

# 5. Environmental Analysis

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## 5.11 POPULATION AND HOUSING

This section of the DEIR for the Town of Yucca Valley examines the potential for socioeconomic impacts of the proposed project, including changes in population, employment, and demand for housing, particularly housing cost/rent ranges defined as “affordable.”

Current website information and pertinent documents from the Town of Yucca Valley and other appropriate agencies were used in preparation of this section, including the California Department of Finance, Southern California Association of Governments, and the United States Census Bureau

### 5.11.1 Environmental Setting

#### 5.11.1.1 Regulatory Setting

##### State Regulations

##### *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 (HCD) estimates the relative share of California’s projected population growth that would occur in each county based on California Department of Finance (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. Where there is a regional council of governments, the HCD provides the RHNA 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 gives cities and counties the opportunity to comment on the proposed allocations. The HCD oversees the process to ensure that the council of governments distributes its share of the state’s projected housing need.



State law recognizes the vital role local governments play in the supply and affordability of housing. To that end, 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.

# 5. Environmental Analysis

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## POPULATION AND HOUSING

The State of California Housing Element laws (Section 65580 to 65589 of the California Government Code) requires 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.

### Regional Planning

#### ***Southern California Association of Governments***

The Southern California Association of Governments (SCAG) represents 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. The Town of Yucca Valley is within the San Bernardino Associated Governments (SANBAG) subregion.

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

On April 4, 2012, SCAG adopted *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future* (2012 RTP/SCS). SCAG has placed greater emphasis than ever before on sustainability and integrated planning in the 2012 RTP/SCS. The 2012 RTP/SCS vision encompasses three principles that collectively work as the key to the region's future: mobility, economy, and sustainability. The 2012 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill 375, improve public health, and meet the National Ambient Air Quality Standards as set down by the federal Clean Air Act. The 2012 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around (SCAG 2012).

#### **5.11.1.2 Existing Setting**

##### **Methodology**

The project area's demographics are examined in the context of existing and projected populations and housing units for the San Bernardino County region and the Town of Yucca Valley. Information on population, housing, and employment for the project area is available from several sources:

- **California Department of Finance.** The DOF prepares and administers California's annual budget. Other duties include estimating population demographics and enrollment projections. DOF's Table E-5, "City/County Population and Housing Estimates," reports on population and housing estimates for the state, counties, and cities, benchmarked to base year 2010.
- **Southern California Association of Governments.** Policies, programs, and employment, housing, and population projections adopted by SCAG to achieve regional objectives are expressed in its 2012 RTP/SCS.
- **United States Census Bureau.** The official United States Census is described in Article I, Section 2 of the Constitution of the United States. It calls for an actual enumeration of the people every 10 years, to be used for apportionment among the states of seats in the House of Representatives. The United States Census Bureau publishes population and household data gathered in the decennial census.
  - **American Community Survey.** The American Community Survey is facilitated by the U.S. Census Bureau and provides estimates of population, housing, household, economic, and transportation trends between decennial censuses.

## 5. Environmental Analysis

### POPULATION AND HOUSING

#### Population

##### Population Trends

As housing has become more expensive and buildable land scarce in the Los Angeles metropolitan region, San Bernardino County has experienced significant growth in population. The county saw its first appreciable growth spurt between 1980 and 1990, when the county population passed the one million mark. According to the U.S. Census, San Bernardino County witnessed a 20.5 percent increase in population between 1990 and 2000 and a 19.1 percent increase in population between 2000 and 2010. Since 2010, the DOF estimates that the population in San Bernardino rose approximately 28,709 to 2,063,919 in 2012, or 1.4 percent.

The Town's population was 16,403 in 1990 and increased to 16,865 persons in 2000. As shown in Table 5.11-1, the 2010 Census reported the population of the Town as 20,700, an increase of 22.7 percent over 10 years. The DOF further estimates Yucca Valley's population at 20,916 in 2012, an increase of 1 percent since 2010. The Census estimated that there were 6,949 households in 2000, with a 16 percent increase to 8,274 households in 2010. Family households accounted for 63.5 percent and nonfamily households for 36.5 percent of the total number of households.

