categories by owners and renters. (HE, pp. A-6 – A-8.)

Table 5.13-D – Income Limits for 3-Person Household

Income Category	Yearly Income Limit	Monthly Income Limit	Owner Household	Renter Households	Total Households
Extremely Low	Less than $18,100	Less than $1,508	645	435	1,080
Very Low	$18,101-$30,150	$1,509-$2,513	680	405	1,285
Low	$30,151-$48,250	$2,514-$4,021	635	1,155	1,790
Moderate[1]	$59,251-$80,200	$4,022-$5,850	N/A	N/A	3,955
Above Moderate[1]	$70,201+	$5,851+	N/A	N/A	2,945
TOTAL					11,055

Source: HE, Table A-6, pp. A-7 – A-8

Notes:

1. HE does not provide break down between owner versus renter household for Moderate and Above Moderate Income levels.

Employment/Housing Balance

Jobs-to-housing ratio is used as an indicator of a community's jobs-rich or jobs-poor status. SCAG's April 2001 report titled, *The New Economy and Jobs/Housing Balance in Southern California* (SCAG-D)*,* states that "a balance between jobs and housing in a metropolitan region can be defined as a provision of an adequate supply of housing to house workers employed in a defined area (i.e., community or subregion). Alternatively, a jobs-to-housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply."

The concept of employment/housing balance has been widely discussed by SCAG and the South Coast Air Quality Management District (SCAQMD) over the past decade as a means of achieving regional air quality improvement goals. The basic concept is directed at minimizing commute distances, reducing infrastructure needs and costs, mitigating traffic congestion, conserving energy, and improving air quality. SCAG has incorporated employment/housing balance into its growth forecast, transportation, and air quality policies. The term employment/housing balance is the concept that if an area is balanced, it includes the correct number (or balance) of housing and employment opportunities so that the majority of the people living within a given subregion can also work in that same subregion. Job-rich subregions have ratios greater than the regional average, and housing-rich subregions have ratios lower than the regional average. An appropriate employment/housing ratio for any given geographic area is area specific, in that each locale presents differing demographic characteristics. Jobs/housing ratios are also dynamic and fluctuate over time. Generally, a ratio of less than 1 to 1 indicates a jobs-poor area, and a ratio of one or more than 1 to 1 indicates a jobs-rich area (SCAG-D, p.15). As noted above, the majority of Beaumont residents commute to cities within Riverside and San Bernardino.

As reflected in **Table 5.8-B** above, the 2016 RTP/SCS growth forecast indicates that in the year 2012 the jobs-to-housing ratio for Riverside County was 0.89:1, which by is considered jobs-poor. The jobs-to-housing disparity in Riverside County is not projected to continue as reflected in the year 2040, Riverside County is projected to have a jobs-to-housing ratio of 1.11:1. By contrast, the City's growth forecast indicates that in the year 2012 the jobs-to-housing ratio was 0.48:1 and, although it is expected to increase to 0.66:1 by the year 2040, the City's forecast shows that the City will remain jobs-poor.

5.13.2   Related Regulations

Federal Regulations

There are no federal regulations that pertain to regulations for housing and population.

State Regulations

California Planning and Zoning Law - State Housing Element Law

The California legislature has declared the attainment of affordable housing and a suitable living environment for every Californian to be of vital importance. Attaining the state's housing goals requires efforts from all sectors including the private sector and all levels of government. Each local government has power to facilitate the improvement and development of housing for all economic segments of the community accounting for economic, environmental, and fiscal factors as well as community goals and regional housing needs. One tool used by local governments to achieve these goals is the housing element of the general plan. The housing element identifies and analyzes existing and projected housing needs and presents goals, policies, quantified objectives, and programs to address those needs. Housing elements also provide implementation measures for these programs. The Housing Element is the only General Plan element that must be updated according to a schedule set by the state. The current City of Beaumont Housing Element was adopted in 2014 for the 2013–2021 cycle.

