

## 4.12 POPULATION AND HOUSING

### 4.12.1 Introduction

The purpose of this section is to describe the existing population and housing character of the Beaumont Summit Station Specific Plan (Project) Area and evaluate the potential environmental consequences of future development that could occur by adopting and implementing the Project. This section includes a summary of the relevant regulatory setting necessary to evaluate potential environmental impacts resulting from the proposed Project, describes potential impacts, and discusses existing and proposed goals, policies, and implementation programs and zoning regulations that would avoid or reduce those potential impacts. Available data from the State of California Department of Finance (DOF), the Southern California Association of Governments (SCAG), and the City of Beaumont (City) was used for this analysis.

### 4.12.2 Environmental Setting

The approximately 188-acre Project site is comprised of the former Sunny-Cal Egg and Poultry Ranch; remaining uses include cement pads and several structures on a vacant property containing no housing, population, or places of employment. The Project site is located entirely within the limits of the City. Site topography slopes towards the southwest. A jurisdictional waterway with a sharply incised channel crosses the southern portion of the site in a southeast to northwest direction. The Project includes e-commerce, commercial, and open space land uses.

#### SCAG Projections

SCAG’s regional forecast population, housing, and employment projections towards year 2045 for the City and the County are shown in **Table 4.12-1, SCAG Projections – City of Beaumont and County of Riverside**. According to SCAG’s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) or Connect SoCal, significant growth is anticipated to occur within the City as well as the County in the next two decades. Population in the City is forecasted to increase to 80,200 persons by 2045, an approximately 55.2 percent difference from 2016. Households within the City are forecasted to increase to 25,100 households by 2045, an approximately 55.4 percent difference from 2016. SCAG also forecasts that the number of jobs in the City will increase to 15,900 by 2045, an approximately 52.3 percentage difference.

**Table 4.12-1: SCAG Projections – City of Beaumont and County of Riverside**

	2016	2045	Projected Change 2016-2045	Percent Difference 2016-2045
<b>City of Beaumont</b>				
Population	45,500	80,200	34,700	55.2%
Households	14,200	25,100	10,900	55.4%
Employment	9,300	15,900	6,600	52.3%
<b>County of Riverside</b>				
Population	2,364,000	3,252,000	888,000	31.6%
Households	716,000	1,086,000	370,000	41.0%
Employment	743,000	1,103,000	360,000	39.0%
Source: SCAG 2020. RTP/SCS 2020-2045 – Connect SoCal, <i>Demographics and Growth Forecast</i> . Retrieved from: <a href="https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579">https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579</a> (accessed February 2021).				

## Citywide and County Population

As of January 2021, the City and the County of Riverside (County) have a current population of approximately 52,686 persons and 2,454,453 persons, respectively. **Table 4.12-2, Population – Trends in the City of Beaumont and County of Riverside**, below displays the population growth trends in the City as well as the County, collected by the DOF and SCAG. SCAG projects that the population of the City and County would increase to 80,200 persons and 3,252,000 persons by horizon year 2045, respectively.<sup>1</sup>

According to **Table 4.12-2**, the population growth has steadily increased in both the City and the County from 2010 to 2021. The largest percentage increase for the City occurred from 2018 to 2019, at 3.88 percent. The largest percentage increase for the County occurred from 2016 to 2017 at 1.39 percent.

**Table 4.12-2: Population – Trends in the City of Beaumont and County of Riverside**

Year	City of Beaumont		County of Riverside	
	Population	Percent Change	Population	Percent Change
2010	36,877	N/A	2,189,641	N/A
2011	38,230	3.66%	2,216,250	1.21%
2012	39,231	2.61%	2,244,472	1.27%
2013	40,375	2.91%	2,268,660	1.07%
2014	41,501	2.78%	2,290,907	1.08%
2015	43,108	3.87%	2,315,706	0.83%
2016	44,685	3.65%	2,343,785	1.21%
2017	46,025	2.99%	2,376,580	1.39%
2018	47,776	3.80%	2,400,762	1.01%
2019	49,630	3.88%	2,422,146	0.89%
2020	51,475	3.71%	2,442,304	0.83%
2021	52,686	2.35%	2,454,453	0.49%

Source:

(1) DOF. (2021). E-4 Population Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark.

<https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-4/2010-20/> (accessed August 2021).

(2) DOF. (2021) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark.