**Table 5.11-1**  
**Population Growth Trends in Yucca Valley and San Bernardino County**

Year	Town of Yucca Valley		San Bernardino County	
	Population	Percent Change	Population	Percent Change
2000	16,865	N/A	1,709,434	N/A
2001	17,023	0.9%	1,741,416	1.9%
2002	17,414	2.3%	1,782,268	2.3%
2003	17,813	2.3%	1,825,379	2.4%
2004	18,504	3.9%	1,875,063	2.7%
2005	19,352	4.6%	1,921,423	2.5%
2006	20,048	3.6%	1,959,715	2.0%
2007	20,483	2.2%	1,989,690	1.5%
2008	20,627	0.7%	2,009,594	1.0%
2009	20,651	0.1%	2,019,432	0.5%
2010	20,700	0.2%	2,035,210	0.8%
2011	20,764	0.3%	2,046,619	0.6%
2012	20,916	0.7%	2,063,919	0.8%

Source: DOF 2012c, U.S. Census 2013.

Note: Population counts for the years 2000 and 2010 are derived from U.S. Census data; counts for other years consist of estimates calculated by the DOF. The population identified in DEIR Chapter 4 includes a vacancy rate of 5 percent, adjusted down from the 13 percent vacancy rate identified by the California DOF.

#### Housing

##### Housing Trends

Over the last decade and a half, the rate of housing growth in Yucca Valley has largely reflected that in San Bernardino County. As shown in Table 5.11-2, the rate of housing growth in both the Town and the county gradually grew through the first half of the 2000s and peaked in the middle of the decade. In the period between 2006 and the present, housing growth decreased substantially in both jurisdictions. Despite this slowdown, both experienced a substantial increase in units between 2000 and 2012. During this period, Yucca Valley gained 1,617 dwelling units, a change of approximately 20 percent. San Bernardino County gained 101,542 units between 2000 and 2012, a change

## 5. Environmental Analysis

### POPULATION AND HOUSING

of approximately 17 percent. Housing growth and population growth largely kept pace with each other, as seen when population growth rates in Table 5.11-1 are compared with housing growth rates in Table 5.11-2. In 2012, the Town of Yucca Valley had an estimated 9,569 housing units, which is 1.4 percent of the housing stock in the county.

**Table 5.11-2**  
**Historical Housing Growth Trends in Yucca Valley and San Bernardino County**

Year	Town of Yucca Valley		San Bernardino County	
	Dwelling Units	Percent Change	Dwelling Units	Percent Change
2000	7,952	N/A	601,369	N/A
2001	7,988	0.5%	606,213	0.8%
2002	8,059	0.9%	613,852	1.3%
2003	8,169	1.4%	623,219	1.5%
2004	8,415	3.0%	634,061	1.7%
2005	8,783	4.4%	647,962	2.2%
2006	9,159	4.3%	664,542	2.6%
2007	9,420	2.9%	680,324	2.4%
2008	9,525	1.1%	689,597	1.4%
2009	9,560	0.4%	694,836	0.8%
2010	9,558	0.0%	699,637	0.7%
2011	9,562	0.0%	701,443	0.4%
2012	9,569	0.0%	702,911	0.2%

Source: DOF 2012b; DOF 2012c.

Note: Unit counts for the years 2000 and 2010 are derived from U.S. Census data; unit counts for other years consist of estimates calculated by DOF. DOF housing unit estimates are based on U.S. Census data that is adjusted by adding new construction and annexations, subtracting demolitions, and adjusting for units lost or gained by conversions. Housing unit estimates for existing conditions in Chapter 4 of this DEIR were calculated by multiplying the acreage of residential parcels by reasonable density assumptions. Although these differing methodologies result in modest unit count differences, DOF estimates are shown in this chapter because they include both a historical growth trend of units and a 2012 itemization of units by type.

### Existing Housing Units

Yucca Valley has traditionally been a single-family residential community. In 2012, approximately 78 percent of the Town's housing stock was estimated to consist of single-family units. Table 5.11-3, *Housing Units in Yucca Valley and San Bernardino County by Type*, identifies the prevalence of housing types in the Town of Yucca Valley and San Bernardino County.

