

### 5.11 POPULATION AND HOUSING

This section describes the existing setting regarding population and housing and potential for socioeconomic impacts of the Spring Trails Specific Plan (proposed project) and the associated annexation of an adjacent 26.4-acre area on the City of San Bernardino, including changes in population, employment, and demand for housing. In addition, it evaluates the project against the various growth management goals and policies of the Southern California Association of Governments (SCAG). Descriptions and analysis in this section are based on population and housing information provided by the California Department of Finance (DOF), the United States Census, and the City of San Bernardino.

#### 5.11.1 Environmental Setting

The City and SCAG have published population, employment, and housing growth projections for San Bernardino. San Bernardino's projections are contained in its General Plan, which was approved by the City in 2005. The buildout assumptions in this Plan are not based on the maximum density and intensity levels for each land use category, but on typical development levels. This accounts for variations in project design, site conditions, open spaces, and access and parking requirements. These factors result in built densities and intensities that vary widely. The use of an average in determining buildout levels is intended to account for these variations in individual projects. SCAG's most recent projections are in the 2008 Regional Transportation Plan (RTP), which provides regional population, employment, and housing forecasts for all of Southern California. SCAG projects city-level demographic trend projections using the housing unit method, which is one of the most widely used methods for estimating and projecting local area households and population for planning purposes. The variation between the two documents is due to the different methodologies used, because different growth rates were used to calculate growth projections. Also, SCAG's buildout projection year is 2035, whereas the General Plan does not have a stated buildout year and the true buildout year may be 2050 or even later.



#### Population

##### County of San Bernardino

During the past decade, San Bernardino County's population growth rate has exceeded that of California and the United States (San Bernardino 2005a). The United States Commerce Department predicts that San Bernardino County and the Inland Empire, of which it is a part, will be the fastest growing region of the United States. According to the DOF, the County of San Bernardino had a population of 1,709,401 in 2000, which rose to approximately 1,971,318 in 2005, according to SCAG estimates. The population of the County of San Bernardino is projected to increase by approximately 1,424,400 persons between 2000 and 2035, or 83.3 percent of its 2000 population.

##### City of San Bernardino

According to the DOF, the City had a population of 185,401 in 2000, which accounted for about 11 percent of the County's population. According to the DOF estimates, the population of the City of San Bernardino increased to approximately 201,049 in 2005. The population of the City is projected to increase by approximately 80,114 persons between 2000 and 2035, a projected growth of 43.2 percent from its 2000 population. The City's projected growth from 2000 to 2035 is approximately half of the County's projected growth, as shown in Table 5.11-1.

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Based on the maximum dwelling unit allowance and current General Plan population factors included in the City's 2005 General Plan, the City's housing units will generate increased growth of an estimated 319,241 residents at buildout. By comparison, SCAG anticipates a 2035 population of 265,515.

**Table 5.11-1  
San Bernardino County and City of San Bernardino Population  
2000–2035**

	2000 <sup>1</sup>	2005	2010	2015	2020	2025	2030	2035	Projected Growth (2000–2035)
County of San Bernardino	1,709,401	1,971,318	2,182,049	2,385,748	2,582,765	2,773,945	2,957,753	3,133,801	83.3 %
City of San Bernardino	185,401	201,049	213,318	224,924	235,616	245,989	255,959	265,515	43.2%

Source: SCAG's 2008 Regional Transportation Plan Growth Forecast.

<sup>1</sup> California Department of Finance, 2007.

### Housing

#### County of San Bernardino

According to the DOF, the County of San Bernardino had 526,984 dwelling units in 2000, which rose to approximately 567,277 in 2005, according to SCAG estimates. The county's housing is projected to increase by approximately 445,577 dwelling units from 2000 to 2035, a projected growth of 84.6 percent. The housing growth in San Bernardino County has matched the pace set by population growth, as shown in Table 5.11-2.

**Table 5.11-2  
San Bernardino County and City of San Bernardino Households  
2000–2035**

	2000 <sup>1</sup>	2005	2010	2015	2020	2025	2030	2035	Projected Growth (2000–2035)
County of San Bernardino	526,984	567,277	637,250	718,602	787,142	852,986	914,577	972,561	84.6 %
City of San Bernardino	56,330	57,698	60,876	65,144	68,783	72,275	75,544	78,619	39.6%

Source: SCAG's 2008 Regional Transportation Plan Growth Forecast.