Regional Housing Needs Assessment (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs and adopt a general plan for future growth (California Government Code Section 65300). The California Department of Housing and Community Development (HCD) is mandated to determine state-wide housing needs by income category for each Council of Governments (COG) throughout the state. The housing need is determined based on four broad household income categories: very low (households making less than 50 percent of median family income), low (50 to 80 percent of median family income), moderate (80 to 120 percent of median family income), and above moderate (more than 120 percent of median family

income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner. SCAG is the COG for Riverside County and has determined that Beaumont's RHNA for the 1/1/2014 - 10/1/2021 planning periods is 5,250 housing units including 2,121 units within the low and very low income categories as per **Table 5.13-E – RHNA Allocation**.

Table 5.13-E – RHNA Allocation

Income Category	Housing Allocation
Very Low	1,267
Low	854
Moderate	969
Above Moderate	2,160
Total	5,250

Source: SCAG-C

Regional Regulations

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the southern California region's MPO, SCAG cooperates with the Southern California Air Quality Management District, the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives.

Regional Transportation Plan/Sustainable Communities Strategy

In April 2016, SCAG adopted the *2016-2040 SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast* (RTP/SCS). SCAG has placed a greater emphasis than ever on sustainability and integrated planning in the RTP/SCS. 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 National Ambient Air Quality Standards as set forth by the federal Clean Air Act.

Western Riverside Council of Governments

The Western Riverside Council of Governments (WRCOG) is a joint-powers agency that conducts interagency regional coordination and planning for local governments in western Riverside County and serves as the council of governments and local transportation planning agency for the western Riverside subregion of SCAG. Its member agencies are 17 cities, including the City of Beaumont; Riverside County, and the Eastern and Western Municipal Water Districts. WRCOG administers the Riverside County

Measure A, a half-cent transportation sales tax that supports freeway construction projects and designates smaller revenue allocations for arterial roadway improvements in western Riverside County. WRCOG also administers western Riverside County's Transportation Uniform Mitigation Fee (TUMF) Program to mitigate the cumulative regional impacts of new development on the subregion's arterial highway system identified on the Regional System of Highways and Arterials. Other areas overseen by WRCOG include housing, planning for regional growth, and planning for solid waste and hazardous waste management.

Local Regulations

Beaumont Housing Element
The current Housing Element for the City is a "fifth cycle" Housing Element that covers the years 2013-2021. Beaumont's Housing Element is intended to ensure that the City establishes policies, procedures, and incentives in its land use planning activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element provides the policies that guide City decision-making and implement housing goals through the year 2021 to ensuring a balance of housing types and costs are available to meet the needs of the City. As identified above, SCAG determined the City's RHNA for the 2013-2021 planning period is a total of 5,250 housing units.

5.13.3   Beaumont 2040 Plan

The City's Beaumont 2040 Plan includes the following goals and policies relative to population and housing:

Beaumont 2040 Plan, Chapter 3 – Land Use and Community Design

Goal 3.1: A City structure that enhances the quality of life of residents, meets the community's vision for the future, and connects new growth areas together with established Beaumont neighborhoods.

Policy 3.15   Invest in existing residential neighborhoods adjacent to Downtown and promote connectivity to surrounding neighborhoods.

Goal 3: A City that preserves its existing residential neighborhoods and promotes development of new housing choices.

Policy 3.3   Support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element.

Policy 3.3.2   Develop a variety of housing types at varying densities that meet the needs of residents of a variety of incomes, lifestyles and needs.

Policy 3.3.4   Continue to explore future opportunities for new residential development.

Policy 3.3.5   Incentivize infill housing development in the Downtown and new higher density housing in the Urban Villages.

Policy 3.3.10   Permit accessory dwelling units on single-family residential lots.

Implementation LUCD14   Develop financial and regulatory incentives (e.g., reduced fee permits, expedited building permits, impact fee waivers) to promote new development in the Sphere of Influence that conforms with the vision of the General Plan, including support for employment uses, mixed use housing, active transportation, and jobs.