## 5. Environmental Analysis

### POPULATION AND HOUSING

**Table 5.11-3**  
**Housing Units in Yucca Valley and San Bernardino County by Type (2012)**

Type	Town of Yucca Valley		San Bernardino County	
	Number of Units	Percent	Number of Units	Percent
Single-Family Detached	7,416	77.1%	500,915	71.3%
Single-Family Attached	299	3.1%	24,819	3.5%
Multifamily (2-4 Units)	702	7.3%	45,242	6.4%
Multifamily (5 or More Units)	396	4.1%	88,349	12.6%
Mobile Homes	756	7.9%	43,586	6.2%
<b>Totals</b>	<b>9,569</b>	<b>100%</b>	<b>702,911</b>	<b>100%</b>
	Percent Vacant = 13.4%		Percent Vacant = 12.6%	
	Household Size = 2.5%		Household Size = 3.3%	

Source: DOF 2012b.

Note: DOF housing unit estimates are based on U.S. Census data that is adjusted by adding new construction and annexations, subtracting demolitions, and adjusting for units lost or gained by conversions. Housing unit estimates for existing conditions in Chapter 4 of this DEIR were calculated by multiplying the acreage of residential parcels by reasonable density assumptions. Although these differing methodologies result in modest unit count differences, DOF estimates are shown in this chapter because they include both a historical growth trend of units and a 2012 itemization of units by type.

In 2012, the DOF estimated the vacancy rate to be approximately 13 percent in both Yucca Valley and San Bernardino County. Traditionally, a high vacancy rate indicates either the existence of a high number of undesired units or an oversupply of units. The high rates in the Town and county are largely a product of the recent economic recession and associated housing readjustment.<sup>1</sup>

### Housing Costs

High housing costs can lead to a number of unwanted situations, such as overcrowding, overpayment, and deferred maintenance. The calculation for rental housing affordability assumes that a household can expend up to 30 percent of its monthly income on housing. The calculation for ownership affordability assumes that a household can expend up to 35 percent of its monthly income on housing because of the equity and tax benefits of homeownership.

The affordability of housing in Yucca Valley is determined by market factors and residents' ability to pay. For decades, Yucca Valley has been celebrated as an affordable place for seniors to retire. Residents of all ages are attracted to the community's affordable housing prices and rents. Although housing in Yucca Valley has always been relatively affordable, the downturn of the national economy further depressed housing prices. However, this trend may reverse as the national and regional economies recover.

In 2012, the median home sales price in Yucca Valley was \$84,000 (DataQuick 2013). This shows that in Yucca Valley, home resale prices are affordable to the community's very low, low, and moderate income households. The U.S. Census Bureau identified a median housing value of \$156,500 for owner-occupied units in Yucca Valley between 2009 and 2011 (U.S. Census 2011a). This is significantly different from the median home sales price, indicating that the existing housing stock includes luxury homes that have not recently been on the market. The median rent in Yucca Valley between 2009 and 2011 was \$834 per month (U.S. Census 2011a). This median rent is affordable to low and moderate income households and within reach for four-person, very low income households. Despite the affordability of rental units in Yucca Valley, however, the inventory of multifamily projects in Town is relatively limited.

<sup>1</sup> The General Plan Update and this DEIR assumes a more conservative vacancy rate of 5 percent, adjusted down from the 13 percent rate identified by the DOF to account for housing market improvements.

## 5. Environmental Analysis

### POPULATION AND HOUSING

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

The Town of Yucca Valley's RHNA allocation for the 2014–2021 planning period is 930 units. This number, which includes 358 low and very low income units, was calculated by SCAG based on the Town's share of the region's employment growth, migration and immigration trends, and birth rates.

**Table 5.11-4**  
**Town of Yucca Valley 2014–2021 Regional Housing Needs Assessment**

<b>Income Category</b>	<b>Percentage</b>	<b>Target (Number of Units)</b>
Very Low Income	22.5%	209
Low Income	16.0%	149
Moderate Income	18.5%	172
Above Moderate Income	43.0%	400
<b>Total</b>	<b>100%</b>	<b>930</b>

Source: SCAG 2013.

