

4.9 POPULATION, HOUSING, AND EMPLOYMENT

INTRODUCTION

This section summarizes the existing and forecasted population and housing in the proposed project area. For the purposes of the population and housing analysis, the project vicinity includes the City of Redlands. This section also presents population and households associated with the San Bernardino County subregion of Southern California. Employment growth is described in terms of its potential influence on population and housing growth. In addition, a discussion of growth inducing impacts of the proposed project, consistent with CEQA Guidelines, is contained in Section 6.4 *Growth Inducing Impacts* of this Program EIR.

Data used in preparation of this section were obtained from various sources, including the Southern California Association of Governments (SCAG), the U.S. Census (2000), the California Department of Finance, the City of Redlands General Plan, and other data sources.

EXISTING SETTING

The United States Census Bureau provides population and housing data from the 2000 National Decennial Census (the “Census”). The Census occurs every ten years for the purpose of counting the population and housing units for the entire United States. While the primary purpose of the census is to provide the population counts that determine how seats in the U.S. House of Representatives are apportioned, the census data is also the basis for most demographic projections. The census data, which were compiled using answers to surveys sent to all households within the United States, are provided for the nation, all states, and all counties, as well as each individual city.

SCAG is the federally designated Metropolitan Planning Organization (MPO) for six counties in Southern California (Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial). SCAG’s mission is to develop long-range regional plans and strategies that provide for efficient movement of people, goods, and information; enhance economic growth and international trade; and improve the quality of life for the Southern California region. SCAG is divided into 14 subregions. The project site is within the San Bernardino Associated Governments Subregion (SANBAG). SCAG also develops forecasts for population, housing, and employment for the region. **Table 4.9-1** summarizes the existing housing, population, and employment, as well as the housing, population, and employment that are anticipated to be generated by the existing zoning ordinance and the proposed project. **Table 4.9-2** presents the SCAG housing, population, and employment forecasts at the subregional level and at the City level. These forecasts are the basis for the analysis to assess potential impacts from of the proposed project.

As described in other sections, the proposed project focuses on the urban form rather than specific land uses. However, for purposes of this Program EIR, it is necessary to include a quantification of land uses that are anticipated at plan buildout and provide a baseline by which impacts can be measured. To estimate population and housing impacts, the best available data included the Census and other sources described above. The residential units and building square footages, and as a result, the population estimates, provide a conservative estimate for the year 2025. This analysis is intended to be conservative such that the highest potential number of new residential units and building square footages is provided. It is likely that plan buildout would include a smaller incremental change from existing conditions to 2025.

TABLE 4.9-1: PROJECT HOUSING, POPULATION, AND EMPLOYMENT		
Element	Existing Conditions	Total Buildout With Proposed Project
Housing (units)	244	1,676/a/
Population (persons) /b/	575	4,575
Employment (jobs) /c/	2,146	4,283
/a/ Proposed buildout of the project includes 1,478 units, however a maximum of 1,675 could be achieved with the proposed density bonus /b/Population is calculated by multiplying the number of housing units by 2.73 persons per dwelling unit, based on the average number of persons per household for the City of Redlands. /c/ Assumes 500 square feet per employee for retail/other services and 250 square feet per employee for office per the SCAG <i>Employment Density Study Summary Report</i> , Appendix E, October 2001. SOURCE: U.S. Census 2000, SCAG 2008 RTP Growth Projections; TAHA 2010.		

TABLE 4.9-2: EXISTING CONDITIONS – REDLANDS AND SAN BERNARDINO COUNTY			
	Redlands	San Bernardino County	Redlands Relative to San Bernardino County
Population (Persons 2008)	71,807	2,055,766	3.50%
Median Age (Yrs)	35.0	30.3	4.7
White (Non-Hispanic)	56.80%	36.90%	5.40%
Asian (Non-Hispanic)	5.90%	5.70%	3.60%
Black (Non-Hispanic)	4.20%	8.70%	1.70%
American Indian	0.60%	0.50%	3.90%
All Other Non-Hispanic	3.50%	2.20%	5.50%
Hispanic	29.10%	46.00%	2.20%
Number of Households (2008)	25,429	606,005	4.20%
Number of Housing Units (2008)	26,719	685,642	3.90%
Home Ownership Rate	60.10%	65.20%	3.90%
Average Household Size (2008)	2.7	3.3	-0.6
Median Family Income (\$) (2007)	69,186	58,073	11,113
Median Existing Home Price (2008) (\$)	300,000	225,000	75,000
Number of Jobs (2008)	39,061	700,603	5.60%
SOURCE: Profile of the City of Redlands, SCAG 2009.			

Population

The project site is comprised primarily of retail and industrial uses. A limited number of residences flank the boundaries of the project site. A variety of retail/commercial, restaurant, office, residential, institutional, light industrial and heavy industrial uses currently exist within the project area boundaries. In addition, several historic resources and vacant lots are located within the project boundaries. Currently, the uses within Downtown are segmented, meaning that retail is concentrated in one area, while residences are concentrated in another.