Implementation LUCD15   Establish an infill housing incentive program. Potential incentives may include an expedited building permit process, impact fee waivers, or other incentives.

Beaumont 2040 Plan, Chapter 5 – Economic Development

Goal 5.1: A dynamic local economy that attracts diverse business and investment.

Policy 5.1.2   Recruit and retain emerging growth industries (industries with significant employment and performance potential) that provide revenues to the City and jobs to the community, including health care, education, and professional services.

Policy 5.1.5   Maintain a regulatory environment that is business friendly, easy to navigate, flexible and encourages growth consistent with the General Plan.

Implementation EDF9   Create a rental assistance program as a recruitment incentive to attract targeted, desired retailers and restaurants to key locations, such as in the Downtown area.

Beaumont 2040 Plan, Chapter 11 – Downtown Aare Plan

Goal 11.2: Preserve existing housing stock and create opportunities for additional housing choices.

Policy 11.2.1   Preserve existing residential neighborhoods and provide connectivity with amenities and neighborhood commercial uses.

Policy 11.2.2   Provide regulations that encourage the preservation of existing housing, including development of new housing that accommodates households that are diverse in size, type and level of affordability.

Policy 11.2.3   Encourage a diversity of housing types in the Downtown such as large apartments, walk-up apartments, stacked flats, townhomes, live-work housing, fourplexes, triplexes and duplexes.

Policy 11.2.4   Encourage a diversity of small, medium, and large units for individuals, families, seniors, students, and other demographics to encourage a diverse and vibrant population.

Policy 11.2.5   Encourage housing in Downtown to encompass a range of deeper affordability levels, including for those with moderate, low, very low, and extremely low incomes, as well as market rate housing.

Goal 11.13: Provide for a mix of funding alternatives to include but not be limited to: Public Funds, Public/Private Funds, Special District Funds, and regional, State and Federal Grant Funds

Implementation DAP6   Core Service Areas. Prioritize capital spending in Downtown to promote active transportation, mixed use support improvements and establish Downtown as a destination.

Implementation DAP7   Mixed Use Development. Develop financial and regulatory incentives, such as permit fee reductions, tax abatements, expedited development approval processes, and providing density and building height or floor area bonuses, to promote new mixed- use development.

5.13.4   Threshold of Significance

According to CEQA Guidelines Appendix G, a project would have a significant impact on population and housing, if it would:

- (Threshold A) Include substantial unplanned 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); and/or

- (Threshold B) Displace substantial numbers of existing people or housing, necessitating the construction of replacing housing elsewhere.

5.13.5   Environmental Impacts before Mitigation

Threshold A: *Include substantial unplanned 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).*

The Beaumont 2040 Plan may potentially include substantial unplanned population growth as it includes the potential to increase the density/intensity of the Planning Area.

Population/Housing

The Beaumont 2040 Plan does propose to include a number of land use designations intended to provide a range of housing types to meet the varying needs of its residents as reflected in **Table 5.13-F – Land Use Designations Allowing for Housing**, below.

Table 5.13-F – Land Uses Designations Allowing for Housing

Land Use Designation	Density Range
Rural Residential 40 (RR40)	1 DU per 40-acre (minimum) lot
Rural Residential 10 (RR10)	1 DU per 10-acre (minimum) lot
Rural Residential 1 (R1)	1 DU per 1-acre (minimum) lot
Single Family Residential (SFR)	0 – 5 DU/AC
Traditional Neighborhood (TN)	4 – 6 DU/AC
High-Density Residential (HDR)	12 – 30 DU/AC
Downtown Mixed Use (DMX)	0 – 22 DU/AC
Urban Village (UV)	12 – 24 DU/AC
Transit Oriented District Overlay (TOD Overlay)	18 – 30 DU/AC

Source: City of Beaumont General Plan Update, Table 3.3: Land Use Designations
Notes:
DU/AC = dwelling units per acre

Additionally, the plan projects a future number of dwelling units for buildout year 2040 which may increase the City's existing housing supply. **Table 5.13-G – Proposed Dwelling Units,** identifies the total number of dwelling units for both single family and multi-family residential dwelling units projected under the Beaumont 2040 Plan.

