

## **4.13 POPULATION, HOUSING, AND EMPLOYMENT**

This section addresses the existing population, housing, and employment conditions in the City of Rancho Cucamonga, County of San Bernardino, and the region; it also analyzes estimated population growth and trends related to future housing and employment anticipated in the City, County, and region, as contained in the proposed 2010 General Plan Update's Housing Element. The assessment of population, housing, and employment impacts is based on estimates of City buildout, as developed in the preparation of the proposed Land Use Plan.

### **4.13.1 RELEVANT POLICIES AND REGULATIONS**

#### **State**

##### ***State Housing Law***

State Housing law recognizes the need to provide decent housing for all residents and for uniform building standards to protect the health, safety, and general welfare of the public and occupants of housing and accessory buildings, as stated in Division 13, Part 1.5 of the *California Health and Safety Code*. The California Department of Housing and Community Development (HCD) is responsible for implementing this law and has developed legislation and regulations that include building standards for new construction of hotels, motels, lodging houses, apartments, dwellings, and accessory buildings. These standards are part of Title 24 of the *California Code of Regulations* (California Building Code), and include requirements for specific accommodations for persons with physical disabilities. In addition, regulations on the maintenance, use, occupancy, repair, alteration, moving, and demolition of residential uses have been added by HCD into the *California Code of Regulations* (Title 25, Division 1, Chapter 1). The HCD oversees the application of State laws, regulations, and code enforcement by a city or county, or a city's or county's building, housing, health, or fire department or fire district.

##### ***Housing Element Law***

As part of Statewide housing policy, the Legislature mandates that all cities and counties include a Housing Element as part of their adopted General Plan. Section 65583 of the *California Government Code* requires the preparation of a Housing Element and specifies that its contents include a needs assessment; a statement of goals, objectives, and policies; a five-year schedule of program actions; and an assessment of past programs. This law also requires the regular update of the Housing Element to address the changes in existing and future housing needs of each jurisdiction, as determined by the Regional Housing Needs Assessment (RHNA). Section 65588 of the *California Government Code* previously established the deadline for the fourth revision of the Housing Element to be June 30, 2006. However, the California Department of Housing and Community Development extended the deadline for the revision to July 1, 2008. The fifth revision adoption deadline has been set as June 30, 2014.

#### **Regional**

##### ***Regional Housing Needs Assessment***

State law requires all regional councils of government (COGs), also known as municipal planning organizations (MPOs), which includes SCAG, to determine the existing and future housing needs for its region (*California Government Code*, Section 65580 et. seq.). SCAG is also required to determine the allocation of housing that must be accommodated within each city and county in the SCAG region.

SCAG’s Regional Housing Needs Assessment (RHNA) provides an allocation of the existing and future housing needs by jurisdiction; this is based on income level, existing housing needs within each city and county, and the fair share allocation of the projected regional population growth. The allocations are driven by the intent that a better balance between jobs and housing should occur in various areas of the region and that every city should incur its fair share in the development of affordable housing units and in meeting future housing needs.

SCAG defines “existing needs” as the number of low-income households overpaying for housing (defined as paying more than 30 percent of their income), as well as those in severe overcrowded conditions, farm worker needs for housing, and affordable housing units at risk of conversion to market rate housing.

SCAG defines “future needs” as the number of additional housing units by income level that will have to be created in the City as a fair share of the region’s projected housing needs based on the estimated population growth in the city and region. SCAG calculates future housing needs based upon each individual city’s household growth forecasts, plus a certain amount of units needed to account for ideal level of vacancy needed to promote housing choice, to account for moderate cost increase, to avoid the concentration of lower income households, and to provide for replacement housing.

Housing needs are broken down by income group, based on household size and the County of San Bernardino’s Area Median Income (AMI). The income groups are:

- Extremely Low Income – 0 to 30 percent of the AMI;
- Very Low Income – 31 to 50 percent of the AMI;
- Low Income – 51 to 80 percent of the AMI;
- Moderate Income – 81 to 120 percent of the AMI; and
- Above Moderate Income – above 120 percent of the AMI.

For 2009, the HCD set the AMI for a 4-person household in San Bernardino County at \$64,500. Income limits by household size for the San Bernardino County area are provided in Table 4.13-1.