#### **Employment**

##### **Employment Trends**

According to the California Employment Development Department (EDD), the growth rate of employment in Yucca Valley slowed down during the first half of the 2000s. The Town lost jobs every year between 2007 and 2010, years considered the height of the nationwide great recession. Employment in San Bernardino County mirrored that in the Town, with the county experiencing a net loss of jobs in 2007, 2008, 2009, and 2010. EDD's employment estimates for 2011 and 2012 indicate that employment growth has begun to accelerate in the region. However, employment in the Town and county has not yet reached the peak employment levels of 2006. The Town's employment and annual employment change percentages relative to those of the county are shown in Table 5.11-5.

## 5. Environmental Analysis

### POPULATION AND HOUSING

**Table 5.11-5  
Historical Employment Growth Trends in Yucca Valley and San Bernardino County**

Year	Town of Yucca Valley		San Bernardino County	
	Employment (Persons)	Percent Change	Employment (Persons)	Percent Change
2000	6,100	N/A	704,000	N/A
2001	6,200	1.6%	724,000	2.8%
2002	6,400	3.2%	743,200	2.7%
2003	6,500	1.6%	757,500	1.9%
2004	6,800	4.6%	784,400	3.6%
2005	7,000	2.9%	808,400	3.1%
2006	7,100	1.4%	820,700	1.5%
2007	7,100	0.0%	815,100	-0.7%
2008	6,900	-2.8%	794,500	-2.5%
2009	6,500	-5.8%	747,400	-5.9%
2010	6,400	-1.5%	738,900	-1.1%
2011	6,500	1.6%	747,100	1.1%
2012	6,700	3.1%	776,000	3.9%

Source: EDD 2012; EDD 2013.

Note: Estimates are not seasonally adjusted. Employment is defined as the number of individuals, aged 16 years or older, who are working. Existing employment identified in Chapter 4 of this DEIR is based on employment generation based on nonresidential building square footage by land use type.

### Existing Employment

Table 5.11-6 shows the Town's workforce by occupation and industry. According to estimates calculated by the U.S. Census for the 2007–2011 period, the Town of Yucca Valley had an employed civilian labor force (16 years and older) of 7,508 persons. The largest occupational categories during that period were sales and office occupations and management, business, science, and arts occupations, which together accounted for approximately 59.5 percent of the civilian jobs available in the Town (U.S. Census 2011b). During the 2007–2011 period, the Town's workforce comprised 0.9 percent of San Bernardino County's employed civilian workforce of 815,102 (U.S. Census 2011c).

## 5. Environmental Analysis

### POPULATION AND HOUSING

**Table 5.11-6  
Town Employment by Sector (2007–2011)**

<b>Occupation/Industry</b>	<b>Number</b>	<b>Percent</b>
<b>Occupation</b>		
Management, business, science, and arts occupations	2,167	28.9%
Service occupations	1,304	17.4%
Sales and office occupations	2,300	30.6%
Natural resources, construction, and maintenance occupations	1,282	17.1%
Production, transportation, and material moving occupations	455	6.1%
<b>Total</b>	<b>7,508</b>	<b>100%</b>
<b>Industry</b>		
Agriculture, forestry, fishing and hunting, and mining	0	0.0%
Construction	855	11.4%
Manufacturing	420	5.6%
Wholesale trade	18	0.2%
Retail trade	1,071	14.3%
Transportation and warehousing, and utilities	372	5.0%
Information	143	1.9%
Finance and insurance, and real estate and rental and leasing	411	5.5%
Professional, scientific, and management, and administrative and waste management services	423	5.6%
Educational services, and health care and social assistance	1,759	23.4%
Arts, entertainment, and recreation, and accommodation and food services	801	10.7%
Other services, except public administration	550	7.3%
Public administration	685	9.1%
<b>Total</b>	<b>7,508</b>	<b>100%</b>

Source: 2007–2011 American Community Survey (U.S. Census 2011b).

Note: Employment figures count civilian employees only. Existing employment identified in Chapter 4 of this DEIR is based on employment generation based on nonresidential building square footage by land use type.