<https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/> (accessed August 2021).

(3) SCAG. (2020). *Connect SoCal – Demographics and Growth Forecast*. [https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial\\_demographics-and-growth-forecast.pdf?1606001579](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579) (accessed August 2021).

## Citywide and County Households

As shown in **Table 4.12-3, Housing Units – City of Beaumont and County of Riverside**, the DOF estimated that as of January 2021, there are approximately 17,232 housing units in the City and 864,076 housing units in the County. Households, broken down by total housing units and occupied housing units, average household, and vacancy rates are also shown in **Table 4.12-3** below.

<sup>1</sup> SCAG. (2020). *Connect SoCal – Demographics and Growth Forecast*. [https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial\\_demographics-and-growth-forecast.pdf?1606001579](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579) (accessed August 2021).

**Table 4.12-3: Housing Units – City of Beaumont and County of Riverside**

	City of Beaumont	County of Riverside
<b>By Unit Type<sup>1</sup></b>		
Single-Family Detached	14,832	592,473
Single-Family Attached	310	53,163
Two to Four	686	39,173
Five Plus	881	98,295
Mobile Homes	523	80,972
<b>Total</b>	<b>17,232</b>	<b>864,076</b>
Occupied	16,410	751,584
Average Household Size	3.18	3.23
Vacancy Rate	4.8%	13.0%
Source: DOF. 2020. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark. <a href="https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/">https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/</a> (accessed February 2021).		

According to the data presented in **Table 4.12-3**, both the City and County have a marginal difference between total housing available and housing units occupied. Furthermore, both the City and County have a high vacancy rate of 4.8 percent and 13.0 percent, respectively, and therefore are not considered housing-poor.

### City Employment

As shown in **Table 4.12-4, Employment by Sector – City of Beaumont (2020)**, the latest information provided in the City’s Draft 6<sup>th</sup> Cycle Housing Element determined that the City’s employment consists of approximately 19,385 persons who work across 13 major industrial sectors. As determined in **Table 4.12-4**, the most prevalent industries in the City are Education & Social Services, which includes Health Care, with 5,714 employees (29.5 percent of total) and Retail Trade with 2,593 employees (13.4 percent of total). Agriculture is the least prevalent employment industry, employing approximately 1 percent of employees.<sup>2</sup>

**Table 4.12-4: Employment by Sector – City of Beaumont (2020)**

Industrial Sector	Jobs in the City of Beaumont	
	Jobs	Percent (%) of Total Jobs
Agriculture	180	1.0%
Construction	1,071	5.5%
Manufacturing	1,483	7.6%
Wholesale Trade	383	1.9%
Retail Trade	2,593	13.4%
Transportation	1,279	6.5%
Information	456	2.3%
Finance	810	4.1%
Professional Services	1,709	8.8%
Education & Social Services	5,714	29.5%
Art, Entertainment, Recreation	1,729	8.9%
Other	715	3.6%
Public Administration	1,263	6.5%
<b>Total</b>	<b>19,385</b>	<b>100%</b>
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes)		

<sup>2</sup> Note that the Draft 6<sup>th</sup> Cycle Housing Element is currently in public review and employment demographics are estimates based on SCAG’s Pre-Certified Local Housing Data. Therefore, the employment data presented in this section is subject to change and does not represent.

### Jobs-Housing Balance

The jobs-housing ratio is a general measure of the total number of jobs and housing units in a defined geographic area, without regard to economic constraints or individual preferences. The balance of jobs and housing in an area—in terms of the total number of jobs and housing units as well as the type of jobs versus the price of housing—has implications for mobility, air quality, and the distribution of tax revenues. The jobs/housing ratio is one indicator of a project’s effect on growth and quality of life in the project area. SCAG applies the jobs-housing ratio at the regional and sub regional levels to analyze the fit of unemployed, housing, and infrastructure. A major focus of SCAG’s regional planning efforts has been to improve this balance.

Jobs-housing goals and ratios are advisory only. No ideal jobs-housing ratio is adopted in state, regional, or city policies. According to SCAG’s RTP/SCS, also called Connect SoCal, an area’s job-housing ratio is balanced when the jobs-housing ratio in the SCAG region is 1.19. Communities with more than 1.19 jobs per dwelling unit are considered jobs-rich; those with fewer than 1.19 are housing-rich. A job-housing imbalance can indicate potential air quality, greenhouse gas and traffic problems associated with commuting.