These areas are shown in the Chapter 3.0 *Project Description* Figure 3-3 and are generally comprised as follows: retail uses dominate the center of the site, while residential uses flank the boundaries and are also located south of the I-10 Freeway. Industrial uses are focused around the I-10 and do not extend south of Redlands Boulevard, while office uses are clustered along Olive and Brookside Avenues, which are the main access routes to and from the residential areas to the south of the project site. Auto-oriented uses are mainly positioned along portions of Redlands Boulevard, west of Eureka Street and civic uses are concentrated south of Citrus Boulevard between Downtown and the residential areas to the south.

Several of the primary retail areas are located south of Redlands Boulevard. The former Redlands Mall, once the City's major retail shopping center located on the southwest corner of Redlands Boulevard and Orange Street, now sits vacant. Directly east of the mall and on the east side of Orange Street is the east-west oriented State Street; a tree-lined, historic retail and restaurant corridor including antique shops, sidewalk cafes, salons, specialty shops, banks, and pedestrian-oriented walkways and open spaces. Citrus Street runs parallel and south of State Street and includes similar uses. Citrus Street contains additional financial services, as well as institutional uses such as Heritage Hall, City Hall, and a City Police Department building. The industrial uses are generally located adjacent to the existing railroad right of way or along Texas Street, north of Redlands Boulevard. Light and heavy industrial uses include a firewood chopping yard and store, a large milling facility, auto-related industrial facilities, and the Sunkist Groves shipping facility.

The project site currently contains 0.2 percent of the total population within the City of Redlands and an even smaller percentage of the County of San Bernardino as a whole. Within the City of Redlands population has experienced steady growth, with an increase in population of approximately 13 percent between 2000 and 2008. Although Redlands experienced steady growth, the 13 percent increase was well below the increase in the County of San Bernardino which experienced a rate of growth of 20 percent. Annual growth rates in the City of Redlands varied from a high of 2.6 percent in 2001 to a low of 0.4 percent in 2006.

The median age in Redlands is 35 years and is higher than the County of San Bernardino (median age 30.3). Currently the middle-aged working cohort (35-54 years old) is the largest age cohort, accounting for 27 percent of the population, which is a typical age distribution. This trend is expected to continue through 2012. During the 12 year period from 2000-2012 two age cohorts (21-34 and 55-64 years old) are project to increase in their share of the population, while two cohorts (5-20 and 35-54 years old) are expected to decrease.

Hispanic or Latino is the fastest growing ethnic group in the city and their share of the population is projected to further increase to 34 percent in 2012. In previous years (between 2000 and 2007) the share of Hispanic population in Redlands increased from 24 to 29 percent. Like most cities in Southern California, since 2000, the share of non-Hispanic whites has been declining. In Redlands, the non-Hispanic white population is expected to decline from 63 percent in 2000 to 51 percent in 2012 while the share of non-Hispanic black population is expected to remain essentially unchanged at around 4 percent. Redlands is also expected to see an increase of nearly 2 percent in the Asian population to 6.8 percent in 2012.

Housing

There is a limited amount of housing that exists within the project site. Ruiz Street, south of I-10 has residential uses, as do 3rd and 4th Streets. Lawton Street, located on the west side of the project area also includes residential uses. The High Avenue area, between 6th and 9th Streets contains several small cottage residences built in the early 1900s. The physical condition of many of the cottages in the area is generally poor. Additional housing is located at the southern portion of Downtown. Residential areas south of the project site are generally comprised of single-family detached homes, often with substantial setbacks from the street. Buildings in this area include well-preserved Victorian and Craftsman homes. The area south of Citrus Avenue also includes large Victorian, Classic and Mission Revival, and Craftsman houses.

Housing production within the City of Redlands has generally followed a “boom and bust” cycle. Between 2000 and 2008, 2,167 new residential permits were issued, although nearly half (48 percent) of those were issued between 2003 and 2005. **Figure 4.9-1** shows housing trends in the City of Redlands.

