

5.13 Population and Housing

Based on Appendix G of the *State CEQA Guidelines*, the focus of the following analysis addresses the Project's potential impacts as it relates to population growth and the displacement of housing and people. Comment letters received in response to the NOP along with notes from the Scoping Meeting are included in Appendix A of this DEIR.

5.13.1 Setting

Project Location

As shown on **Figure 3-1 – Vicinity Map** and **Figure 3-2 – Location Map**, the Project site is located in the eastern portion of the City within the Sycamore Canyon Business Park/Canyon Springs Neighborhood on approximately 76 gross acres (71 net acres) within the *Sycamore Canyon Business Park Specific Plan (SCBPSP)*. Specifically, the Project site is located approximately 0.4-mile west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, west of Lance Drive. The Project site is located approximately 0.6 mile west of the Interstate 215 and State Route 60 interchange. Access to the Project site is currently provided by Lance Drive, which is a partially realized roadway along the southeastern edge of the Project site.

Existing Land Uses

As also shown on Figure 3-2, the Project site is vacant, except for the concrete v-ditch on the eastern portion of the Project site and the earthen check dam on the southern portion of the site. The site has been previously disturbed from weed abatement and off-tract vehicular usage in addition to disturbed land from previous rock crushing, sand stockpiling, and quarry activities in the lower southeastern portion of the Project site. There is also riparian vegetation on site that follows along the existing southerly-draining streambed that runs north-south through the central portion of the site, as well as man-made earthen trails that generally lead into the adjacent Sycamore Canyon Wilderness Park to the west of the Project site.

The Project is designated for B/OP (Business/Office Park) by the GP 2025 (see **Figure 3.4 – Land Use Designation Map**) and for Industrial land uses by the Sycamore Canyon Business Park Specific Plan. The Project site is zoned BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones (see **Figure 3.5 – Zoning Map**).

Surrounding Land Uses

Adjacent to the north and northeast of the Project site is medium density, detached single-family residential uses, and to the west-to-northwest of the Project site is very low density, detached single-family residential uses. To the east and south of the Project site are large-scaled light industrial uses consisting of distribution centers and warehousing, and to the west of the Project site is the Sycamore Canyon Wilderness Park. The previously vacant, graded lots north of Dan Kipper Drive between the Project site and Sycamore Canyon Boulevard are

currently under construction to add five light industrial structures consisting of office and warehouse uses. These existing surrounding land uses are consistent with the current GP 2025 land use designations and the City's Zoning Map.

Population, Housing, and Employment Forecasts

The Southern California Association of Governments (SCAG) prepares population, housing, and employment estimates as part of their Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). These projections were updated during preparation of SCAG's 2016 RTP/SCS (**Table 5.13-A – SCAG Population, Housing, and Employment Projections**) and have been prepared at the city-level and at the transportation analysis zone (TAZ) level. TAZs are used by SCAG for travel demand forecasting and allow for more specific analysis of conditions in the immediate vicinity of the proposed Project. The proposed Project is within TAZ 43260100.

The population within the City of Riverside is projected to increase by approximately 24 percent and within TAZ 43260100 by approximately 63 percent between 2012 and 2040. Likewise, the number of households is projected to increase by 28 percent and to increase approximately 52 percent within TAZ 43260100. This discrepancy between the projected increase in population and number of households can be explained in part to the projected decrease in household size both within the City of Riverside overall and within TAZ 43260100. Employment is also projected to increase by approximately 67 percent within the City of Riverside and by approximately 160% within TAZ 43260100.

Table 5.13-A – SCAG Population, Housing, and Employment Projections

	Actual 2012	Projected 2040
City of Riverside		
Population	310,700	386,600
Households	92,400	118,600
Household Avg. Size	3.36	3.26
Employment	120,000	200,500
TAZ		
Population	3,892	6,344
Households	1,161	1,761
Household Avg. Size	2.46	1.16
Employment	2,345	6,202

5.13.2 Related Regulations

Federal Regulations

There are no federal regulations regarding population and housing applicable to the proposed Project.

State Regulations

Government Code Section 65580 *et seq*

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires the Department of Housing and Community Development review local housing elements for compliance with State law and to report its written findings to the local government.