<sup>1</sup> California Department of Finance, 2007.

#### **City of San Bernardino**

According to the California DOF, the number of households within the City totaled 56,330 in 2000. As shown in Table 5.11-2, SCAG projects the City's number of households will increase to 78,619 by 2035, an increase of 39.6 percent from 2000. Similar to population, the City's projected growth of housing units from 2000 to 2035 is approximately half of the County's.

According to the City of San Bernardino's General Plan, the housing stock consisted of 63,535 housing units in 2000. By comparison, SCAG reported 56,330 housing units in 2000. Of these, approximately 7,205 housing units were vacant in 2000, for an 11.4 percent vacancy rate. Of the 56,330 occupied housing units, 29,536 (52.4 percent) were owner occupied and 26,794 (47.6 percent) were renter occupied.

The vacancy rate is a measure of the availability of housing in a community. It also demonstrates how well the types of units available actually meet the market demand. A low vacancy rate suggests that households may have difficulty finding housing for purchase within their price range; a high supply of vacant units may indicate either the existence of a high number of desired units or an oversupply of units. The vacancy rate fell from 11.4 percent in 2000 to 5.2 percent in 2005.

Assuming buildout of the City's 2005 General Plan, the land use plan accommodates a total of 95,664 dwelling units, including units in the incorporated City and in the City's sphere of influence. By comparison, SCAG anticipates a total of 78,619 dwelling units in 2035.

#### **Employment**

##### **County of San Bernardino**

San Bernardino County is known as a center of job growth due to the out-migration of firms and people to the Inland Empire from the Southland's coastal counties. This migration is occurring because the density of land development in Orange, Los Angeles, and San Diego counties has created a shortage of manufacturing, distribution, and housing space in those areas.

SCAG projects that the number of jobs will increase from approximately 594,923 in 2000 to a little over 1.2 million in the year 2035. This represents an increase of 659,826 jobs. In 2000, 80 percent of the County's 617,054 jobs were located in the West and East Valley Regional Subplanning area (RSA). This employment distribution is not expected to change significantly over the next 10 years, as about 80 percent of all new jobs in the County are expected to be located in these areas. Consistent with the County employment trends, the majority (74 percent) of the unincorporated County employment growth over the next 10 years is expected to occur in the Valley Region. In particular, the SCAG Regional Growth Forecast projects that the West Valley RSA will continue to add a tremendous number of new jobs. Additionally, the number of jobs in the unincorporated Mountains Region is expected to almost double in the next 10 years, with an increase of over 9,000 jobs. The Desert Region RSAs will experience only a relatively small increase in new jobs over the next 10 years. Overall, the unincorporated portions of the County are projected to experience a greater increase (66 percent) in the number of jobs than the County as a whole (40 percent).

##### **City of San Bernardino**

The projected growth of employment from 2000 to 2035 in the City of San Bernardino mirrors that of the County. According to SCAG, the total employment within the City will grow from 81,115 jobs in 2000 to 157,088 jobs in 2035, for a total increase of 75,973 jobs, representing a 93.7 percent growth since 2000 (see Table 5.11-3). This represents an annual growth rate of approximately 2,171 jobs or 2.7 percent. According to



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the Employment Development Department, the City of San Bernardino had a 18.1 percent unemployment rate as of June 2009.

**Table 5.11-3  
San Bernardino County and City of San Bernardino Employment  
2000–2035**

	<b>2000<sup>1</sup></b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>Projected Growth (2000–2035)</b>
County of San Bernardino	594,923	704,239	810,233	897,489	965,778	1,045,480	1,134,960	1,254,749	110.9 %
City of San Bernardino	81,115	94,917	107,023	117,429	124,971	133,641	143,641	157,088	93.7%

Source: SCAG's 2008 RTP Growth Forecast.

<sup>1</sup> SCAG's 2004 RTP Growth Forecast.

### Southern California Association of Governments Projections

#### Jobs/Household Balance

The project will alter the relationship between jobs and households at the city, subregional, and county levels. Jobs/household balance is one indicator of a project's effect on growth and quality of life in the project area. SCAG uses the jobs/household ratio to assess the relationship between housing and employment growth. The jobs/household ratio is a general measure of the balance between the number of jobs and number of households within a geographic area, without regard to economic constraints or individual preferences. Jobs/household goals and ratios are advisory only. No ideal jobs/household ratio is adopted in state, regional, or city policies. However, SCAG refers to communities with more than the average of 1.5 jobs per household as "jobs-rich."