**TABLE 4.13-1  
STATE INCOME LIMITS (2009) FOR SAN BERNARDINO COUNTY**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
<b>Extremely Low</b>	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400
<b>Very Low</b>	\$23,300	\$26,650	\$29,950	\$33,300	\$35,950	\$38,650	\$41,300	\$43,950
<b>Low</b>	\$37,300	\$42,650	\$47,950	\$53,300	\$57,550	\$61,850	\$66,100	\$70,350
<b>Moderate</b>	\$54,200	\$61,900	\$69,650	\$77,400	\$83,600	\$89,800	\$96,000	\$102,150
<b>Median Income</b>	\$45,150	\$51,600	\$58,050	\$64,500	\$69,650	\$74,800	\$80,000	\$85,150

Source: HCD 2009.

The RHNA is updated every 5 to 6 years and identifies the housing needs for the upcoming multi-year period. In fall 2007, The California HCD and U.S. Department of Housing and Urban Development (HUD), in cooperation with SCAG, approved the Southern California region’s Final RHNA allocation for the January 1, 2006 to June 30, 2014 planning period. The City of Rancho Cucamonga’s final housing allocation is provided in Table 4.13-2.

**TABLE 4.13-2  
RANCHO CUCAMONGA'S HOUSING ALLOCATION (2006–2014)**

Income Group	Extremely Low <sup>a</sup>	Very Low	Low	Moderate	Above Moderate	Total
<b>Future Housing Need (units)</b>	317		216	245	504	<b>1,282</b>
<b>Percent<sup>b</sup></b>	24.7%		16.8%	19.1%	39.3%	<b>100.0%</b>
<b>Existing Housing Need (units)</b>	1,690	1,970	3,385	1,615	7,215	<b>15,875</b>
<b>Percent<sup>b</sup></b>	10.6%	12.4%	21.3%	10.2%	45.4%	<b>100.0%</b>
<sup>a</sup> State law now requires that the City also project the housing needs of extremely low income households. It can be assumed that 50 percent of the very low-income households have extremely low incomes. Therefore, from the very low income need of 317 units, the City has a projected need of 159 units for extremely low income households. <sup>b</sup> Percentage amounts may not add to 100 due to rounding.						
Source: SCAG 2007a.						

As shown, the City of Rancho Cucamonga is identified as having a future housing construction need of 1,282 dwelling units and an existing housing need of 15,875 housing units/households. The majority of the existing housing need consists of over-paying households in the City.

**Local**

***Rancho Cucamonga Housing Element***

As mandated by State law, the Rancho Cucamonga Housing Element was updated in 2000 and is part of Chapter III of the City's 2001 General Plan. The Housing Element addresses the housing needs of the City for the June 2000 to June 2005 planning period. It includes an overview of (1) the population and housing characteristics; (2) constraints to housing development; and (3) the City's housing goals, objectives, policies, and programs.

The Housing Element addresses the City's future housing need of 2,344 units for the 2000–2005 planning period, and identifies various assistance programs to serve the housing needs of the existing resident population. For each housing program, the Element includes quantified objectives, the responsible department/agency, funding sources, and schedules.

With new RHNA numbers for the 2006–2014 planning period from SCAG, the Housing Element is required to be updated to address the City's regional share of existing and future housing needs. The Housing Element is currently being updated; however, it is not addressed as part of this EIR and will require separate CEQA review.

**4.13.2 EXISTING CONDITIONS**

**Population**

The City of Rancho Cucamonga incorporated in 1977 with a population of approximately 44,600 persons (DOF 1984). According to the California Department of Finance (DOF), the City had a resident population of 53,800 persons in 1980 (DOF 1984); as shown in Table 4.13-3, by 1990, the resident population grew to 101,409 persons. The 2000 Census estimated the City's population at 127,743 persons, and current estimates place the City's January 2009 population at 177,736 persons. Table 4.13-3 shows historic population growth in the City and in San Bernardino County.

**TABLE 4.13-3  
POPULATION GROWTH**

Year	City	Annual Growth	County	Annual Growth
1990	101,409		1,418,380	
2000	127,743	2.59%	1,710,139	2.06%
2001	133,092	4.19%	1,746,874	2.15%
2002	139,904	5.12%	1,793,009	2.64%
2003	149,175	6.63%	1,840,628	2.66%
2004	157,346	5.48%	1,893,861	2.89%
2005	163,880	4.15%	1,946,312	2.77%
2006	172,360	5.17%	1,990,390	2.26%
2007	173,999	0.95%	2,022,710	1.62%
2008	175,706	0.98%	2,044,895	1.10%
2009	177,736	1.16%	2,060,950	0.79%

Source: DOF 2009.

As shown in Table 4.13-3, significant growth in the City occurred between 2000 and 2006 at a rate of 5.8 percent, and population increases in the City were higher than Countywide population increases from this period. This growth has slowed down in recent years, with the City's population growing at an approximate rate of one percent annually (DOF 2009).