Table 5.13-G – Proposed Dwelling Units

Land Use Designation	Single Family Residential	Multi-Family Residential	Total Dwelling Units
Rural Residential 40 (RR40)	60	--	60
Rural Residential 10 (RR10)	60	--	60
Rural Residential 1 (R1)	383	--	383
Single Family Residential (SFR)	22,735	--	22,735
Traditional Neighborhood (TN)	1,824	203	2,206
High-Density Residential (HDR)	--	5,692	5,692
Downtown Mixed Use (DMX)	89	1,693	1,782
Urban Village (UV)	1,114	4,457	5,571
Transit Oriented District Overlay (TOD Overlay)	508	2,032	2,540
Total Residential Units	**26,773**	**14,077**	**40,849**

Source: Raimi + Associates 2019

To determine if the Beaumont 2040 Plan will result in an increase over anticipated future growth, **Table 5.13-H – Buildout Project Comparisons**, below provides a comparison between projections for the existing General Plan and the proposed Beaumont 2040 Plan for each plans respective buildout year as it relates to SCAG while **Table 5.13-I – General Plan Buildout Comparisons**, below provides a comparison between the existing and proposed General Plan population, employment and household projections.

Table 5.13-H – Buildout Projection Comparisons

Forecast Category	Year 2030		Increase beyond SCAG 2030		Year 2040		Increase Beyond SCAG 2040	
	2007 GP	SCAG	Qty	%	2040 GP	SCAG	Qty	%
Population	107,200	90,290	16,910	15.8	131,949	80,600	51,349	38.9
Employment	29,755	25,061	4,694	15.8	38,224	18,000	20,224	52.9
Households	35,497	29,333	6,164	17.4	40,849	27,200	13,649	33.4

Source: GP 2007 DEIR, Tables 4.2-1 and 4.2-10

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Table 5.13-I – General Plan Buildout Comparisons

Forecast Category	2007 General Plan Post Year 2030	2040 General Plan Year 2040	Increased Quantity	Increased Percent
Population	107,200	131,949	24,749	18.8
Employment	29,755	38,224	8,469	22.2
Households	35,497	40,849	5,352	13.1

Source: GP 2007 DEIR, Tables 4.2-1 and 4.2-10, GP

As reflected in **Table 5.13-I** above, the Beaumont 2040 Plan buildout projections result in 13,649 more (or a 38.9 percent increase in) dwelling units and 51,349 more (or 38.9 percent increase in) population than that forecast by SCAG for 2040. However, the resultant increase between the existing General Plan and the proposed General Plan is only 5,352 more (or a 13.1 percent increase in) dwelling units and 24,749 more (or 18.8 percent increase in) population; similar to the percentage increases projected between the existing general plan and SCAG's year 2030 buildout. Further, as identified in Section 3 – Project Description, the Planning Area now includes a SOI which accounts for 9,453 of the dwelling units and 30,533 people as reflected in **Table 5.13-J – City Limits Only vs. SCAG,** below which factors out the SOI numbers which reflects provides a more consistent comparison to the SCAG numbers projected strictly within City limits.

Table 5.13-J – City Limits Only vs. SCAG

| Forecast Category | GP 2040 | | | SCAG 2040 | City Limits vs. SCAG | |
	Total	SOI	City Limits Only		Quantity Increase	Percent Increase
Population	131,949	30,533	101,416	80,600	20,816	21.5
Employment	38,224	16,727	21,497	18,000	3,497	16.3
Households	40,849	9,453	31,022	27,200	3,822	12.3

Source: Section 3 – Project Description

In comparing the increases between SCAG projections and City limits only, dwelling units will increase by 3,822 (or 12.3 percent) and population will increase by 20,816 (or 21.5 percent); similar to the previous general plan increases of 17.4 percent and 15.8 percent respectively. As these are not considered to be a substantial increase, impacts are less than significant with respect to population growth and density.