**Table 4.12-5: Job Housing Balance**

Jurisdiction	Year	Employment	Households	Jobs-Housing Ratio
City of Beaumont	2021	19,385	17,232	1.12
	2045	15,900	25,100	0.63
County of Riverside	2021	1,035,300*	864,076	1.19
	2045	1,103,000	1,086,000	1.01

Source:  
 \*Employment based on State of California Employment Development Department (EDD)’s Riverside County Profile. Last updated July 2021. Retrieved from:  
<https://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=Riverside+County&selectedindex=33&state=true&geogArea=0604000065&countyName=>  
 (1)SCAG. (2020). *Connect SoCal, Demographics and Growth Forecast Technical Report*. [https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial\\_demographics-and-growth-forecast.pdf?1606001579](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579) (accessed August 2021).  
 (2) SCAG. (2020). *Connect SoCal, Environmental Justice*. [https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial\\_environmental-justice.pdf?1606001617](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_environmental-justice.pdf?1606001617) (accessed August 2021).

As shown in **Table 4.12-5**, the City is below the proposed balanced ratio of 1.19 in both 2021 and projected 2045. The job-housing ratio is expected to decrease by 0.49 percent from 2021 to 2045 which indicates that the City is anticipated to be housing-rich and jobs-poor. The jobs created from Project implementation would help shorten work related trips by providing jobs within the City and thus, get closer to meeting Vehicle Miles Traveled (VMT) threshold for the City. Therefore, the Project would provide needed employment opportunities in the City, which is expected to create a better balance between housing and jobs within the City and the region.

### 4.12.3 Regulatory Setting

This section summarizes existing regional and local laws and policies pertaining to population and housing in Beaumont.

## Federal

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

## State

### *California Planning and Zoning Law*

California planning and zoning law requires each city and county to adopt a general plan for future growth (California Government Code [CGC] § 65300). This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the state level, the Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth in each county based on California DOF population projections and historical growth trends. These figures are compiled by HCD in a Regional Housing Needs Assessment (RHNA) for each region of California. The RHNA is a tool used for SCAG and its member local governments in planning for growth. The RHNA quantifies the need for housing within each jurisdiction. Communities then plan, consider, and decide how they will address this need through the process of completing the Housing Elements of their General Plans. The RHNA does not necessarily encourage or promote growth but allows communities to prepare for growth in a way that enhances quality of life and mobility; improves access to jobs, transportation, and housing; and in a way that would not adversely impact the environment.

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

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

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

### ***Housing Accountability Act (Senate Bill 330)***

Senate Bill (SB) 330 – Housing Accountability Act (CGC § 65589.5 et seq.) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature’s extensive findings regarding the California “housing supply crisis” with “housing demand far outstripping supply.” In 2018, California ranked 49<sup>th</sup> out of 50 states in housing units per capita. As stated in SB 330, the Legislature further found that:

*[T]he housing crisis has particularly exacerbated the need for affordable homes at prices below market rates... The housing crisis harms families across California and has resulted in all of the following... including increased poverty and homelessness, crowded and unsafe housing in urban areas, forced housing in green fields at the urban-rural interface with longer commute times and a higher exposure to fire hazard...as well as increase greenhouse gas emissions... the housing crises is severely impacting the state’s economy and also harms the environment.*

As part of the newly enacted SB 330, CGC § 65589.5(a)(1) provides:

*The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California. California housing has become the most expensive in the nation. The excessive cost of the state’s housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing. Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration... Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in the density of housing projects, and excessive standards for housing development projects.*

SB 330 amends CGC § 65589.5, adds CGC §§ 65940, 65943 and 65950, and repeals and readopts CGC §§ 65906.5, 65913.10 and 65941.1. SB 330 has numerous provisions, for which the most relevant to the Project include new prohibitions against removing or downzoning residentially zoned land such that there would be a “net loss” in residential zoning capacity. The legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (§§ 66300 et seq.) that applies to “affected cities,” which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the HCD has prepared a list of affected cities and has determined that Beaumont is an “affected city.” Therefore, pursuant to CGC § 66300(b)(1)(A) and (b):

*(b)(1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*

*(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation*

*and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018...”*

Except when approved by HCD or when the following exception is set out in CGC § 66300(i)(1) applies:

*(i)(1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

## **Regional**

### ***Southern California Association of Governments and Regional Housing Needs Assessment***

SCAG is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. It serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG develops, refines, and maintains SCAG's regional and small area socio-economic forecasting/allocation models. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the Southern California region's MPO, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation, and other agencies in preparing regional planning documents. The socioeconomic estimates and projections are used for federal and state-mandated long-range planning efforts such as the RTP/SCS, the Air Quality Management Plan, the Federal Transportation Improvement Program, and the RHNA.