### Housing

Table 4.13-4 shows historic housing growth in the City and the County. According to the California DOF, the City's housing stock consisted of 42,134 housing units in 2000. In January 2009, the housing stock increased to 55,716 housing units. Since 2000, the City and the County have both experienced positive growth of their housing stock; however, the annual growth rates experienced between 2000 to 2006 were higher in the City than in the County and, in 2007 and 2008, the housing stock in the County increased at a more rapid pace.

**TABLE 4.13-4  
HOUSING STOCK GROWTH**

Year	City	Annual Growth	County	Annual Growth
2000	42,134	–	601,369	–
2001	42,953	1.94%	605,809	0.74%
2002	44,425	3.43%	612,906	1.17%
2003	46,870	5.50%	621,731	1.44%
2004	48,964	4.47%	632,034	1.66%
2005	50,749	3.65%	645,394	2.11%
2006	53,606	5.63%	661,435	2.49%
2007	54,412	1.50%	676,676	2.30%
2008	55,103	1.27%	685,409	1.29%
2009	55,716 <sup>a</sup>	1.11%	690,234	0.70%

a For purposes of consistency, the DOF estimate for 2009 housing stock was used instead of the baseline figure cited previously in Table 3-1. The difference between the two figures is not statistically significant.

Source: DOF 2009.

As shown in Table 4.13-5, currently the majority of the City's housing stock (64 percent) consists of single-family detached units. Approximately 24 percent of dwelling units exist as large, multi-family developments with 5 units or more. The remainder of the City's housing stock exists as 6 percent multi-family units (2–4 units) and 2 percent mobile homes.

**TABLE 4.13-5  
HOUSING TYPE**

Housing Type	2000		2003		2006		2009	
	Number of Units	Percent of Total						
Single-Family Detached	29,220	69%	32,156	69%	34,711	65%	35,674	64%
Single-Family Attached	2,532	6%	2,569	5%	3,027	6%	3,373	6%
Multi-Family 2-4 Units	1,794	4%	1,794	4%	1,942	4%	1,954	4%
Multi-Family 5+ Units	7,216	17%	8,979	19%	12,554	23%	13,335	24%
Mobile Homes, Trailer & Other	1,372	3%	1,372	3%	1,372	3%	1,380	2%
<b>Total</b>	<b>42,134</b>	<b>100%</b>	<b>46,870</b>	<b>100%</b>	<b>53,606</b>	<b>100%</b>	<b>55,716</b>	<b>100%</b>

Note: Percentage totals may not add to 100 due to rounding.  
Source: DOF 2009.

Of the City's total of 55,716 units in 2009, approximately 54,036 units are occupied, for a vacancy rate of 3.02 percent (DOF 2009).

In 2009, that City had an average of 3.22 persons per household, which is slightly lower than the County's average household size of 3.29 persons per household (DOF 2009).

**Employment**

As shown in Table 4.13-6, the City's labor force (persons 16 years and older) consisted of 61,950 persons in 2000. In 2007, Rancho Cucamonga had over 63,000 jobs, or approximately 5 percent of the Inland Empire's<sup>1</sup> economy (Rancho Cucamonga 2007). This number increased to 78,673 persons in 2006 and was estimated at 82,899 persons in 2008. According to the U.S. Census Bureau, since 2000, the City's labor force has been mainly employed in managerial/professional occupations, as well as in sales and office occupations. Table 4.13-6 shows the breakdown of occupation by residents of the City.

<sup>1</sup> The Inland Empire includes San Bernardino and Riverside Counties.