As can be seen on Table 5.11-4, the City of San Bernardino is projected to be jobs-rich, with a jobs/household ratio of 2.00 in 2035. The high level of jobs to households indicates that San Bernardino is projected to be a center for employment.

**Table 5.11-4  
SCAG Growth Forecast for the City of San Bernardino  
2000–2035**

	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>Projected Growth (2000–2035)</b>
Population	185,401	201,049	213,318	224,924	235,616	245,989	255,959	265,515	43.2%
Employment	81,115	94,917	107,023	117,429	124,971	133,641	143,641	157,088	93.7%
Household	56,330	57,698	60,876	65,144	68,783	72,275	75,544	78,619	39.6%
Jobs-to-Household Ratio	1.45	1.65	1.76	1.80	1.82	1.85	1.90	2.00	37.9%

Source: SCAG's 2004 RTP Growth Forecast and SCAG's 2008 RTP Growth Forecast.

### Regulatory Setting

State, regional, and local laws, regulations, plans, or guidelines that are potentially applicable to the proposed project are summarized below.

#### State

##### *California Housing Element Law*

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

Each city and county must update its general plan housing element on a regular basis (generally, every five years). Among other things, the housing element must incorporate policies and identify potential sites that would accommodate the city's share of the regional housing need. Before adopting an update to its housing element, the city or county must submit the draft to the Housing and Community Development Department for review. The department will advise the local jurisdiction whether its housing element complies with the provisions of California Housing Element Law.

The councils of governments are required to assign regional housing shares to the cities and counties within their region on a similar five-year schedule. At the beginning of each cycle, the Housing and Community Development Department provides population projections to the councils of governments, who then allocate shares to their cities and counties. The shares of the regional need are allocated before the end of the cycle so that the cities and counties can amend their housing elements by the deadline.

#### Regional

##### *San Bernardino Association of Governments and Southern California Association of Governments*

The City of San Bernardino is a part of the San Bernardino Association of Governments (SANBAG), which represents the interests of San Bernardino County on regional and subregional transportation matters. SANBAG actively participates in the regional planning activities of SCAG, as it is a regional representative group of the larger SCAG. Members of the SANBAG Board of Directors serve on various SCAG committees and on the Regional Council, the governing board of SCAG.

SCAG is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. It is a regional planning agency and serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. Two of the principal activities of SCAG are the development of the Regional Transportation Plan (every three years), and the Regional Transportation Improvement Program (every two years). SANBAG is actively engaged in development of the RTP through various policy and technical advisory committees maintained by SCAG, and



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through the coordination and preparation of local and subregional input to the RTP. On May 8, 2008, SCAG's Regional Council adopted the 2008 RTP.

SCAG adopted a package of advisory growth policies in its 1995 Regional Comprehensive Plan and Guide (RCPG). The policies aim to better coordinate infrastructure development with projected population, housing, and employment growth. In its efforts to develop a regional transportation network that maximizes access and mobility, minimizes congestion, and protects the quality of life, SCAG focuses particular attention on the relationship between jobs and housing. Policies encourage local jurisdictions to balance job and housing opportunities. SCAG policies also encourage job growth to be concentrated near transit services and transit nodes, and near existing freeways and toll roads to reduce vehicle miles traveled and congestion, and the air pollution that accompany them. The project's consistency with specific RCPG policies is discussed in Section 5.9, *Land Use and Planning*. The discussion contained in this section focuses on the project's consistency with SCAG's policies in general that encourage local jurisdictions to balance job and housing opportunities.

**Jobs/Housing Balance.** The balance of jobs and housing in an area—in terms of the total number of jobs and housing units as well as the type of jobs versus the price of housing—has implications for mobility, air quality, and the distribution of tax revenues. A major focus of SCAG's regional planning efforts has been to improve this balance. SCAG defines the jobs/housing balance as follows:

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. The region as a whole is, by definition, balanced.... Job-rich subregions have ratios greater than the regional average; housing-rich subregions have ratios lower than the regional average.