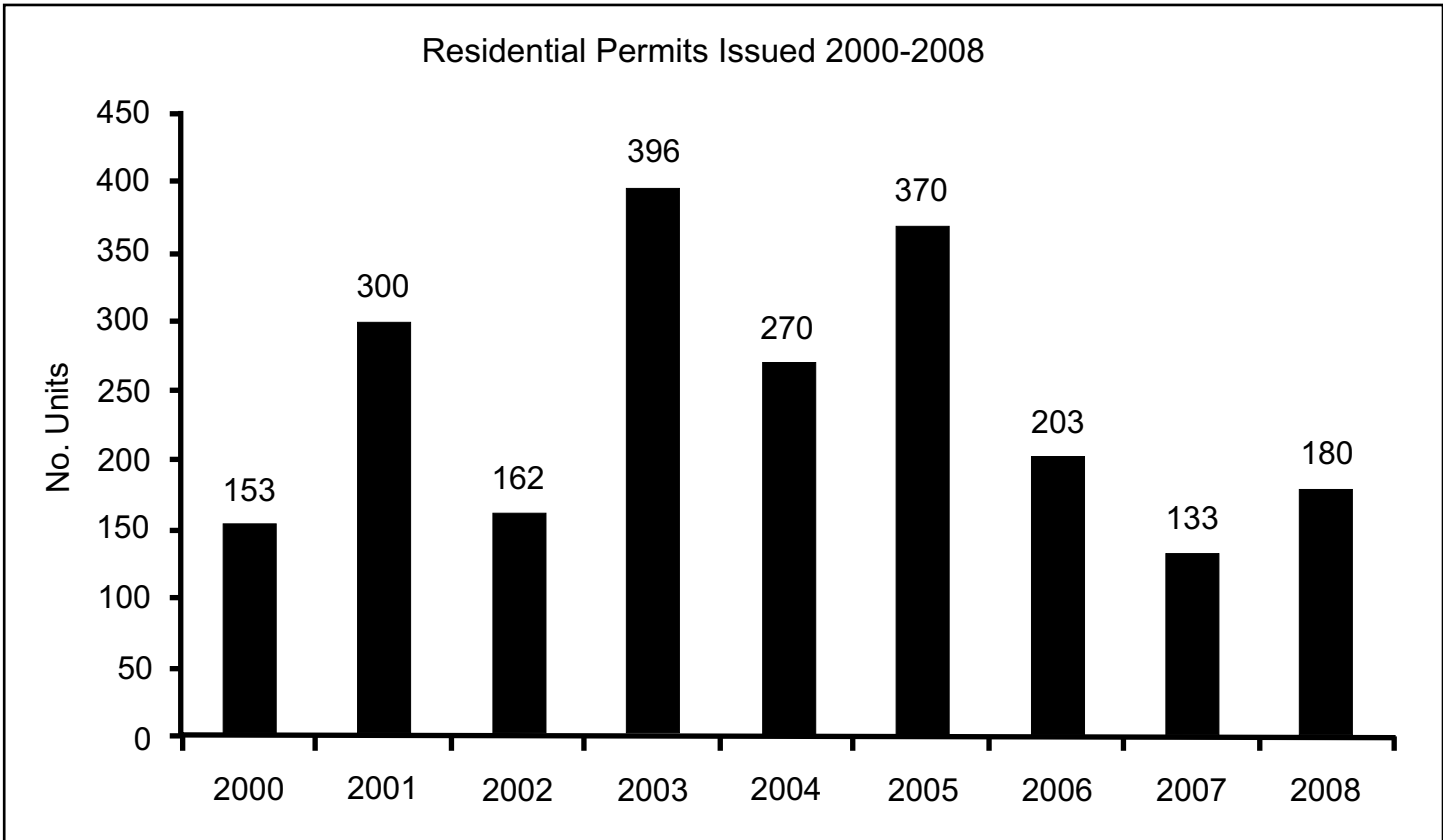
Although Redlands experienced rapid growth in residential housing, in terms of permits issued per 1,000 residents the pace was lower than the County of San Bernardino as a whole. Redlands generally kept at a rate between three and five housing permits per 1,000 residents while the County experienced a sharp increase from a low of five permits per 1,000 in 2000 to 11 permits per 1,000 in 2004. Since 2004 the rates for the County have declined steadily and in 2008 Redlands experienced a slightly higher rate (3 per 1,000) than the County (2 per 1,000). One reason for the decline in permits has to do with overall housing trends in California and the nation which have been on the decline. Many areas in Southern California have experienced sharp declines in home values and Redlands is no different. After accelerated home appreciation rates between 2000 and 2005 (from 10 percent to 30 percent) annual home appreciations rates decelerated dramatically to 4 percent in 2007 and values declined by 26 percent in 2008.

Employment

Downtown Redlands currently includes a mix of retail, restaurant and office uses that provide opportunities for employment. In addition, the area just south of the I-10 includes large amounts of industrial and warehouse uses that also provide employment. Downtown Redlands also includes a pocket of civic uses that provide employment.

Generally, Redlands has experienced an increase in jobs since 2003, although jobs appear to have declined since 2006. Nonetheless, employment for the City was at 39,061 in 2008 or about 12 percent above 2003 levels. Downtown Redlands represents approximately 5.5 percent of the jobs within the City. Between 2003 and 2008 there were only slight changes in the share of jobs by sector. For example, during this period, the share of education and health jobs declined by one percentage point while the share of professional and management jobs increased by two percentage points. In 2008, the education and health care sector remained the largest sector, accounting for 32 percent of total jobs in Redlands. This sector includes educational services, health care and social assistance. Other large sectors include professional and management (19 percent) and retail (12 percent). The Geographic Information Systems (GIS) software firm ESRI has corporate headquarters located near Downtown Redlands. ESRI's has experienced strong growth over recent years and is currently expanding.