### **Jobs-Housing Ratio**

The jobs-housing ratio is a general measure of the total number of jobs and number of 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 subregional levels to analyze the fit between jobs, housing, and infrastructure. A major focus of SCAG's regional planning efforts has been to improve this balance, although jobs-housing goals and ratios are advisory only. No ideal jobs-housing ratio is adopted in state, regional, or city policies. However, the California DOF provides a quantitative definition by estimating that a healthy jobs-housing balance is one new home built for every 1.5 jobs created (Little Hoover Commission 2013).

Yucca Valley is a housing-rich and jobs-poor community. Using SCAG household and employment estimates shown in Table 5.11-7, below, the town had a jobs-housing ratio of 0.53 in 2008 (SCAG 2012). San Bernardino County was estimated to have much more balanced ratio of 1.10. SCAG predicts that between 2008 and 2035, the town will have an increasingly imbalanced jobs-housing balance while the region will experience a stronger jobs-housing balance over time. Yucca Valley is, in some ways, a quintessential bedroom community. The vast majority of working residents commute to jobs outside of town. The local economy predominantly provides services to residents in the

## 5. Environmental Analysis

### POPULATION AND HOUSING

Town and surrounding areas in the Morongo Basin. If present trends continue, these characteristics would continue and strengthen: an even higher percentage of local jobs would be in the local-serving sectors of the economy, and even more employed residents would work outside of the town.

**Table 5.11-7**  
**Population and Employment Projections for Yucca Valley and San Bernardino County**

	Town of Yucca Valley			San Bernardino County		
	2008	2020	2035	2008	2020	2035
Population	20,700	23,000	26,200	2,016,000	2,268,000	2,750,000
Households	8,300	9,900	11,800	606,000	698,000	847,000
Housing Units <sup>1</sup>	8,715	10,395	12,390	636,300	732,900	889,350
Employment	4,600	5,100	6,000	701,000	810,000	1,059,000
Jobs-Housing Ratio	0.53	0.49	0.48	1.10	1.11	1.19

Source: SCAG 2012–2035 RP/SCS Growth Forecast (SCAG 2012).

Notes: Existing employment identified in Chapter 4 of this DEIR is based on employment generation based on non-residential building square footage by land use type.

<sup>1</sup> Housing units in SCAG projections are estimated based on number of households and a vacancy rate of 5 percent.

### Planning Projections

#### *Southern California Association of Governments*

SCAG undertakes comprehensive regional planning with an emphasis on transportation, producing a Regional Transportation Plan/Sustainable Communities Strategy. The 2012–2035 RTP/SCS provides projections of population, households, and total employment for both the Town of Yucca Valley and San Bernardino County from 2008 through 2035. Based on their share of California’s and the region’s employment growth, migration and immigration trends, and birth rates, SCAG projects that population, housing, and employment will grow at an increasing rate in Yucca Valley and the county. These projections are summarized in Table 5.11-7.

The 2012–2035 RTP/SCS projects that the County of San Bernardino is projected to grow by an average of approximately 30,000 persons per year (or 36 percent) and an average of approximately 9,000 households per year between 2008 and 2035. Employment in the county during the same period is projected to increase by an average of approximately 13,000 jobs per year. According to SCAG, Riverside and San Bernardino counties will continue to see the greatest percentage in population growth in the SCAG region. By 2035, approximately 27 percent of SCAG residents are anticipated to live in San Bernardino and Riverside counties. Approximately 24 percent of jobs in the SCAG region are anticipated to be in the two counties.

The Town of Yucca Valley is expected to grow slower than San Bernardino County between 2008 and 2035. During that period, SCAG projects that the population of the Town will increase by 5,500 to 26,200, or 21 percent. This growth would result from an average increase of approximately 200 persons per year. The 2012–2035 RTP/SCS projects that the Town will also experience a net increase of 3,500 households and 1,400 jobs between 2008 and 2035, or an average of 130 new households per year and 52 jobs per year.

#### 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:

## 5. Environmental Analysis

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### POPULATION AND HOUSING

- 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).
- 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?