Ideally, job/housing balance would... assure not only a numerical match of jobs and housing but also an economic match in type of jobs and housing. (SCAG 1989, 1997)

**Regional Planning Policy.** The SCAG RCPG presents the region's forecasts and policies for dealing with anticipated growth, including population, housing, and employment expected throughout southern California. Growth projections contained in the RCPG are based on a compilation of county and local projections. RCPG forecasts are then used in the formulation of regional plans dealing with regional air quality, housing, transportation/circulation, and other infrastructure issues. Furthermore, the RCPG contains policies that support the use of these forecasts in the preparation and review of local and regional plans and projects.

- Policy 3.01 – The population, housing, and jobs forecasts, which are adopted by SCAG's Regional council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.

The RCPG also identifies a number of strategies for economic prosperity and equity, including:

- [Public sector responsibilities to include] Supporting and reinforcing the formation of local industry clusters and specialized economic foundations. (p. 2-40)

SCAG has adopted a number of growth policies that are relevant to this project:

- SCAG shall support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions. (p. 3-24)

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- Policy 3.16 – Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.

The SCAG RCPG identifies regional housing goals to help provide a planning framework for cities, counties, and subregions to fashion housing strategies that are responsive to regional market needs related to growth over the next three decades. The RCPG approach is intended to be flexible, broad in scope, and a tool in relating housing concerns to a host of other issues identified in the RCPG. The SCAG RCPG includes four housing goals (p. 6-9):

- Decent and affordable housing choices for all people.
- Adequate supply and availability of housing.
- Housing stock maintenance and preservation.
- Promote a mix of housing opportunities regionwide.

The SCAG RCPG also identifies relationships between urban forms and goals of social equity and lifestyle choice.

- Support development of urban forms that avoid economic and social polarization. (p. 3-2)
- Support development of urban forms that accommodate a variety of lifestyles. (p. 3-2)

#### **Local**

##### *City of San Bernardino General Plan*

California State Planning and Zoning Law requires that every city and county prepare and adopt a long-term comprehensive general plan for the development of the respective jurisdiction. The general plan is a policy document designed to guide the physical development of the jurisdiction in a manner consistent with its physical, social, economic, and environmental goals. The general plan provides a framework of policies and programs with which local decision makers may direct the growth of the community. Housing is the only general plan element that is subject to approval or disapproval by the state and the only element that must be updated on a specific timeline—usually every five years.

The (2001) housing element is a comprehensive statement by the City of San Bernardino of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The purpose of the housing element is to identify current and projected housing needs in San Bernardino and set forth goals, policies, and programs that address those needs. The housing element has been prepared to meet the requirements of state law and local housing objectives. In addition, the revised housing element incorporates new information and reflects community concerns related to housing in the City of San Bernardino.

The housing element is currently in the process of being updated; however, the date of adoption is unknown at this time.

#### **5.11.2 Thresholds of Significance**

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- |     |  |
|-----|--|
| P-1 | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). |
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- P-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Initial Study, included as Appendix A1, substantiates that impacts associated with the following thresholds would be less than significant: Threshold P-2 and Threshold P-3.

These impacts will not be addressed in the following analysis.

#### 5.11.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts for the proposed project. The applicable thresholds are identified in brackets after the impact statement.

The adjacent 26.4-acre area consists of six parcels owned by various property owners (outlined in Chapter 3, *Project Description*, in Figure 3-2, *Local Vicinity*). The area currently has four occupied, multiple-acre lots. It is being included in the annexation element of the proposed project to prevent the creation of a county island within the City of San Bernardino. A land use proposal has not been submitted for this 26.4-acre area and it is not owned or otherwise under the control of the applicant. For these reasons, no development is expected to occur on these parcels. The 26.4-acre annexation area includes 13 current residents located within the City of San Bernardino's sphere of influence. These residents would become part of the population of the City upon annexation.

#### Alternative (Overhead Electric Lines) Development Plan

The Spring Trails project assumes that the Southern California Edison (SCE) overhead electric lines that traverse the western portion of the site will be located underground. In the event that the overhead electric lines cannot be located underground, an alternative plan accommodating the lines above ground, as shown in Chapter 3, *Project Description*, Figure 3-3A, *Alternative (Overhead Electric Lines) Development Plan*, is proposed for the project site. The alternative plan for Spring Trails is the same as the preferred plan in every respect except for the treatment of the land beneath the aboveground electric lines and the number of residential lots. The alternative plan contains 304 single-family detached units compared to 307 units proposed in the preferred development plan. Both scenarios are analyzed in this section to assess their population and housing related impacts.