The RHNA is an assessment process performed periodically as part of Housing Element and General Plan updates at the local level. The RHNA quantifies the need for housing by income group within each jurisdiction during specific planning periods. The RHNA is used in land use planning, to prioritize local resource allocation and to help decide how to address existing and future housing needs. The RHNA allows communities to anticipate growth, so that collectively the region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs.

### ***Regional Transportation Plan/Sustainable Communities Strategy***

#### ***Western Riverside Council of Governments***

The Western Riverside Council of Governments (WRCOG) is a joint-powers agency that conducts interagency regional coordination and planning for local governments in western Riverside County and serves as the council of governments and local transportation planning agency for the western Riverside subregion of SCAG. Its member agencies are 17 cities, including the City of Beaumont; Riverside County, and the Eastern and Western Municipal Water Districts. WRCOG administers the Riverside County Measure A, a half-cent transportation sales tax that supports freeway construction projects and designates smaller revenue allocations for arterial roadway improvements in western Riverside County. WRCOG also administers western Riverside County's Transportation Uniform Mitigation Fee (TUMF)

Program to mitigate the cumulative regional impacts of new development on the subregion’s arterial highway system identified on the Regional System of Highways and Arterials. Other areas overseen by WRCOG include housing, planning for regional growth, and planning for solid waste and hazardous waste management.

## Local

### *Beaumont Housing Element*

The current Housing Element for the City is a “6<sup>th</sup> cycle” Housing Element that covers the years 2021 through 2029. Beaumont’s Housing Element is intended to ensure that the City establishes policies, procedures, and incentives in its land use planning activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element provides the policies that guide City decision-making and implement housing goals through the year 2029 to ensuring a balance of housing types and costs are available to meet the needs of the City. The Project would not displace any housing and therefore, not required to allocate residential units as part of the City’s RHNA.

### *City of Beaumont 2040 General Plan*

#### *Land Use and Community Design Element*

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

**Goal 3.3:** A City that preserves its existing residential neighborhoods and promotes development of new housing choices.

**Policy 3.3.1** Support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element.

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

**Policy 3.3.3** Continue to maintain and conserve existing residential neighborhoods.

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

**Policy 3.3.6** Encourage developers to build proposed retail and services in a specific plan no later than when 75 percent of the residential development has occurred.

**Policy 3.3.7** Require well-connected walkable neighborhoods with quality access to transit, pedestrian, and bicycle facilities.

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

**Implementation LUCD14** Develop financial and regulatory incentives (e.g., reduced fee permits, expedited building permits, impact fee waivers) to promote new development in the Sphere of Influence that conforms with the vision of the



General Plan, including support for employment uses, mixed use housing, active transportation, and jobs.

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

**Goal 3.4:** **A City that maintains and expands its commercial, industrial and other employment-generating land uses.**

**Policy 3.4.1** Continue to promote commercial and industrial development in the Interstate Employment Subarea that capitalizes on the City’s location near the I-10 and the SR60 Freeways.

**Policy 3.4.2** Promote the development of neighborhood commercial uses in the vicinity of residential neighborhoods and larger commercial retail centers along the major transportation corridors.

**Policy 3.4.6** Continue to promote the maintenance and preservation of industrial activities and businesses that contribute to the City’s economic and employment base.

**Policy 3.4.7** Encourage the continued expansion of the City’s industrial districts to accommodate economic development and growth.

#### *Economic Development Element*

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

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

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

#### **4.12.4 Impact Thresholds and Significance Criteria**

*State CEQA Guidelines* Appendix G contains the Environmental Checklist Form, which includes questions concerning population and housing. The questions presented in the Environmental Checklist Form have been utilized as significance criteria in this section. Accordingly, the proposed Project would have a significant effect on population and housing if it would:

- a) Include substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); and/or
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacing housing elsewhere.