Regional Regulations

Regional Transportation Plan and Sustainable Communities Strategy

The Southern California Association of Governments (SCAG) adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) in April 2016. The goal of the RTP/SCS is to integrate transportation and land use planning to reduce greenhouse gas emissions and improve air quality by encouraging development of compact communities within high quality transit areas (HQTAs) and prioritizing funding to transportation projects that will reduce vehicle miles travelled or encourage use of public transportation. These programs are funded in part through SCAG's Sustainability Planning Grant Program (formerly known as the Compass Blueprint Grant Program). The RTP/SCS also includes a regional growth forecast based on the most recent land use plans, policies, and planning assumptions from local agencies within the SCAG region to identify HQTAs and transit priority areas (TPAs) (SCAG 2016).

Regional Housing Needs Assessment

SCAG also develops a Regional Housing Needs Assessment (RHNA) every eight years to determine total housing needs for each community based on the number of housing units needed to accommodate future population and employment growth. Jurisdictions within the SCAG region are required to develop proactive policies and programs to facilitate new housing

construction in accordance with assigned housing goals. The most recent RHNA Allocation Plan predicts a growth of 9,534 households from 2014 to 2021 within the City of Riverside (SCAG 2012). The City will be required to update the Housing Element of the City's 2025 General Plan to develop policies to meet this new allocation.

Local Regulations

Riverside General Plan 2025

The GP 2025 contains objectives and policies to minimize adverse conditions to population and housing increases for the City. Appendix M of this DEIR summarizes the Project's consistency with the applicable GP 2025 policies.

Sycamore Canyon Business Park Specific Plan

The Sycamore Canyon Business Park Specific Plan is intended to guide development within the Plan's boundaries. The Specific Plan came about through a series of circumstances that included: 1) it was the only large, undeveloped area of land not previously subject to planning analysis; 2) it had been identified as a potentially significant development opportunity in economic revitalization; 3) the adoption of the Arlington Heights Plan in 1979; 4) the Southeast Study Area report adopted in 1980; and 5) the Air Installation Compatible Use Zones (AICUZ) (amended in 1979) for the March Air Force Base, where a bulk of the property within the SCBPSP was described as impacted by aircraft noise contours of 80 CNEL or above and where some areas were impacted by accident potential from aircraft. Therefore, the intent of the Plan was and is to establish a high quality industrial development for the City that would strengthen the City's economic base while being compatible with what is now the March Air Reserve Base Airport Land Use Compatibility Plan. The Plan recommends development of light industry, distribution warehousing, and/or product assembly.

The following are goals and objectives of the Sycamore Canyon Business Park Specific Plan that are applicable to the Project in the context of growth (SCBPSP):

Development

Goal: To create a comprehensive plan and policies to encourage and facilitate high quality industrial development in the subject area.

Objective: Efficient and orderly development to minimize infrastructure costs.

Land Use

Goal: To accommodate a variety of industrial, commercial, and industrial support uses in a planned development complex.

5.13.3 Thresholds of Significance

The City has not established local CEQA significance thresholds as described in Section 15064.7 of the State *CEQA Guidelines*. Therefore, significance determinations utilized in this

section are from Appendix G of the State *CEQA Guidelines*. A significant impact will occur if implementation of the proposed Project will:

- (Threshold A) 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 B) displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or
- (Threshold C) displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

5.13.4 Project Design Features

Project design features refer to ways in which a project will reduce or avoid potential impacts through the design. With the exception of the concrete V-ditch and the earthen check dam, the proposed Project site is vacant, which will not require the displacement of housing or people.

5.13.5 Environmental Impacts before Mitigation

Threshold A: *Would the Project 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)?*

The proposed Project consists of the construction and operation of a total 1,375,169 square feet of light industrial uses consisting of office (approximately 20,000 square feet) and logistics (approximately 1,355,169 square feet) contained within two buildings on site and a subdivision of the Project site into two parcels, each parcel containing a proposed structure and associated parking lots. The Project's proposed industrial land use is consistent with the adopted GP 2025, Sycamore Canyon Business Park Specific Plan, and City zoning.

The Project will be accessed by an existing roadway, Lance Drive, which will also be fully realized, consistent with the Circulation and Community Mobility Element of the General Plan 2025, by extending Lance Drive from its current northern terminus to the existing western terminus of Dan Kipper Drive. Additionally, the Project will be served by existing water and wastewater utilities that serve the Sycamore Canyon Business Park, including the existing warehousing uses immediately south and east of the Project site. The Project's proposed off-site 8-inch diameter storm drain will only serve the proposed Project. As such, the Project does not require major extensions of roadway or other infrastructure that will directly or indirectly induce population growth.