Retail sales, when adjusted for inflation, increased by 42 percent between 2000 and 2005, but have been on the decline since 2005, dropping by nearly three percent between 2005 and 2006 and by nearly ten percent between 2006 and 2007. Although retail sales dropped in the City of Redlands, Redlands had higher real retail sales per person than San Bernardino County as a whole for the years between 2000 and 2007. However that gap has narrowed slightly since 2003.



SOURCE: Construction Industry Research Board, 2000-2008.

REGULATORY FRAMEWORK

The following is a discussion of the relevant plans that contain goals and objectives pertaining to housing, population, and employment.

SCAG Regional Comprehensive Plan and Guide. SCAG prepares the Regional Transportation Plan (RTP) every four years; the RTP evaluates growth and associated land use patterns at least 20 years in to the future. In 1996 SCAG adopted the Regional Comprehensive Plan and Guide (RCPG) that was updated as the Regional Comprehensive Plan (RCP) in 2008. The RCP was not adopted but was provided as a tool for local jurisdictions in planning and evaluating growth.

The regional housing goals provide a planning framework for cities, counties and subregions so that they can fashion housing strategies that are responsive to regional market needs related to growth and change during the next two decades. It is intended to be flexible, broad in scope, and a tool in relating housing concerns to a host of other issues indentified in the RCPG. The goals of the Housing chapter promote the goals of the RCPG – a rising standard of living, a healthy and environmentally sound quality of life, and achievement of equity.

The RCPG housing and growth policies applicable to the proposed project are outlined below.

Housing Chapter

- Goal 1** Decent and affordable housing choices for all people
- Goal 2** Adequate supply and availability of housing
- Goal 4** Promote a mix of housing opportunities region-wide

Growth Management Chapter

- Policy 3.04** Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.
- Policy 3.05** Encourage patterns of urban development and land use that reduce costs of infrastructure construction and make better use of existing facilities.
- Policy 3.09** Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources for development and the provision of services
- Policy 3.11** Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.
- Policy 3.12** Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.
- Policy 3.13** Encourage local jurisdictions plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.

- Policy 3.14** Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.
- Policy 3.15** Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.
- Policy 3.16** Encourage development in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.
- Policy 3.18** Encourage planned development in locations least likely to cause adverse environmental impact.
- Policy 3.27** Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as; public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.

City of Redlands General Plan: Housing and Land Use Element. The General Plan provides growth and development policies by providing a comprehensive long-range view of the City as a whole. It provides a comprehensive strategy for accommodating long-term growth should it occur as predicted. Applicable goals and policies that apply to development within the City of Redlands include a balanced distribution of land uses, adequate housing for all income levels, and economic stability.

The Housing Element of the General Plan consists of an identification and analysis of existing and projected housing needs of all economic segments of the community. Policies relevant to the proposed project include the provision of an adequate and affordable supply of housing and the goal to encourage the location of housing, jobs, and services in mutual proximity.

An analysis of the consistency of applicable goals and policies of the Redlands General Plan Housing Element with the proposed project is provided in Section 4.4 *Land Use and Planning* of this Program EIR. The policy consistency analysis indicates that the proposed project would not conflict with applicable General Plan Housing Element goals and policies.

The Land Use Element of the City of Redlands General Plan includes policies and programs intended to provide direction and a course of future action for the City and its departments. The Land Use Element consists of policies and land use and zoning designations to guide growth in the Downtown area. Goals and objectives for the Land Use Element include providing a full range of around-the-clock activities and uses, such as recreation and housing, as well as provide medium-density housing close to employment and available to all ethnic groups, social groups, and economic levels.

An analysis of the consistency of applicable goals and policies of the Redlands General Plan Land Use Element with the proposed project is provided in Section 4.4 *Land Use and Planning* of this Program EIR. The policy consistency analysis indicates that the proposed project would not conflict with applicable General Plan Land Use Element goals and policies related to population and housing growth.

City of Redlands Measure N/Proposition R. Redlands' initiative Measure N, passed in November 1987, is a zoning ordinance amending Proposition R, which purports to set specific limits on residential density and the rate of residential growth in Redlands. Measure N, allows a maximum 400 dwelling units to be added to the City each year, with no carry-over for unused allocation. Up to 50 of the units are to be single-family homes on existing lots, with the remainder to be allocated according to a point system. Sewer or water service may be extended to an additional 150 units per year (no carry-over) within the Sphere of Influence, consistent with the City's General Plan. No land designated by the current General Plan as urban reserve is to be redesignated for a higher density than one dwelling

unit per 14,000 square feet of net site area, except by a four-fifths vote of the City Council with findings. The City must prepare a plan for the ultimate development of the Sphere of Influence and may approve annexations only if they are consistent with the Plan.

Measure U. Redland initiative Measure U passed in November 1997 and established principles of growth management for the City. The measure aim to preserve, enhance and maintain the special quality of life in the City of Redlands. The principles, included below, were amended into the City's General Plan.