**TABLE 4.13-6  
EMPLOYMENT BY OCCUPATION**

Occupation	2000 <sup>a</sup>		2006–2008 Estimates <sup>ab</sup>	
	Employees	Percent	Employees	Percent
Managerial/Professional	22,080	35.6%	31,257	37.7%
Service occupations	8,164	13.2%	11,230	13.5%
Sales and office occupations	18,918	30.5%	26,095	31.4%
Farming, fishing, forestry	117	0.2%	82	0.1%
Construction, Maintenance, Repair	5,248	8.5%	6,444	7.7%
Production/Transportation	7,423	12.0%	7,791	9.4%
<b>Total</b>	<b>61,950</b>	<b>100.00%</b>	<b>82,899</b>	<b>100.0%</b>
<p>* The American Community Survey (ACS) is conducted under the authority of the <i>United States Code</i> (Title 13, Sections 141 and 193) and is part of the reengineered Decennial Census Program. Data that were previously collected only in census years is now collected every year as part of the ACS to provide more current data throughout the decade. Beginning with the 2005 ACS, and continuing every year thereafter, 1-year estimates are available for geographic areas with a population of 20,000 persons or more. In 2008, the ACS released its first multi-year estimates based on data collected from 2005 through 2007. By 2010, estimates for areas with populations of 20,000 persons or less would be available, based on data collected from 2005 through 2009. The 2006–2008 Estimates is a data set that presents the estimates for the 3-year survey, along with the associated 90% margin of error.</p> <p>Note: Percentages may not add to 100 due to rounding.</p> <p>Sources: <sup>a</sup> U.S. Census Bureau 2000; American Community Survey 2006-2008**</p>				

According to the California Employment Development Department (EDD), Rancho Cucamonga’s labor force consisted of 77,100 persons as of September 2009; of this, 70,200 persons were employed and 6,900 persons were unemployed. This translates to a Citywide unemployment rate of 8.9 percent, which is lower than the Countywide estimate of 13.6 percent (EDD 2009).

According to the *Economic Conditions Background Report* prepared in April 2009 by Strategic Economics, employment in the City is dominated by the educational, health, and social services sector (21 percent). Additionally, approximately 13 percent of the City’s employment is within the retail sector; 13 percent is within the manufacturing sector; 8 percent is within the finance, insurance, and real estate sector; and 6 percent is within the construction sector (Strategic Economics 2009). The largest employers in the City are Chaffey Community College, Etiwanda School District, City of Rancho Cucamonga, Southern California Edison Company, Alta Loma School District, Mercury Insurance Company, West Coast Liquidators, and Recot/Frito-Lay, Inc. (Strategic Economics 2009).

**Growth Projections**

Growth projections for the City of Rancho Cucamonga have been developed by SCAG as part of its regional planning efforts for the development of the Regional Comprehensive Plan, the Regional Transportation Plan, and the RHNA.

As shown in Table 4.13-7, the City of Rancho Cucamonga is projected to have a 2035 population of 172,421<sup>2</sup> persons, with 55,182 housing units and an employment base of 97,873 persons.

<sup>2</sup> When compared, the actual population figure for the City in 2009 (shown in Table 4.13-3) is greater than the projected population figure for the City in 2035 (shown in Table 4.13-7). This discrepancy is due to different information sources and different methods of data collection. For purposes of analysis, this PEIR relies upon SCAG projections presented in Table 4.13-7 due to the lack of available projections from the DOF.

**TABLE 4.13-7  
GROWTH PROJECTIONS FOR RANCHO CUCAMONGA**

	Year							
	2003	2005	2010	2015	2020	2025	2030	2035
Population	151,087	166,348	171,980	172,404	172,409	172,413	172,417	172,421
Households	46,471	50,603	52,027	53,396	53,878	54,341	54,774	55,182
Employment	54,184	59,984	67,382	73,494	78,524	84,414	90,913	97,873

Source: SCAG 2008a.

**Jobs/Housing Balance**

SCAG 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/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” (SCAG 2001). Jobs and housing are considered in balance when a subregion has enough employment opportunities for most people who live there and enough housing opportunities for most of the people who work there. The jobs/housing balance is one indicator of quality of life in the project area. SCAG uses the jobs/housing ratio to assess the relationship between housing and employment growth.

Jobs-rich areas in Southern California are located in the highly urbanized areas in the western portion of the region, primarily in southern and western Los Angeles County, and in central and northern Orange County. Housing-rich areas are located in suburban communities located east of these employment centers, including San Bernardino and Riverside Counties and North Los Angeles County. Table 4.13-8 identifies the projected jobs/housing ratio for both the County and the City between 2010 and 2035.

**TABLE 4.13-8  
JOBS-HOUSING RATIO (2010–2035)**

	2010	2015	2020	2025	2030	2035
<b>San Bernardino County</b>						
Population	2,182,049	2,385,748	2,582,765	2,773,945	2,957,753	3,133,801
Household (du)	637,250	718,602	787,142	852,986	914,577	972,561
Employment	810,233	897,489	965,778	1,045,480	1,134,960	1,254,749
Jobs/Housing Ratio	1.27	1.25	1.23	1.23	1.24	1.29
<b>Rancho Cucamonga</b>						
Population	171,980	172,405	172,409	172,414	172,417	172,420
Household (du)	52,027	53,396	53,877	54,339	54,776	55,181
Employment	67,382	73,494	78,523	84,413	90,912	97,874
Jobs/Housing Ratio	1.30	1.38	1.46	1.55	1.66	1.77
du: dwelling units						

Source: SCAG 2008.