#### 5.11.3 Environmental Impacts

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

It is important to note the differences between buildout and SCAG projections. Buildout of the Town is not linked to a development timeline and is based on reasonable worst-case buildout of the parcels within the Town as identified in the Land Use Plan.<sup>2</sup> In addition, the proposed project provides policy level guidance and does not contain specific project proposals. On the other hand, SCAG projections are based on annual increments in order to develop regional growth projections for land use and transportation planning over a 20-year horizon. Since buildout of the proposed project is not linked to a time frame, it is not appropriate to make a direct comparison with the population, housing, and employment projections provided by SCAG. Based on the historic rate of growth in the Town,<sup>3</sup> the amount of development that the Town of Yucca Valley can accommodate within the land use plan is not likely to occur within the next 50 years, let alone within the 20-year planning horizon identified by SCAG. The analysis in this chapter utilizes SCAG projections for general comparison purposes.

**IMPACT 5.11-1: IMPLEMENTATION OF THE GENERAL PLAN UPDATE WOULD DIRECTLY RESULT IN POPULATION GROWTH IN THE TOWN. [THRESHOLD P-1]**

**Impact Analysis:** One of the purposes of the General Plan Update is to adequately plan and accommodate future growth. As discussed in Chapter 3, *Project Description*, of this DEIR, implementation of the land use plan would result in buildout of 27,229 dwelling units. Consequently, the General Plan Update accommodates 64,565 people. According to DOF, in 2012, the population of Town of Yucca Valley was approximately 20,916. Buildout in accordance with the General Plan Update would therefore result in a population increase of 43,649, a substantial increase in population compared to existing conditions.

Buildout of the proposed land use plan would also involve the development of 1,751 acres of job-generating land uses in Yucca Valley by designating parcels for commercial, industrial, and mixed uses. These land uses would accommodate an estimated 20,963,702 square feet of commercial space and are estimated to generate 34,926 jobs in the Town. According to DOF, in 2012, Yucca Valley provided 6,700 jobs. Buildout in accordance with the General Plan Update would therefore result in 27,387 additional jobs in the Town, a substantial increase in employment compared to existing conditions and an increase that would indirectly induce population growth.

Hypothetical buildout of the proposed land use plan would triple the population of Yucca Valley and quadruple the

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<sup>2</sup> Buildout to the maximum levels permitted by the proposed land use is not anticipated to occur in the future. The Town has historically experienced development levels that do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed in the proposed General Plan Update. Consequently, the General Plan Update buildout projections are based on similar development densities/intensities as historic levels of development intensity in the Town.

<sup>3</sup> According to the U.S. Census and California DOF population counts for the Town of Yucca Valley, the Town has experienced an average annual growth rate of 1.82 percent since 2000.

# 5. Environmental Analysis

## POPULATION AND HOUSING

number of jobs in Yucca Valley. However, despite these direct and indirect inducements of population growth, buildout of the proposed project would substantially improve the jobs-housing balance in the Town.

### Jobs-Housing Balance

The following objective for the proposed project, found in Chapter 3, *Project Description*, identifies jobs-housing balance as one of the General Plan Update’s primary objectives:

- Improve the community’s jobs-housing balance and fiscal sustainability by planning for a diversified employment base provided by a variety of commercial, industrial, and mixed use land uses.

As noted above, full buildout of the proposed General Plan Update is not anticipated to occur in the near future, and it is unknown when full buildout may occur. However, this DEIR is tasked with determining the significance of impacts based on the maximum development potential allowed under the proposed project. Based on this standard, buildout of the proposed project would result in substantial population growth, but would also result in a dramatically improved jobs-housing balance. Table 5.11-8 compares the Town’s post-2035 buildout projections for population, households, and employment to SCAG projections. SCAG projects that the Town will be job-poor and housing-rich in 2035, with a jobs-housing ratio of approximately 2 to 1. The table shows that post-2035 buildout projections for population, household, and employment growth under the proposed project are substantially higher than 2035 estimates projected for the Town by SCAG. Growth consistent with post-2035 buildout projections would result in a jobs-housing ratio of 1.28, which means that all working adults that reside in the Town could hypothetically also work in the Town. This is a healthier job-housing ratio than both existing conditions and the ratio projected for 2035 by SCAG (0.48). Therefore, although buildout of the General Plan Update would occur far in the future and would substantially induce population, it would dramatically improve the Town’s balance of housing and jobs and would fulfill the General Plan Update objective identified above.