- 1A.10 Principle One - The cost of infrastructure required to mitigate the effects of new development shall be paid by that new development.
- 1A.20 Principle Two - Development within the planning area and sphere of influence of the City of Redlands shall conform to development standards within the City.
- 1A.30 Principle Three - Land use classifications set forth in the Redlands General Plan provide for an appropriate range of densities for residential development and intensity of commercial and industrial development in the City of Redlands.
- 1A.40 Principle Four - Agricultural uses of land are important to the culture, economy and stability of the City of Redlands and shall be preserved to the greatest extent possible consistent with the will of the people as expressed in Proposition R and Measure N, and consistent with the policies of the State of California set forth in Government Code Section 51220.
- 1A.50 Principle Five - Preservation of San Timoteo Canyon as a water conservation, recreational, equestrian and wildlife refuge resource for residents of the City of Redlands is essential to the health, safety and general welfare of the community. Development in this area shall only occur in a manner that preserves the area in as natural a state as possible, whether such development is for residential, commercial or flood control purposes.
- 1A.60 Principle Six - Limitations on traffic levels of service and use of designated roadways, restrictions on permanent outdoor advertising signs and the proliferation of billboards, imposition of reasonable noise standards in residential areas and control of slope densities are essential to managing growth within the City by preventing undue urbanization and its attendant urban blight, the degradation of public services and the over-intensive development of land.

Measure U exempts new development projects in the Downtown General Plan and Specific Plan No. 45 Amendments upon a four-fifths vote of the total authorized membership of the City Council.

Methodology

This analysis considers population and household growth that could occur with implementation of the proposed project and whether this growth is within local or regional forecasts, whether it could be considered substantial with respect to remaining growth potential in the City as articulated in the General Plan, and/or whether it would result in the displacement of housing or people. In addition, this analysis of potential population and housing impacts considers whether population growth and residential development were previously assumed to occur in a particular area. Specifically, population and housing impacts were conducted by comparing the proposed project with growth projections for the City from SCAG and the City's General Plan EIR.

All project components described in Chapter 3.0 *Project Description* are considered for temporary employment growth associated with construction activities, as construction estimates are proposed for the proposed project as a whole. The residential mixed-use components of the proposed project are considered within the context of direct growth. The analysis of the potential for the proposed project to indirectly induce growth by extending roads or infrastructure and by providing permanent employment opportunities is also addressed.

For this analysis, three different numbers are used to calculate persons per household based on corresponding geographic area and obtained from available census data. For the County of San Bernardino a number of 3.3 persons per household is used, for the City of Redlands and the project area a number of 2.73 persons per household is used. Each of these population estimates is based on persons and units obtained from the US Census and 2006 American Community Survey.

THRESHOLDS OF SIGNIFICANCE

The proposed project would have a significant impact on population and housing if it would:

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

Physical impacts related to population growth are addressed in transportation/traffic, air quality, land use and planning, noise, public services (police protection and school capacity), utilities and recreation. Impacts in all other issue areas, including aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, utilities and public services (fire protection) are analyzed on the bases of factors such as the proposed location of development, the proposed size (square footage) and type of development, acreage of ground disturbance, and known or expected presence of environmental resources (i.e., biological or cultural resources).

IMPACTS

Population Growth

The discussion below address both direct growth in population resulting from new housing or business growth and indirect population growth impacts from the extension of roads or infrastructure or provision of employment opportunities.

The proposed project provides for infill development that would make maximum use of existing infrastructure. As the majority of development that would occur under the proposed project would be infill or redevelopment, the development permitted under the proposed project would not require significant regional public infrastructure upgrades for any utility, transportation facility, or public service. New development would be required to include provisions to make the necessary local improvements (such as connections to main sewer and water lines). In addition, individual project developers would be required to fund their fair share of any necessary local infrastructure associated with the proposed development under the proposed project. Additional discussion of potential infrastructure impacts are included in Sections 4.10 *Public Services*, 4.11 *Traffic and Parking*, and 4.12 *Utilities and Service Systems*. Due to the fact that localized net new infrastructure needs are anticipated to be minimal, it is not anticipated that the infrastructure improvements would result in measurable population growth in or around the project site. Therefore, the indirect population growth impact resulting from infrastructure improvements associated with the proposed project is considered less than significant.

Implementation of the proposed project would directly affect population growth by introducing new housing that would induce population growth within the project site, as well as new employment opportunities that would directly induce population growth in and around Downtown Redlands. **Table 4.9-1** above provides a summary of the proposed project's growth potential. This table includes the total residential units and development that could be expected at buildout of the proposed plan. Buildout could

result in an additional 4,575 residents, 391,392 square feet of retail uses and generate an additional 2,137 additional jobs.