As shown in Table 4.13-8, the City’s jobs/housing ratio is projected to increase from 1.30 jobs per household in 2010 to 1.77 jobs per household in 2035, suggesting an increase in non-residential development in the City, with a slower increase in housing development. On the

other hand, the County of San Bernardino would only increase jobs by 0.02 percent with a jobs/housing ratio of 1.29 jobs per household in 2035.

Jobs/housing balance defines an area where the number of housing units available for the employed population is equivalent to the number of jobs in an area. Alternatively, the provision of employment to fill the housing supply may also be considered jobs/housing balance. The job/housing ratio for the SCAG region was 1.25 in 1997 and 1.34 in 2000. An area with a ratio higher or lower than 1.0 to 1.29 is considered out of balance. SCAG considered the City of Rancho Cucamonga and surrounding areas in southwestern San Bernardino County to be "Balanced" in 1997 but projects this same area to be "Very Job Rich" by 2025 (SCAG 2001). SCAG projections show that the City will have a jobs/housing ratio of 1.33 to 1.77 between 2010 and 2035, making it jobs-rich (SCAG 2008).

#### 4.13.3 THRESHOLDS OF SIGNIFICANCE

The following significance criteria are derived from Appendix G of the State CEQA Guidelines. A project would result in a significant adverse impact related to population, employment and housing if it would:

**Threshold 4.13a:** 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);

**Threshold 4.13b:** Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or

**Threshold 4.13c:** Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

#### 4.13.4 GENERAL PLAN GOALS AND POLICIES

A number of goals and policies in the proposed General Plan address the resident population, the provision of adequate housing, and the promotion of employment opportunities to area residents. Specifically, the current 2000 Housing Element addresses the existing and future housing needs of the City. Implementation of the goals and policies in this Element would reduce adverse impacts on population, housing, and employment from future development and redevelopment. While the ongoing update of the Housing Element would lead to changes to these goals, policies and programs, the goal and objectives of the City in meeting the housing needs of its existing and future residents is expected to remain the same.

**GOAL:** *The City shall provide opportunities and incentives for the provision of a variety of housing types for economic segments wishing to reside in the community regardless of race, religion, sex, or income group.*

**Objective 1:** *Allow and create new opportunities that enable a broad range of housing types, maintain a balanced supply of ownership and rental units, and provide sufficient numbers of dwelling units to accommodate expected new household formations.*

**Objective 2:** *Provide housing opportunities that meet the needs of all economic segments of the community including very low, low-, and moderate-income households and special needs groups.*

- Objective 3: Promote equal housing opportunities for all economic segments of the community regardless of race, sex, or religion.*
- Objective 4: Provide quality residential environments which contribute to a well-functioning community by ensuring residential development which is not only attractive in design, but which functions to protect the public safety and welfare, and provide benefits to the community.*
- Objective 5: Conserve and improve the existing housing stock, including structures of historic significance, and eliminate the causes and spread of blight by encouraging the investment of public and private funds in housing rehabilitation and public improvements.*
- Objective 6: Provide opportunities so that 30% of the persons employed in the City may live in the City.*
- Objective 7: Require energy efficiency in all residential developments.*
- Objective 8: Where possible, eliminate governmental constraints.*
- Objective 9: As required by State law, periodically update the housing element, including evaluation of its effectiveness in attainment of its goal, objectives, policies, and programs.*

Goals and policies in the proposed 2010 General Plan Update that address the resident population and housing issues, along with their corresponding implementation actions, include:

*GOAL LU-1: Ensure established residential neighborhoods are preserved and protected, and local and community-serving commercial and community facilities meet the needs of residents.*

*Policy LU-1.1: Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.*

**Implementation Action:** *Review and amend the residential zoning classifications of the Development Code to ensure that the allowable land uses are compatible with densities of residential neighborhoods.*

*Policy LU-1.6: Encourage small-lot single-unit attached and/or detached residential development (5,200 square-foot-lots or smaller) to locate in areas where this density would be compatible with adjacent residential neighborhoods.*

**Implementation Action:** *Review and modify the Development Code and corresponding zoning maps to ensure that the small-lot single-family housing type can be accommodated within those residential districts with an underlying Medium Residential land use designation.*

*Policy LU-3.5: Work toward a sustainable jobs-housing balance by accommodating a range and balance of land uses within Rancho Cucamonga.*