#### **Methodology and Assumptions**

The Project’s demographics were examined in the context of existing and projected population for the City and County and considers consistency with relevant planning documents. Information on population,

housing, and employment for the planning area is available from several sources, including SCAG's Connect SoCal and population and housing data from the DOF.

## Approach to Analysis

This analysis of impacts on population and housing examines the Project's temporary (i.e., construction) and permanent (i.e., operational) effects based on application of the significance criteria/thresholds outlined above. Each criterion is discussed in the context of the Project site and the surrounding characteristics/geography. The impact conclusions consider the potential for changes in environmental conditions, as well as compliance with the regulatory framework enacted to protect the environment.

The baseline conditions and impact analyses are based on review of Project maps and drawings; analysis of aerial and ground-level photographs; and review of various data available in public records, including local planning documents. The determination that a Project component would or would not result in "significant" adverse effects on population and housing considers the available policies and regulations established by local and regional agencies and the amount of deviation from these policies in the Project's components.

### 4.12.5 Impacts and Mitigation Measures

**Impact 4.12-1** *Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

**Level of Significance: Less than Significant Impact**

Although the Project does not include residential uses, the Project would indirectly induce population growth since the Project includes commercial uses, which would result in jobs for City residents. The Project's construction and operations would result in the development of commercial, e-commerce, and open space land uses on approximately 188 acres. Refer to **Section 5.3, Growth-Inducing Impacts** for additional discussion.

## Employment Growth

### *Construction*

The construction phase of the Project would generate employment opportunities, including construction management, engineering, and labor. Construction related jobs are not considered significantly inducing because they are temporary in nature and are anticipated to be filled by persons in the surrounding area. As noted above in **Table 4.12-3: Housing Units – City of Beaumont and County of Riverside**, the City is housing-rich and has a 4.8 percent vacancy rate. Additionally, the City is considered "jobs poor" as it has a high 10.5 percent unemployment rate. This suggests that the Project's employment opportunities would be adequately filled by local residents or the surrounding community. Therefore, the Project's employment opportunities for the construction phase would not induce substantial unplanned population growth.

## Operations

As shown in **Table 4.12-6, Project Generated Employment** below, the projected number of employees that would result from the implementation of the Project was calculated based on the employment forecast factors used in the Beaumont 2040 GP Draft EIR.<sup>3</sup> The Project has the potential to generate approximately 4,010 employees.

**Table 4.12-6: Project Generated Employment**

Land Use	Square Feet (sf)	Employment Factor	Total Employees
E-Commerce Center (light industrial) E-Commerce Office	2,557,465 sf	1 employee per 750sf	3,410 employees
Commercial Hotel Retail Restaurant	150,000sf	1 employee per 250sf	600 employees

Although the Project would generate approximately half of SCAG’s forecasted employment for the City, the forecasted increase in Project employment is well within the City’s total future employment of 19,910 by 2045 and well within the County’s forecasted employment of 1,103,000 by 2045. In addition, the City is jobs-poor with a significant unemployment rate of 10.5 percent, as of July 2021. According to the Beaumont 2040 GP Draft EIR, most of the City’s residents commute to other cities for work. Thus, the Project’s related employment growth impacts are not anticipated to be significant since the City is housing-rich and would be adequately served by the regional and local workforce.

## Population Growth

Buildout of the Specific Plan would increase jobs in the City, which would have the potential to increase the demand for housing in the area. However, the City is housing-rich and therefore the Project would produce more jobs that would support the improvements designated by SCAG in pursuit of an improved jobs-housing-balance for the City and the County by 2045. As stated above, because the City is housing-rich, it is expected that jobs at the Project site would be drawn from the local and regional labor force. The Project is not anticipated to result in a substantial population growth, and impacts would be less than significant.

## Jobs-Housing Balance

As shown in **Table 4.12-5** above, the job-housing balance for the City and County towards horizon year 2045 would be considered housing-rich. The Project would produce approximately 4,010 more jobs and therefore would support the improvements designated by SCAG in pursuit of a job-housing balance for the SCAG region, including the City and County.

As shown in **Table 4.12-7, Projected Jobs-Housing Balance (with Project)**, the jobs-housing ratio for the City (with Project) is estimated to be 0.79, which represents a slight difference from the SCAG projections for the City in 2045 of 0.63. Project buildout would result in a similar job-housing balance of 1.02 for the

<sup>3</sup> City of Beaumont. (2019). *Beaumont General Plan 2040 Program DEIR – Section 5.13 Population and Housing: page 5.13-13*. Retrieved at: <https://www.beaumontca.gov/DocumentCenter/View/36627/DEIR-090720> (Accessed August 24, 2021).