Construction of the proposed Project will generate demand for approximately 350–400 temporary construction jobs. However, given the size of the proposed structures and the availability of labor in both the inland Riverside County and San Bernardino County region, and the Southern California region as a whole, it is reasonable to assume that the construction of

the Project will be completed by existing companies already doing business in the area with employees already residing in the area. Thus, construction-related growth inducement will not result from implementation of the Project.

The operation of the Project will result in additional employment opportunities within the City. While tenants for these proposed structures have not been identified to date, based on the proposed square footage of the Project's structures, approximately 860-1,335 employment opportunities may result.¹ Current growth forecast data from the Southern California Association of Governments (SCAG) indicate the City is expected to experience an approximately 25 percent increase in population from 2012 (310,700 persons) to 2040 (386,600 persons). Similarly, employment in the City is expected to experience an approximately 67 percent increase from 2012 (120,000 employment opportunities) to 2040 (200,500 employment opportunities). (SCAG 2016) The Project's potential to generate approximately 1,392 employment opportunities represents approximately 0.7 percent of the expected opportunities within the City by 2040. Moreover, SCAG's forecast data are based on various factors including local policies such as land use plans. As the Project is consistent with existing land use plans (the GP 2025 and *Sycamore Canyon Business Park Specific Plan*), SCAG's growth projections for the City incorporate the type of growth that will result from the Project.

As the Project's employment opportunities will consist of approximately 0.7 percent of the employment opportunities anticipated within the City in 2020, which is approximate to the date that both of the Project's structures are anticipated to be constructed, the Project is well within the growth forecasts for the City. Moreover, as a 15 percent increase in population is expected from 2008 to 2020 within the City, in addition to the anticipated growth for the areas around the City, it is reasonably anticipated that the Project's employment opportunities will be filled by residents that will reside in the region, regardless of the proposed Project.

Therefore, as the Project will not require roadway or utility infrastructure extensions, other than to connect Lance Drive to Dan Kipper Drive to existing utility infrastructure already serving the Sycamore Canyon Business Park, and as the employment opportunities generated by the Project are relatively minor and within forecasts, the Project will not induce substantial population growth. Impacts will be **less than significant**.

Threshold B: *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

¹ Low end employment projection based on an average of 1,598 SF of logistics space per employee per *Logistics Trends and Specific Industries that Will Drive Warehouse and Distribution Growth and Demand for Space*, March 2010 prepared by the NAIOP Research Foundation. (2010 NAIOP, Figure 3, p. 12). Number of employees calculated as follows: 1,375,174 total SF ÷ 1,598 SF/employee = 860 employees. Upper end based on the County of Riverside employee generation rate for light industrial uses of 1,030 SF per employee; number of employees calculated as follows: 1,375,174 total SF ÷ 1,030 SF/employee = 1,335 employees. Source: http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/4%20Technical%20appendices/App_E_Methodology_Adopted_Final.pdf, accessed July 17, 2015.

The Project site is vacant without any housing, and does not require removal of any residential dwelling units. Therefore, **no impacts** will occur.

Threshold C: *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The Project will not displace any people, necessitating the construction of replacement housing elsewhere as the Project site is proposed on vacant land that has no existing housing or residents that could be removed or affected by the proposed Project. Therefore, **no impacts** will occur.

5.13.6 Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measures which could minimize significant adverse impacts (State *CEQA Guidelines*, Section 15126.4). Implementation of the proposed Project will not result in any potentially significant impacts to population and housing, and therefore, mitigation measures are not necessary.

5.13.7 Environmental Impacts after Mitigation Measures are Implemented

No mitigation measures are necessary regarding the Project's impacts to population and housing. Impacts were found to be **less than significant**.

5.13.8 References

In addition to other documents, the following references were used in the preparation of this section of the DEIR:

- GP 2025 City of Riverside, *General Plan 2025*, certified November 2007 with subsequent amendments to various elements. (Available at <http://www.riversideca.gov/planning/gp2025program/general-plan.asp>, accessed June 17, 2015.)
- SCAG 2016 Southern California Association of Governments, *2014-2040 Current Demographics and Growth Forecast Appendix to RTP/SCS*, April 2016. (Available at http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf, accessed June 15, 2016.)
- SCAG 2012 Southern California Association of Governments, *50th Cycle Regional Housing Needs Assessment Final Allocation Plan*, August 2012. (Available at <http://rtpscs.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf>, accessed June 15, 2016).

SCBP City of Riverside, *Sycamore Canyon Business Park Specific Plan*, adopted July 1982, as amended through Amendment No. 14, January 23, 2007. (Available at <http://www.riversideca.gov/planning/cityplans-csp-sycanbp.asp>, accessed June 17, 2015).