**Implementation Action:** *Continue with business retention and attraction programs, and promote residential development opportunities to the development community within areas designated Mixed Use.*

*Policy LU-3.10: Reserve appropriate areas of land for institutional uses to ensure that necessary services are provided to all areas of the community, and to encourage the creation of job opportunities for Rancho Cucamonga residents.*

**Implementation Action:** *Review and modify portions of the Development Code to discourage the intrusion of institutional uses within industrial/commercial districts, while identifying areas within other zoning districts that are appropriate for inclusion of institutional uses that serve residents.*

**GOAL LU-6:** *Promote the stability of southwest Rancho Cucamonga residential neighborhoods.*

*Policy LU-6.1: Continue to encourage commercial and community services that meet community needs.*

**Implementation Action:** *Identify and implement economic development incentives that can increase the availability of commercial businesses to serve neighborhoods within the Southwest focus area, particularly on infill properties.*

#### **4.13.5 STANDARD CONDITIONS OF APPROVAL**

There are no existing Federal, State and regional regulations that relate to population, housing and employment and that are applicable to the proposed 2010 General Plan Update.

#### **4.13.6 ENVIRONMENTAL IMPACTS**

Future residential development and redevelopment in the City pursuant to the proposed 2010 General Plan Update are expected to lead to increases in the resident population and housing stock of the City. Non-residential development and redevelopment would create job opportunities for residents of the City and the surrounding area.

#### **Population Growth**

**Threshold 4.13a: Would the proposed General Plan Update induce substantial population growth in an area, either directly (for example, by proposed new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

#### **Population**

As described in Section 3.0, Project Description, future development and redevelopment in the City and SOI pursuant to the proposed 2010 General Plan Update is estimated to produce up to 7,584<sup>3</sup> new dwelling units. Full occupancy of these dwelling units would increase the City's resident population by approximately 24,300 residents, based on the City's average household size of 3.2 persons per household (Rancho Cucamonga 2009b). This would increase the City's current (2009) estimated resident population of 177,736 residents by 14.66 percent to 203,800 residents at full General Plan buildout, which is expected in 2030.

While buildout of the City would lead to an increase in the local population that would exceed established SCAG projections, the increase in population itself is not considered a significant impact. Rather, demand for goods and services that may be created by the new residents could

<sup>3</sup> This figure is based on the baseline figures cited previously in Table 3-1.

indirectly lead to impacts. Commercial goods and services would be provided by existing commercial uses in the City and in the surrounding areas. Demand for public services and the impacts of future development and redevelopment on these services are discussed in Section 4.14, Public Services, and Section 4.15, Recreation. Demand for utility services is discussed in Section 4.17, Utilities. Direct impacts related to the increase in residents in the City itself are expected to be less than significant; no mitigation is required.

## **Housing**

The proposed Land Use Plan (refer to Section 3.0, Project Description) shows a total buildout of 62,196 housing units citywide, with another 1,057 units in the SOI for a total of 63,253 units in the planning area at General Plan buildout. Approximately 7,584 new dwelling units are expected in the City (including the SOI) which is an increase of 13.62 percent over the existing housing stock of 55,716 units<sup>4</sup> in January 2009. This buildout would exceed current SCAG projections of households for 2030. Thus, there would be adequate housing units to accommodate the projected households in the City.

New housing development is anticipated on vacant lots with residential designations, the majority of which are in the eastern section of the City, in the hillside areas in the SOI, and in vacant areas designated for Mixed Use development, as shown in the proposed Land Use Plan (refer to Exhibit 3-3 in Section 3.0, Project Description).

Assuming development of a mix of market-rate and affordable housing, the development of new housing units associated with General Plan buildout in the City would exceed the City's future housing need for 1,282 units, as allocated by the RHNA for the 2006–2014 planning period and to be addressed by the updated Housing Element.

As outlined above, the current Housing Element goal and objectives address the provision of adequate housing for all residents in the City, as well as meeting the identified existing and future housing needs of the City of Rancho Cucamonga. The goal and objectives articulate the City's commitment to the provision of housing for all residents.

Implementation of the City's housing programs would ensure the housing needs of the City's resident population are met with the appropriate types of housing that would be developed in the City. Impacts associated with increases in housing stock would be less than significant; no mitigation is required.