**IMPACT 5.11-1:      ***BASED ON AN AVERAGE HOUSEHOLD SIZE OF 3.34, 307 UNITS LOCATED ON THE PROJECT SITE WOULD INTRODUCE APPROXIMATELY 1,025 NEW RESIDENTS TO THE CITY OF SAN BERNARDINO. [THRESHOLD P-1]*****

**Impact Analysis:** The proposed project would result in a slight population growth in the project area by directly introducing 307 new single-family residential units into the City of San Bernardino. Using an average household size of 3.34 persons,<sup>1</sup> the proposed project would add up to 1,025 new residents to the City of San Bernardino. The alternative (overhead electric lines) development plan would introduce 304 new single-family residential units into the City of San Bernardino. Based on an average household size of 3.34 persons, the alternative plan would add up to 1,015 new residents to the City. The impacts related to population and

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<sup>1</sup> Population generation factor is based on the Department of Finance's 2009 City/County Population and Housing Estimates.

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housing would be similar for both scenarios; therefore, the preferred development plan is used for the analysis below.

#### **Population Growth**

As shown in Table 5.11-1, the population for the City of San Bernardino in 2005 was 201,049 and is projected to increase to 265,515 in 2035. The City's General Plan currently designates the project site as Residential Estate (RE), which allows for one dwelling unit per acre. However, the project would require a General Plan Amendment to change the existing land use designation to Residential Low (RL), allowing 3.1 dwelling units per acre, an increase of 2.1 dwelling units per acre. The City's projected buildout population under the existing land use designations is approximately 319,241 (General Plan 2005), which includes 276,264 persons in the City and 42,976 persons in the City's sphere of influence. The project would increase the overall buildout population from 319,241 to 320,266, but more specifically, the projected population of 42,976 persons in the City's sphere of influence would increase to 44,001. The projected population increase that would be generated by the proposed project would represent approximately 0.32 percent of the buildout population forecast for the City of San Bernardino. Although the proposed land use designation would allow for 2.1 more dwelling units per acre than the existing general plan, the project would only result in a nominal increase in the overall projected buildout population.

#### **Employment**

The City of San Bernardino is a jobs-rich community. According to SCAG, the total employment within the City will grow from 81,115 jobs in 2000 to 157,088 jobs in 2035, for a total increase of 75,973 jobs, representing 93.7 percent growth. This reflects an annual growth rate of approximately 2,171 jobs or 2.7 percent. Implementation of the project would create short-term jobs during the construction phase; however, the project itself would not provide any jobs.

#### **Jobs/Housing Balance**

SCAG applies the jobs/housing ratio at the regional and subregional level as a tool for analyzing the fit between jobs, housing, and infrastructure. Although no ideal jobs/housing ratio is adopted in state, regional, or city policies, SCAG considers an area balanced when the jobs/housing ratio is 1.35; communities with more than 1.5 jobs per dwelling unit are considered jobs-rich. The proposed project would consist of 309 residential units and would not provide any jobs. Table 5.11-5 shows the projected growth from 2005 to 2035 for the City and the County with and without the proposed project. By 2035, the City is projected to grow by 36.6 percent in housing, 32.1 percent in population, and 65.5 percent in employment. SCAG's forecast predicts a strong growth in employment, as the City's jobs/housing ratio was 1.65 in 2005 and is expected to increase to 2.00 by 2035. The projected 2035 jobs/housing ratio at buildout with the project would be 1.99, 0.01 less than the jobs/housing ratio at buildout without the project. The proposed project would create a jobs/housing ratio that is slightly more balanced compared to the projected buildout in the area, improving the jobs/housing ratio within the City.