Housing

The need for housing to support forecast population increases within the Planning Area is apparent in the recently approved and proposed residential entitlements. As identified in **Table 5.13-C** above, the City has an existing housing supply of 16,909 dwelling units with a 5.1 percent vacancy rate. Under 2040 buildout conditions, residential land uses within the Planning Area are projected to accommodate an additional approximately 23,940 housing units. Please refer also to Draft PEIR Section 5.10 – Land Use, for further details regarding projected buildout intensities for land uses proposed within the Planning Area.

Consistent with California Housing Element requirements, the existing 2013 – 2021 City Housing Element identifies the number and types of local housing required to satisfy the City's "fair share" of regional

housing needs, as determined by the SCAG Regional Housing Needs Assessment (RHNA). The "fair share" allocation ensures that each jurisdiction accepts equitable housing responsibilities for all current and future residents. A jurisdiction's "fair share" of the regional housing need is the projected total number of additional dwelling units that will be required to accommodate the anticipated growth in households, replace expected demolitions or conversions to other uses, and allow a reasonable vacancy rate providing for healthy functioning of the housing market. The City of Beaumont RHNA fair share of regional housing needs is provided in **Table 5.13-E,** above. (HE, pp. 3-4.)

Within the context of the above-cited SCAG RHNA estimates, and consistent with State Housing Law, the City's Housing Element establishes quantified objectives which identify the maximum actual numbers of housing units that can be constructed over a five-year time frame. The quantified objectives can be the same, more, or less than the City's share of the regional housing needs as identified by SCAG. The City's quantified housing objective for 2013 – 2021 time frame is 5,250 housing units.

The objective includes 969 moderate-income housing units, which is consistent with the RHNA estimate for this category of housing. This housing need was fulfilled within the 2000-2005 timeframe. The City's quantified objective also includes 1,477 very low and low-income housing units. This is approximately 20 percent of the RHNA estimate for this category of housing. As of 2013 (the date of the most recently adopted Housing Element) fifty-one of these units had been constructed. In addition to the above housing units, the City projects an additional 25 units (5 extremely low, 10 very low, and 10 low units) to be made available through housing rehabilitation efforts. Regional Housing Needs Assessments, related City quantified objectives, and evaluation of objectives attainment status are periodically revised as components of the City's five-year Housing Element update process.

Employment

Additionally, the City's non-residential (i.e., commercial, office, industrial, etc.) land use development potential is approximately 33.1 million square feet. The employment projection associated with these non-residential land uses is approximately 38,223 jobs as reflected in **Table 5.13-K – Employment Forecasts,** below.

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Table 5.13-K – Employment Forecasts

Land Use Designation	Square Feet		
	Retail/Service[1]	Office[2]	Industrial[3]
General Commercial	3,422,681		
TOD Overlay	658,703	131,741	
Downtown Mixed Use	617,520	205,840	
Neighborhood Commercial	441,157	49,017	
Industrial	589,404	392,936	18,664,451
Employment District	1,229,088	614,544	2,253,327
Single Family Residential	270,876		
Traditional Neighborhood	105,080		
High Density Residential	59,037		
Urban Village	1,333,361	266,672	533,344
Urban Village South	773,011	154,602	309,205
Total Square Feet	*9,499,918*	*1,815,352*	*21,760,327*
Total Jobs per Sector	*8,170*	*7,261*	*22,792*
Total Future Employment	38,224		

Source: Raimi + Associates 2019

Notes:

1. Based on employment factor of 0.2 employees per 40,849 households.
2. Based on employment factor of 1 employee per 250 square feet
3. Based on employment factor of 1 employee per 1,000 square feet for Heavy Industrial based on 18,664,451 square feet and 1 employee per 750 square feet for Light Industrial based on 3,095,876 square feet.