## **Employment**

The Land Use Plan in the proposed General Plan will allow the development of a total of 99,797,700 square feet of non-residential development, and 103,040 total jobs. This represents an increase of 25,690 jobs over the City 2009 employment base of approximately 77,350 jobs (Hogle 2009) and exceeds current SCAG projections for employment positions for 2030 by 12,128 jobs. The increase in the City's employment base is expected to have a beneficial impact on local residents who want to be employed near their places of residence. These jobs would also meet the demand for services that would be required by the increasing resident population. This would result in a less than significant impact; no mitigation is required.

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<sup>4</sup> This figure represents the DOF estimate for 2009 housing stock and is slightly higher than the 2009 housing stock identified in the 2010 General Plan Update and Table 3-1 of this PEIR. The difference between the two figures is not statistically significant.

## **Infrastructure**

While the proposed 2010 General Plan Update includes a Circulation Plan in the Community Mobility Element, it does not call for the construction or extension of roadways into undeveloped areas. Similarly, the Public Facilities and Infrastructure Element does not propose new facilities or infrastructure in undeveloped areas that would induce growth. While the availability of roadways and utility infrastructure in the City could induce the development of adjacent vacant lands, developers of new projects would still be responsible for improving roads and upgrading the infrastructure, as needed, to serve it. Future development and redevelopment would also need to connect to the water, sewer, storm drain, power, gas, telephone, and cable lines; project applicants would pay connection and service fees to the City or other utility agencies. Developments in the undeveloped areas of the SOI would have to provide the roadway and utility extensions needed to serve the development in this area when it occurs.

In areas where existing roadways and utility infrastructure lines are in place, no population growth is expected from the proposed General Plan. Also, no roadway or infrastructure extensions are proposed by the General Plan that would induce development in the undeveloped areas of the SOI. Less than significant impacts would occur; and no mitigation is required.

## **Growth Projections**

Future development and redevelopment pursuant to the proposed 2010 General Plan Update would lead to population, housing, and employment growth in the City. Buildout of the City is estimated to include 63,261 housing units, with 203,800 residents and 103,040 jobs by 2030. These buildout capacities exceed SCAG's 2030 and 2035 projections for the City: 172,417 persons, 54,776 households, and 90,912 jobs by 2030 and 172,420 residents, 55,181 households, and 97,874 jobs by 2035 (SCAG 2008a). However, it should be noted that the City's 2009 population (177,736 residents) and housing stock (55,716 units) already exceed SCAG's 2035 population and household projections: 172,420 residents, 55,181 households, and 97,874 jobs (SCAG 2008a).

Since SCAG's projections are for a specific year, while the City's buildout capacity will be reached depending on the local rate of growth and development, this suggests that the proposed 2010 General Plan Update would accommodate growth in the City beyond the anticipated buildout date of 2030. The exceedances do not necessarily mean that substantial growth will occur in the City at one time or that a significant adverse impact will occur. No specific development proposal is being considered, nor is immediate development expected with adoption of the proposed 2010 General Plan Update. Actual development applications will continue to be largely influenced by property owner discretion and based on market demand. The proposed 2010 General Plan Update is intended to serve as a guide for future development over the next 10 to 20 years. Therefore, impacts related to growth projections could be less than significant, but have the potential for a significant impact based on future development proposals and entitlements.

## **Jobs-Housing Balance**

Jobs/housing balance is an indicator of balanced growth and quality of life in the project area. The County's jobs/housing ratio is 1.27 in 2010 and is projected to be 1.29 in 2035, while the City's jobs/housing ratio is estimated at 1.30 in 2010 and is projected to be 1.77 in 2035 (SCAG 2008a), indicating a future jobs-rich condition.

Buildout of the City under the proposed Land Use Plan, as discussed in Section 3.0, Project Description, would lead to a housing stock of 63,253 units, with 203,800 residents, and an employment base of 103,040 jobs. This translates to a jobs-housing ratio of 1.63 jobs per household. The proposed General Plan shows a slightly lower jobs-housing ratio at buildout than SCAG projections, but still improves over the City's 2010 jobs/housing ratio and anticipates the City to be jobs-rich in the future. This could be a significant impact, drawing vehicles from other areas to the City and creating more traffic congestion, but if the trips are drawn from nearby communities and eliminate long trips to distant job markets, the impact would be a positive change.