Table 4.9-3 contains the latest SCAG population projections for the City of Redlands. A population increase (without the project) of 11,773 residents is projected between 2010 and 2025 for the City, representing an annual average growth rate of 0.9 percent or approximately 784 residents per year. The project increase of 4,575 residents represents the maximum number of residents that could occur with the plan and assumes 2.73 persons per household. Based on the overall density and average size of the units in the Downtown area, it is likely the actual number of persons per household would be lower and the overall population would be lower as well. The projected increase of 4,575 residents in the City resulting from the proposed project and anticipated increase in housing stock would be within, the total population increase projected for the City between 2010 and 2025. Although the increase in population would represent a greater share of the overall City than in past years, this would be by design and would represent a desirable shift in growth patterns. The purpose of the plan is to focus development in those areas that are already developed with services thereby relieving the pressure for new development in areas of the City that are less developed. Further, any development that would occur as a result of the proposed project (as well as other growth in Redlands) would undergo additional environmental review to ensure consistency both with the proposed project (as applicable) and other local and regional policies related to growth and development, such as Measures U and R/N. Nonetheless, the direct growth that could occur would represent an annual residential growth rate of more than 30 percent, largely due to the fact that the area is largely developed with commercial uses rather than residential uses. However, as stated in Section 4.10 *Public Services* and 4.12 *Utilities and Service Systems*, adequate services are available to accommodate the projected increase in population.

The housing units anticipated to be developed within the project site were also anticipated in the 2010 Housing Element Update which was certified in May 2010 by the California Department of Housing and Community Development (HCD) for consideration in regional growth and housing projections. As noted above, SCAG projects an increase of approximately 2,845 housing units in the City between 2010 and 2015, with 33,286 total projected housing units existing in the City in 2025. In addition, the Housing Element indicates that in the previous period (1998-2005) housing construction in Redlands exceeded the overall targets of the 1998 to 2005 Regional Housing Needs Assessment (RHNA) by 59 units. However, units affordable to very low-income households and low-income households were under-produced.

Housing units within San Bernardino County are projected to increase by approximately 21.3 percent between the year 2010 and 2025 (from 768,327 housing units to 976,741 housing units). In the Redlands General Plan Area, according to SCAG forecasts, the number of housing units will increase by 13.8 percent (from 28,687 housing units to 33,286 housing units). If the proposed project were to be completely built out by 2025 to its full capacity it would represent an additional 1,421 housing units in the project area, representing an annual increase of approximately 95 units per year. This would be well below the limits set by Measure U that allow for an increase of no more than 400 units per year, with no allowance for carryover. Due to the additional restrictions under Measure U described above, not all of the housing would occur in the project area.

The 70 parcels within the City that have been identified for development of very low- and low-income housing are largely within the project area. These sites allow for high densities, making the financing of affordable housing possible. In designating high-density sites in the Housing Element, a comprehensive analysis was performed to verify that these sites are appropriate for this density and that they have few development constraints. These sites are relatively level (less than 5 percent slope), support standards outlined in the Circulation Element, are generally located away from noise generating uses, and are not in areas subject to aircraft overflight.¹

¹Redlands General Plan Update *Housing Element*, Dyett & Bhatia, May 2010.

TABLE 4.9-3: SCAG GROWTH FORECASTS 2010 - 2025			
	Year 2010	Year 2025	Change
San Bernardino County			
Households	637,250	840,589	203,339 (31.9 %)
Housing Units	768,327 ^{a/}	976,741 ^{a/}	208,414 (21.3%)
Population	2,182,049	2,773,945	591,866 (21.3%)
Employment	810,233	1,045,480	235,247 (22.5%)
City of Redlands			
Households	26,471	31,213	4,742 (17.9%)
Housing Units	28,687, ^{/b/}	33,286 ^{b/}	4,599 (13.8%)
Population	73,441	85,214	11,773 (13.8%)
Employment	41,294	45,256	3,962 (8.75%)
<small>/a/ Assumes 3.3 persons per dwelling unit for San Bernardino County would remain a constant through 2025. /b/ Assumes 2.73 persons per dwelling unit for the City of Redlands would remain a constant through 2025. SOURCE: 2000 US Census; 2006 American Community Survey; SCAG 2008 Regional Transportation Plan (RTP) Growth Projections.</small>			

The population growth forecasted for the City of Redlands is not considered substantial in comparison to the County of San Bernardino as a whole, and the direct population increase associated with the proposed project housing units has been planned for in the City’s population/housing projections and planning documents (City General Plan, SCAG and RHNA). Therefore, the impacts associated with the direct population growth as a result of the anticipated new housing units associated with the proposed project are considered less than significant.

New commercial and office uses associated with the proposed project would generate an estimated 2,137 long-term employment positions, and based on similar projects, the distribution of full-time to part-time would be approximately 60 percent (1,282) full time jobs and 40 percent (855) part-time jobs. Based on existing residency characteristics of the work force in Redlands, it is estimated that approximately one-third of these employees could live in Redlands. Place of work data collected from the 2000 US Census indicates that approximately 10,200 workers living in the City of Redlands work in the City. The total number of jobs in the City in 2000 was approximately 34,900, which equates to approximately 29 percent of the Redlands work force currently living in Redlands.