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**Table 5.11-5  
Projected Growth and Jobs/Housing Ratio According to SCAG**

	2005	Projected Buildout (2035)	Projected Growth (2005-2035)	Proposed Increase	Adjusted Buildout with Project (2035)	Adjusted Growth (2005-2035)	Difference
<b>City of San Bernardino</b>							
Population	201,049	265,515	32.1%	1,025	266,540	32.6%	0.5%
Employment	94,917	157,088	65.5%	0	157,088	65.5%	0%
Households	57,698	78,619	36.3%	307	78,926	36.8%	0.5%
<b>Jobs/Housing Ratio</b>	<b>1.65</b>	<b>2.00</b>	--	--	<b>1.99</b>		
<b>County of San Bernardino</b>							
Population	1,971,318	3,133,801	59.0%	1,025	3,134,826	59.0%	0.5%
Employment	704,239	1,254,749	78.2%	0	1,254,749	78.2%	0%
Households	567,277	972,561	71.4%	307	972,868	71.5%	0.1%
<b>Jobs/Housing Ratio</b>	<b>1.24</b>	<b>1.29</b>	--	--	<b>1.29</b>		

Sources: SCAG's 2008 Regional Transportation Plan Growth Forecast.

By buildout year 2035, the county is projected to grow by 71.4 percent in housing, 32.1 percent in population, and 65.5 percent in employment. In 2005, the jobs/housing ratio was 1.24 and is projected to increase to 1.29 in 2035, maintaining an overall balance between the number of jobs and number of households within the county. As shown in Table 5.11-5, the proposed project would not change the projected buildout ratio between jobs and housing in the county.

As previously mentioned, there is some variation between the City's and SCAG forecasts because different growth rates were used to determine the projections. Therefore, Table 5.11-6 shows the job/housing ratio according to the City's projections in their General Plan. At buildout, the City predicts their jobs/housing ratio would be 3.7.

**Table 5.11-6  
Projected Growth and Jobs/Housing Ratio According to the City's General Plan**

	General Plan Buildout	Proposed Increase	General Plan Buildout with project
Population	319,241	1,025	320,266
Employment	355,629	0	355,629
Households	95,664	307	95,971
<b>Jobs/Housing Ratio</b>	<b>3.7</b>	--	<b>3.7</b>

Sources: City of San Bernardino 2005a.

### Indirect Growth

Infrastructure improvements are required for the proposed project, and a primary access road would have to be constructed from the terminus of Little League Drive and extended west to the northeastern corner of the project site, along with a secondary access road. These access roads would only accommodate the proposed project. The development of the proposed project would also require the construction of new stormwater drainage facilities and infrastructure, the construction of new pipelines on the project site, and potentially an upgrade of the existing pipeline at Little League Drive—which is discussed in further detail in Section 5.15, *Utilities and Service Systems*. Additionally, there would be three proposed detention basins that

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would be maintained by the owner or homeowners association. This would improve the fire flow in the higher elevations of the project site and its vicinity.

The Local Agency Formation Commission approved a sphere of influence expansion in September 1996 for the City that placed the project site and adjacent area within the City of San Bernardino's sphere of influence. Therefore, these improvements are consistent with planned growth for the City. To the extent that these improvements would accommodate growth that could not occur otherwise, they would be considered growth inducing. Since substantial growth is anticipated and planned for the City, surrounding growth accommodated by these improvements is not considered significant.

#### **5.11.4 Cumulative Impacts**

Implementation of the proposed project would contribute to the growth of the City of San Bernardino. However, the project's cumulative housing and population impact provides benefits for the jobs/housing ratio, regional housing goals that promote housing production, and state-mandated fair share housing programs. The project provides the City with more housing, which decreases the job/housing ratio by 0.01 at the projected buildout in 2035, according to SCAG projections. According to the projections in the General Plan, the proposed project would not change the projected buildout ratio between jobs and housing in the City. As a result, the proposed project would not make a considerable contribution to cumulative growth impacts. Therefore, cumulative impacts would be less than significant and less than cumulatively considerable. The analysis of cumulative impacts is applicable to both the preferred development plan and the alternative (overhead electric lines) development plan.

#### **5.11.5 Existing Regulations**

There are no specific regulations applicable to the proposed project regarding housing and population.

#### **5.11.6 Level of Significance Before Mitigation**

The proposed project would not result in significant population and housing impacts, and therefore no mitigation measures are recommended.

#### **5.11.7 Mitigation Measures**

No mitigation measures are necessary.

#### **5.11.8 Level of Significance After Mitigation**

No significant adverse impacts relating to population and housing were identified and no mitigation measures are necessary.



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