**Table 5.11-8  
Comparison of SCAG 2035 Projections and Proposed Project Buildout Projections**

	Existing 2012 Conditions	SCAG Projections for the Town of Yucca Valley		Post-2035 Project Buildout
		2020	2035	
Population	21,282	23,000	26,200	64,565
Households <sup>1</sup>	8,985	9,900	11,800	25,868
Housing <sup>2</sup>	9,458	10,421	12,421	27,229
Employment <sup>3</sup>	7,539	5,100	6,000	34,926
Jobs-Housing Ratio	0.80	0.49	0.48	1.28

Source: SCAG 2012–2035 RP/SCS Growth Forecast (SCAG 2012).

<sup>1</sup> Existing and Post-2035 households estimated based on existing number of units and a vacancy rate of 5%, adjusted down from the 13% vacancy rate identified by the California Department of Finance (2012) to account for housing market improvements.

<sup>2</sup> Housing units in SCAG projections are estimated based on number of households and a vacancy rate of 5%.

<sup>3</sup> Existing and general plan buildout (Post-2035) employment generation rates are estimated based on employees per building square footage and were developed by The Planning Center | DC&E.

### Conclusion

The population, housing, and employment projections for buildout of the proposed project would substantially exceed SCAG’s growth forecasts for the Town of Yucca Valley. Implementation of the General Plan Update would directly induce substantial population growth in the area. However, the General Plan Update accommodates future

# 5. Environmental Analysis

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## POPULATION AND HOUSING

growth within the Town by providing for infrastructure and public services to accommodate this projected growth (see Chapter 5.8, *Hydrology and Water Quality*, Chapter 5.12, *Public Services*, Chapter 5.15, *Transportation and Traffic*, and Chapter 5.17, *Utilities and Service Systems*). Furthermore, population growth would be offset by the level of employment growth required for the Town and would improve the Town's jobs-housing balance. Therefore, implementation of the proposed project would result in a less than significant impact relating to population growth.

**IMPACT 5.11-2: BUILDOUT OF THE GENERAL PLAN UPDATE WOULD NOT RESULT IN THE DISPLACEMENT OF PEOPLE OR HOUSING. [THRESHOLD P-2 AND P-3]**

**Impact Analysis:** The purpose of General Plan Update is to provide orderly growth in the Town of Yucca Valley through the distribution, location, balance, and extent of land uses. The Yucca Valley General Plan Land Use Element does not change land use designations from residential to nonresidential and thus would not result in the displacement of people or housing. Furthermore, the General Plan Update guides planning for new growth in the Town, in part through designation of land uses that result in additional housing. Examples of new opportunities for additional housing include the proposed application of mixed-use designations in areas of the Mid-Town and East Side focus areas and the application of higher-density residential designations in existing residential areas. The proposed land use map identifies land use designations for a variety of housing types and provides for additional residential opportunities in areas that currently do not allow residential uses. Furthermore, the housing element of the proposed General Plan includes numerous polices and implementation actions that, upon implementation, would ensure that a broad range of housing opportunities are offered in Yucca Valley. These include actions aimed at encouraging an expanded range of housing types (actions H 1-1 through H 1-8) and actions aimed at conserving existing dwelling units (actions H 4-1 through H 4-4). Therefore, impacts relating to displacement would be less than significant.

### 5.11.4 Relevant General Plan Policies

The following are relevant policies of the General Plan Update that are designed to reduce impacts to existing residences and businesses and to maintain, preserve, and improve the existing housing stock.

#### Housing Element

##### **Housing Element Policies**

###### *Housing Diversity*

- H 1-1 Provide a diversity of land uses to encourage residential development with a range of sizes, affordability levels, and amenities.
- H 1-2 Remove governmental constraints to the development of a variety of housing types, including affordable and multifamily housing.

###### *Neighborhood Quality*

- H 2-1 Revitalize the core of the community with new housing that capitalizes on existing and planned public facilities.
- H 2-2 Encourage new development and rehabilitation efforts to maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

###### *Assisted Housing*

- H 3-1 Support participation in federal, state, regional, and local programs aimed at providing housing opportunities for lower and moderate income households.