As reflected in **Table 5.13-B – SCAG Growth Forecasts** above, SCAG forecasts 18,000 jobs in the City of Beaumont by the buildout year 2040. However, the Beaumont 2040 Plan has in fact been forecast to provide 21,497 jobs just within the City limits; exceeding SCAG forecasts. With the addition of 16,727 jobs within the SOI, the total jobs within the Planning Area is forecast to be 38,224.

Employment/Housing Ratio

The imbalanced jobs/housing ratio projected for the Planning Area is indicated by the increasing population growth within the Inland Empire as families newly locate or relocate to this region to take advantage of relatively plentiful and affordable housing and favorable climate. New employment centers within the Planning Area and relocation of existing business near residential areas can slowly improve the jobs/housing balance. SCAG projections for the region anticipate that housing-rich/job-poor areas will persist in the Inland Empire as noted in **Table 5.13-B** above and peripheral areas of northern Los Angeles County and southern Orange County, with the majority of job creation occurring in central/southern Los Angeles and Orange counties. **Table 5.13-L – Employment/Housing Ratio**, below provides the employment/housing ratio forecast by the existing General Plan and the Beaumont 2040 Plan.

Table 5.13-L – Employment/Housing Ratio

Forecast Category	Buildout Year 2030	Buildout Year 2040
	SCAG – City of Beaumont	
Employment	25,061	18,000
Households	29,333	27,200
Employment/Housing Ratio	0.85:1	0.66:1
	Existing General Plan	**Beaumont 2040 Plan**
Employment	29,755	38,224
Households	35,497	40,849
Employment/Housing Ratio	0.83:1	0.93:1
Source: SCAG-B, GP 2007 DEIR, Tables 4.2-1 and 4.2-10, GP		

Table **5.13-L**, above. identifies the existing General Plan forecast of employment/housing ratio anticipated to increase to 0.83:1 based on the existing land plan; still jobs-poor. The Beaumont 2040 Plan forecasts the employment housing ratio to increase to 0.93:1; better than that forecast by SCAG. While still jobs-poor, the Beaumont 2040 Plan would increase to employment/housing ratio to a factor much closer to 1:1 providing for a better jobs/housing balance.

Conclusion

The updated General Plan includes land use designations that would allow new residential uses and nonresidential development, generally focused on revitalization including a mixed-use downtown and developing the City with a mix of housing types and new commercial and industrial opportunities involving an average overall growth rate of 18 percent at buildout or an annual projected growth rate of 0.9 percent.[1] Land Use & Design Element Goal 3 along with Implementation actions LUCD-14 and LUCD-15 would ensure affordable housing with a variety of types of neighborhoods, including in-fill developments in downtown, and manage growth in a manner that is fiscally sustainable and protects and/or enhances community value. The Beaumont 2040 Plan proposes a land use concept that anticipates and plans for growth in the city in a flexible manner, understanding that ultimately market forces, demographics, and migration will dictate how much growth the city actually realizes.

The land use concept in the Beaumont 2040 Plan has been developed to accommodate projected population increases and make sure Beaumont is strategically positioned to manage future growth and to capture positive growth opportunities. The proposed Land Use Map and policy orientation of the Beaumont 2040 Plan seek to make an efficient and appropriate use of land. The physical environmental impacts associated with population growth consists of traffic (commuting for jobs) and the related impacts of traffic noise, air quality, and greenhouse gas emissions. These environmental issues are addressed elsewhere in this Draft PEIR. Thus, adoption and implementation of the Beaumont 2040 Plan would not result in a substantial increase in population growth because the City has planned for the growth forecast in the Beaumont 2040 Plan. Therefore, impacts would be **less than significant**.