*Impact 4.13a: The proposed 2010 General Plan Update will indirectly increase the City's population, housing stock, and employment base by providing capacity to accommodate future development. Exceedances of SCAG projections for population, households, and employment are expected, which may have the potential for a significant impact based on the rate of future development proposals and entitlements. Also, the increase in the jobs/housing ratio at buildout may create more traffic congestion. However, if these trips replace longer trips to distant job markets, regional impacts would be beneficial. Additionally, traffic impacts associated with buildout of the proposed 2010 General Plan Update are expected to be fully reduced to less than significant impact through implementation of programmed improvements as detailed in Section 4.16, Transportation/Traffic. Therefore, impacts would be less than significant; no mitigation is required.*

### **Displacement of Housing and People**

**Threshold 4.13b: Would the proposed General Plan Update displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Threshold 4.13c: Would the proposed General Plan Update displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

The proposed Land Use Plan shows that the City's development capacity will increase by 7,584 dwelling units over the existing housing stock. This will lead to a buildout of 62,196 housing units citywide, with another 1,057 units in the SOI for a total of 63,253 units in the Study Area. The proposed Land Use Plan, depicted on Exhibit 3-3, preserves the City's existing residential neighborhoods (Goal LU-1 and supporting policies in the Land Use, Community Design and Historic Resources Chapter). Thus, existing residential developments in the City are expected to remain in place, and displacement would not occur in these areas. Future development on vacant lots also would not involve any displacement. The only anticipated impacts related to displacement of housing or people would occur as older structures are redeveloped or improved by the property owners. However, this redevelopment would only result in the temporary displacement of households and residents, which would result in a less than significant impact; no mitigation is required.

*Impacts 4.13b and 4.13c: Displacement of housing and people may occur on a temporary basis as property owners elect to do on-site redevelopment or improvement projects. Due to the short-term nature of displacement, potential impacts would be less than significant; no mitigation is required.*

#### 4.13.7 CUMULATIVE IMPACTS

Increases in the population, housing, and employment base of San Bernardino County are expected over time due to in-migration and birth. Future development pursuant to the proposed Rancho Cucamonga General Plan and in the County would lead to the development of new homes, the creation of new jobs, and the increase in the resident population of the City and the rest of the County. SCAG estimates as many as 3,133,801 persons, 972,561 housing units and 1,254,749 jobs throughout San Bernardino County by 2035. This would include the City's buildout capacity with 63,261 housing units with 203,800 residents and an employment base of 103,040 jobs based on the buildout summary of the 2010 General Plan Update, shown in Table 3-1. Table 4.13-9, Regional Growth Projections, shows projected growth in the County and the SCAG region.

**TABLE 4.13-9  
REGIONAL GROWTH PROJECTIONS**

	Year					
	2010	2015	2020	2025	2030	2035
<b>San Bernardino County</b>						
Population	2,182,049	2,385,748	2,582,765	2,773,945	2,957,753	3,133,801
Households	637,250	718,602	787,142	852,986	914,577	972,561
Employment	810,233	897,489	965,778	1,045,480	1,134,960	1,254,749
<b>SCAG Region</b>						
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125
Source: SCAG 2008a.						

The increase in population itself is not expected to be a significant cumulative adverse impact, as long as housing can adequately accommodate the population increases and goods and services are available to meet the needs of the population. The cumulative increase in population in the County would be accompanied by an increase in housing stock, as projected by SCAG. Thus, housing would be available for the future population. Whether this housing is adequate will depend on the rate of housing development and the success of housing programs in the County.

The RHNA identifies the existing and future housing needs for each city and county in the region, and State law requires each city and county to provide sites to accommodate future needs and to offer programs to meet existing housing needs. For the 2006–2014 planning period, the City of Rancho Cucamonga is expected to provide 1,282 units to meet its future needs, with the entire County expected to provide capacity for 107,543 units (SCAG 2007a). Subsequent updates of the RHNA and the cities' and county's individual Housing Elements would provide a continuous effort to meet future housing needs in the City, County, region, and State. Implementation of the programs in the Housing Elements of each city and the County as a whole is expected to meet the housing needs of existing and future residents in San Bernardino County. Demand for commercial goods and services is expected to be met by existing businesses and new business ventures that serve the marketplace. This may include businesses not just in the County but in adjacent cities and counties as well.

Public service demands by future residents are expected to be met by public service providers in the County, including the City of Rancho Cucamonga. This is discussed in Section 4.14, Public Services, of this EIR. Cumulative impacts are expected to be less than significant.

No significant cumulative adverse impacts on population, housing, or employment are expected from the proposed 2010 General Plan Update and future development and redevelopment in the County.

#### **4.13.8 MITIGATION MEASURES**

No significant adverse impacts on population, housing or employment have been identified; therefore, no mitigation is required.

#### **4.13.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

##### **Population Growth**

Less Than Significant.

##### **Displacement of Housing and People**

Less Than Significant.

##### **Cumulative Impacts**

Less Than Significant.