Applying this 29 percent ratio to the 2,137 new employment positions, generated by the proposed project, results in an estimate that 641 of these employees could end up residing in the City of Redlands. If it is conservatively assumed that each of these employees forms a single new household in the City, these households could add approximately 1,676 additional residents to the City (614 households x 2.73 persons per household for areas outside the Downtown Redlands area).

It should be noted that the estimate of indirect population growth provided in this analysis is conservative since it is based on the following assumptions: (1) existing City residents would fill none of the new employment opportunities associated with the proposed project and (2) the new employees generated by commercial and office jobs associated with the proposed project would reside in areas of the City outside the project site (i.e., not within the new Downtown units). Given that current unemployment rate in

Redlands stands at 10.9 percent in 2010² it is reasonable that some of the employment opportunities associated with the project would be filled by current residents of the City. In addition, the County has an estimated unemployment rate of 14.8 percent in 2010.³ Therefore, it is anticipated that current residents of the City and surrounding communities will fill many of the full-time and part-time employment positions associated with the proposed project. It is also anticipated that many of the new employees filling jobs generated by the proposed project would reside in the new residential units built within the Downtown area. As noted above, the analysis in this Program EIR is conservative, such that the highest potential number of new residents (both from direct housing growth and indirect employment related growth) is reported.

The direct increase in population of up to 4,575 persons that could be associated with residential units and the potential additional increase in population of 617 persons associated with the new employment opportunities provided by the proposed project would result in a total population increase of approximately 5,192 persons. As noted above, this assumes that none of the people associated with new employment would reside in the new residential units within the project site. Based on the population projections presented in **Table 4.9-3** above, the projected population growth in Redlands between 2010 and 2025 is approximately 11,773 persons. The population growth estimated to be associated with the project - approximately 5,192 persons - would not result in growth exceeding this projection. Therefore, the population growth associated with the proposed project is not considered substantial and the population growth projected for the City will not be exceeded. For these reasons, the proposed project would result in less-than-significant impacts related to population growth.

Displacement of Housing

As detailed in Section 4.7 *Land Use and Planning* of this Program EIR, the majority of existing land uses in the project site are commercial. However, a few pockets of residential uses occur. There are four single-family and two multi-family residential neighborhoods located within the boundaries of the project site. Three single-family residential neighborhoods are located in the north, centered on Lawton Street, Ruiz and Third Street and High Avenue. The fourth single-family neighborhood is located in the southwest portion of the project site, centered on San Gorgonio Drive and Kendall Street. The multi-family residential neighborhoods are located in the southwest and southeast portion of the project site.

Implementation of the proposed project would create new development goals for the Downtown area that emphasize the form of development rather than specific uses. As described in Chapter 3.0 *Project Description*, the project site is divided into seven districts that are intended to organize Downtown according to type and character. For example, the area south of Pearl Avenue, north of Citrus Street between Eureka and Orange Streets is designated as Town Center which would include commercial and mixed-use development that opens onto the street. Just as the Town Center type would be applied to the core of the Downtown, the zone type Neighborhood 2 would apply to areas on the edge of the project site to areas that are comprised of existing historical single-family neighborhoods. These neighborhoods would be preserved through rehabilitation and development that is consistent with the existing neighborhood.

Although anticipated redevelopment within the project site is largely conceptual at this time, there is the potential for the acquisition of housing for redevelopment projects. In accordance with California Redevelopment Law Section 33413.3 the Redevelopment Agency is obligated to replace housing removed or destroyed from a redevelopment project area on a one-for-one basis. Potential redevelopment

²California Employment Development Department, Unemployment Rate and Labor Force <http://www.labormarketinfo.edd.ca.gov/?pageid=1006> Retrieved online May 2010.

³California Employment Development Department, Unemployment Rate and Labor Force <http://www.labormarketinfo.edd.ca.gov/?pageid=1006> Retrieved online May 2010.

projects would require additional project-level environmental review and clearance once detailed development plans are completed and development applications are submitted.

An important feature of the development strategy for the proposed project is the creation of additional housing units. **Table 4.9-1** above provides a summary of the levels of development types (e.g., residential units and commercial/office space) and associated growth that could occur under the proposed project. Maximum buildout of the proposed project could result in an additional 1,432 dwelling units within the project site. Consequently, a net increase in residential housing units over existing conditions would result from the proposed project. Construction of replacement housing to offset any loss of existing residential housing on redeveloped parcels would all be contained within the project site. No additional housing would be required outside of the boundaries of the project site to replace any potentially displaced housing. The displacement of existing housing would be mitigated by a net increase in available housing within the project site. Therefore, the proposed project would result in less-than-significant impacts related to the displacement of housing.

Displacement of Population

As discussed above, the majority of existing land use in the project site is commercial, with some residences along the perimeter of the project site. Implementation of the proposed project would not alter the land uses in the project site, but would encourage new patterns of development as described above. The proposed project is programmatic in nature and does not identify existing residential units for demolition and/or redevelopment. All projects under the Downtown General Plan and Specific Plan No. 45 Amendments will require separate environmental review and clearance when development applications are submitted.