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[1]   Overall Average Growth Rate = Percent increase in Population + Employment + Housing (as identified in Table 5.13-I above)/3. Annual growth rate = Overall Average Growth Rate/20 years.

Threshold B: *Displace substantial numbers of existing people or housing, necessitating the construction of replacing housing elsewhere.*

The intent of the Beaumont 2040 Plan is to accommodate anticipated growth through efficient use of existing infrastructure and public services, thus minimizing the need for new or significantly expanded infrastructure that could be the impetus for the removal of housing units and/or businesses. Where new infrastructure will be required, roadway sizing and alignments set forth in the Beaumont 2040 Plan were designed to largely avoid impacts to existing developed areas.

In addition, while implementation of the Beaumont 2040 Plan does not directly result in the construction of any new development, the Beaumont 2040 Plan focuses future growth development of the downtown area, industrial/commercial as well as residential. New development and infill development would not result in displacement of housing or people.

Thus, the Beaumont 2040 Plan will not displace substantial numbers of housing units or people and will not necessitate the construction of replacement housing elsewhere. No demolition or substantial change in land use designation that would result in the displacement of residents is proposed in the General Plan. Therefore, impacts associated with implementation of the Beaumont 2040 Plan relative to displacement of a substantial number of persons or housing are considered **less than significant**.

5.13.6   Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measures which could minimize significant adverse impacts (CEQA Guidelines, Section 15126.4). Because the Beaumont 2040 Plan will not result in significant adverse impacts with regards to **population and housing**, no mitigation measures are necessary.

5.13.7   Levels of Significance after Mitigation

No mitigation measures are necessary. Based on the analysis above, the Project was not found to create significant impacts related to unplanned growth having impacts on development or infrastructure. Additionally, the Project provides a clear plan for housing and allows housing to occur in a way that will not displace residents. The residual impacts are less than significant.

5.13.8   References
The following references were used in the preparation of this section of the DEIR:

GP 2007 DEIR	City of Beaumont, *2007 General Plan Update Draft Environmental Impact Report, SCH# 2004061001*, certified March 2007. (Available at the City of Beaumont
GP	City of Beaumont, Draft General Plan Update, dated August 21, 2020. (Available at https://www.beaumontca.gov/DocumentCenter/View/36596/Beaumont-GPU-Public-Draft, accessed August 27, 2020).
DOF	State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2020, with 2010 Benchmark*. May 2020. (Available at http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/, accessed August 27, 2020.)

HE   City of Beaumont, *2013-2021 Housing Element*. Adopted December 17, 2013.
                (Available at https://www.beaumontca.gov/DocumentCenter/View/68/Housing-
                Element?bidId=, accessed August 27, 2020.)

RTP/SCS   Southern California Association of Governments, *The 2016-2040 Regional
                Transportation Plan/ Sustainable Communities Strategy*, adopted April 2016.
                (Available at http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf,
                accessed August 26, 2020.)

SCAG-A   Southern California Association of Governments, *Profile of the City of Beaumont
                Local Profiles Report 2019*, May 2019. (Available at
                http://www.scag.ca.gov/Documents/Beaumont.pdf , accessed August 27, 2020.)

SCAG-B   Southern California Association of Governments, *2016-2040 RTP/SCS Final Growth
                Forecast by Jurisdiction*, dated April 11, 2016. (Available at
                http://www.scag.ca.gov/Documents/2016_2040RTPSCS_FinalGrowthForecastbyJuri
                sdiction.pdf, accessed August 27, 2020.)

SCAG-C   Southern California Association of Governments, 5th Cycle *Regional Housing Needs
                Assessment Final Allocation Plan, 1/1/2014 - 10/1/2021,* September 4, 2012.
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                http://rtpscs.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf, accessed
                August 26, 2020.)

SCAG-D   Southern California Association of Governments, *The New Economy and
                Jobs/Housing Balance in Southern California*, April 2001. (Available at
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                2020.)