County, equivalent to the SCAG projection for the County of 1.01. Therefore, no significant impact related to jobs-housing balance is anticipated to occur with implementation of the Project.

**Table 4.12-7: Projected Jobs-Housing Balance (with Project)**

Year	Employment	Households	Jobs-Housing Ratio
<b>City of Beaumont</b>			
2021	19,385	17,232	1.12
SCAG 2045 Projection	15,900	25,100	0.63
Net increase due to Project	4,010	Not Applicable	Not Applicable <sup>1</sup>
SCAG 2045 Projection + Project	19,910	25,100	0.79
<b>County of Riverside</b>			
2021	1,035,300	864,076	1.19
SCAG 2045 Projection	1,103,000	1,086,000	1.01
Net increase due to the Project	4,010	Not Applicable	Not Applicable
SCAG 2045 Projection + Project	1,107,010	1,086,000	1.02
Source: Employment based on State of California Employment Development Department (EDD)'s Riverside County Profile. Last updated July 2021. Retrieved from: <a href="https://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=Riverside+County&amp;selectedindex=3&amp;state=true&amp;geogArea=0604000065&amp;countyName=">https://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=Riverside+County&amp;selectedindex=3&amp;state=true&amp;geogArea=0604000065&amp;countyName=</a> (1)SCAG. (2020). Connect SoCal, Demographics and Growth Forecast Technical Report. <a href="https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579">https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579</a> (accessed August 2021). (2) SCAG. (2020). Connect SoCal, Environmental Justice. <a href="https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_environmental-justice.pdf?1606001617">https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_environmental-justice.pdf?1606001617</a> (accessed August 2021). <sup>1</sup> Jobs-housing ratios are identified for regions and subregions and are not applicable to an area as small as the Summit Station Specific Plan			

**Conclusion**

As noted above, the Project would generate approximately 4,010 new employment opportunities in the City of Beaumont. All growth is planned according to the Beaumont GP 2040 and SCAG Connect SoCal Plan and would improve the City’s job-housing imbalance. The Project’s employment is anticipated to be served by the regional and local workforce and would not require additional housing. A less than significant impact is expected to occur.

**Mitigation Measures**

No mitigation measures are necessary.

**Level of Significance**

Less than significant impact.

**Impact 4.12-2** *Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**Level of Significance: Less than Significant Impact**

**Construction and Operations**

The Project site is comprised of cement pads, several structures, and vacant property. The approved 2007 Sunny-Cal Specific Plan included approximately 158.65 acres of Low Density Residential. This Project, which would amend the previously approved specific plan includes 1) a General Plan Amendment to change the current “Single Family Residential” land use to “Industrial, General Commercial, and

Open Space” land use, consistent with the proposed e-commerce center, commercial area, and open space uses; and 2) approval of a Specific Plan that establishes the zoning, land use designations, development standards, and design guidelines for the entire Project area. While the Sunny-Cal Specific Plan project was approved, no development occurred since the Project approval. There are no homes in the Project site, as such, no displacement of homes would occur. A less than significant impact would occur.

#### **Mitigation Measures**

No mitigation measures are necessary.

#### **Level of Significance**

Less than significant impact.

### **4.12.6 Cumulative Impacts**

The County of Riverside is considered the area for cumulative impacts. Cumulative impacts are analyzed using demographic projections in SCAG’s Connect SoCal Growth Forecast. As identified above, the Project would not result in cumulative citywide or countywide population and housing impacts, since the Project would be adequately served by the regional and local workforce and improve SCAG’s job-housing balance for the region, without necessitating additional housing. Related Projects would undergo project-specific discretionary review by the City, and development would be required to be consistent with applicable state and local regulatory framework.

Upon approval, the Project would improve the jobs-housing balance in the City and County which is notably considered a housing-rich area. Therefore, the Project combined with related projects would not result in cumulatively considerable impacts to population and housing as no substantial new unplanned growth would occur.

### **4.12.7 Significant Unavoidable Impacts**

No significant unavoidable population and housing impacts have been identified.

### **4.12.8 References**

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