An important feature of the development strategy for the proposed project is the creation of additional housing units within the project site. **Table 4.9-1** above provides a summary of the levels of development types (e.g., residential units and commercial/office space) and associated growth that could occur under the proposed project. Maximum buildout of the proposed project could result in an additional 1,432 dwelling units within the project site. Consequently, a net increase in residential housing units over existing conditions is anticipated to result from the proposed project. The construction of replacement housing to offset the loss of existing residential housing on redeveloped parcels would all be contained within the project site. No additional housing would be required outside of the boundaries of the project site to replace any potentially displaced housing (and the residents occupying the housing). The displacement of residents would be minimal (in comparison to the City's total population) and mitigated by a net increase in available housing within the project site. Therefore, the proposed project would result in less-than-significant impacts related to the displacement of population.

MITIGATION MEASURES

Population

Impacts associated with indirect and direct population growth are considered less than significant. No mitigation measures are required.

Housing

Compliance with California Redevelopment Law would ensure that impacts associated with displacement of housing are considered less than significant. No mitigation measures are required.

Employment

Impacts associated with displacement of population are considered less than significant. No mitigation measures are required.

LEVEL OF IMPACT AFTER MITIGATION

Population

Impacts related to population were determined to be less than significant without mitigation.

Housing

Impacts related to housing were determined to be less than significant without mitigation.

Employment

Impacts related to employment were determined to be less than significant without mitigation.

CUMULATIVE IMPACTS

The geographic context for the analysis of cumulative population and housing impacts is the City of Redlands. As shown in Table 3-3 in Chapter 3.0 *Project Description* of this Program EIR, cumulative development within the City currently includes several projects with residential components that would provide a total of 1,568 residential units, in addition to the approximated 1,432 new dwelling units in the proposed project.

Table 4.9-4 provides a summary of potential growth from the proposed project and the cumulative development projects. Cumulative residential development within the City (without the proposed project) would result in an estimated direct population growth of approximately 4,280 persons assuming 2.73 persons per household applicable to the City. Total cumulative direct housing and population growth in the City, including direct growth from the proposed project is estimated to be 3,186 residential units and 8,855 persons.

In addition to the direct population growth associated with new residential units, indirect population growth within the City would result from the new jobs created by the new commercial/retail and office cumulative development. As summarized in the table above, cumulative development within the City consists of several projects with a combined total of 1,995,713 square feet of new commercial/retail and office components (excluding the proposed project). These cumulative development projects would result in an estimated 1,501 new residents in the City from the jobs that would be created. The total indirect increase in population, including the proposed project would be 2,118 persons.

As stated in **Table 4.9-3** above, SCAG projects an increase of approximately 11,773 residents in the City of Redlands between 2010 and 2025. Based upon the analysis presented above, the combined total of direct and indirect population growth in the City associated with cumulative projects is estimated to be 5,718 persons. With the proposed project, the estimated cumulative direct and indirect population growth in the City is estimated to be 9,698 residents, which would not exceed SCAG's population projections. In addition, SCAG projects an estimated 2,845 housing units for the City. The combined housing unit increase for the cumulative projects and the proposed specific plan is estimated to be 3,186 which would exceed SCAG projection. Further, it is important to note that the methodology used to determine impacts assumes maximum buildout of the plan with proposed density bonuses for the Transit Oriented Development area in Downtown Redlands and it is possible that these levels of development will not be

achieved. In addition, the City of Redlands has in place strict growth controls, specifically Measures U and R/N which put a limit on the number of housing units that may be developed in Redlands each year. It is also important to note that the City’s cumulative project list only extends a few years into the future and as additional development occurs it is likely that projects, when combined with other cumulative projects will exceed the population and housing projects provided by SCAG. For this reason, SCAG updates its forecasts at least every four years and incorporates the most recent planning data from cities. As described above, the City’s Housing Element contemplates the proposed project and, as a result, the plan will be included in future SCAG forecasts. The City has set limits on the amount of growth that could occur annually and the proposed project cannot exceed those limits. Therefore, cumulative impacts would be less than significant.

TABLE 4.9-4: CUMULATIVE GROWTH SUMMARY

	Additional Commercial/ Office (sf)	Housing Unit Increase	Jobs Created /a/	Direct Increase in Population from Residential Units /b/	Indirect Increase from New Jobs /c/
Proposed Specific Plan	1,123,113	1,618	2,137	4,575	617
Cumulative Development Projects	1,995,713	1,568	5,005	4,280	1,501
Total	3,118,826	3,186	7,142	8,855	2,118

/a/ Assumes 500 square feet per employee for retail/other services and 250 square feet per employee for office per the SCAG Employment Density Study Summary Report, Appendix E, October 2001.
 /b/ Direct Increase in population based on 2.73 persons per residential unit
 /c/ Indirect increase in population assumes 30 percent of the workforce would live in the City
SOURCE: City of Redlands 2009, TAHA 2010.