## 5. Environmental Analysis

### POPULATION AND HOUSING

- H 3-2 Collaborate with appropriate agencies and organizations to provide housing assistance to Yucca Valley residents.

#### *Housing Conservation and Preservation*

- H 4-1 Support the maintenance of the Town's deed-restricted affordable housing stock and relatively affordable development types such as mobile homes.
- H 4-2 Monitor and protect the Town's deed-restricted affordable housing stock.

#### *Fair Housing*

- H 5-1 Enforce fair housing laws prohibiting discrimination.
- H 5-2 Support local and regional organizations that provide fair housing services to Yucca Valley.
- H 5-3 Provide a supportive administrative environment that facilitates barrier free housing for disabled residents.

#### **Housing Element Implementation Actions**

#### *Housing Diversity*

- H 1-1 Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Needs Assessment.
- H 1-2 Adopt the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the General Plan and development standards in the Development Code to encourage and facilitate housing types up to 25 dwelling units per acre.
- H 1-3 Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.
- H 1-4 Encourage housing types that address the housing needs of small, lower income households by continuing to permit second units by right in single-family detached residential-only zones and single room occupancy units through a conditional use permit in the Industrial zone.
- H 1-5 Continue to allow emergency shelters by right, with approval of a Special Use Permit, in the Industrial zone. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone. This is in accordance with Government Code Section 65583(a)(7).
- H 1-6 Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.
- H 1-7 Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.
- H 1-8 Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.

## 5. Environmental Analysis

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### POPULATION AND HOUSING

#### *Neighborhood Quality*

- H 2-1 Concentrate higher density residential development opportunities in proximity to public transit, public facilities, the first phase of wastewater service, and commercial uses. This will create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families.
- H 2-2 Encourage developers of affordable or age-restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible.
- H 2-3 Update the Development Code to require that new housing projects, including affordable and age-restricted projects, have adequate public improvements, including infrastructure and paved streets and sidewalks.
- H 2-4 Provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service for affordable housing projects is a priority, per Government Code Section 95589.7.
- H 2-6 Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.
- H 2-7 Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in Yucca Valley.

#### *Assisted Housing*

- H 3-1 Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.
- H 3-2 Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.
- H 3-3 Maintain membership in the San Bernardino County Urban County Consortium to participate in the County's efforts to obtain federal funding for affordable housing and community development.
- H 3-4 Coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley.
- H 3-5 Assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, state, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. The Town shall process requests that require supportive documentation within 30 days of receipt.
- H 3-6 Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town's website.

#### *Housing Conservation and Preservation*

- H 4-1 Facilitate the preservation of any deed-restricted affordable housing units by notifying the San Bernardino County Housing Authority and other qualified entities. The Town will be responsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.

## 5. Environmental Analysis

### POPULATION AND HOUSING

- H 4-2 Continue to distribute the County of San Bernardino’s materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. Materials will be available at Town Hall and online.
- H 4-3 Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.
- H 4-4 Seek new funding sources to continue the Home Rehabilitation Program to enable lower income and senior households to maintain and rehabilitate their homes. Once funding has been secured, the program shall be advertised on the Town’s website and at Town Hall, the Community Center, the Library, and local churches and social service agencies.

#### *Fair Housing*

- H 5-1 Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.
- H 5-2 Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino County Community Housing Resource Board, or other appropriate agency, at Town Hall, other public facilities, religious institutions, and on the Town’s website.
- H 5-3 Continue reasonable accommodation procedures to accommodate modifications to, land use, zoning, and permitting processes to provide more housing options for people with disabilities.
- H 5-4 Continue to enforce the Fair Housing Act, which sets forth accessibility standards for multifamily projects with four or more units.

### **Land Use Element**

#### ***Land Use Element Policies***

##### *Balanced Land Uses*

- LU 1-6 Provide housing opportunities and a variety of residential densities, housing types and tenure to meet the affordability, life stage, and amenity needs of the Town’s diverse population.
- LU 1-15 Maintain Yucca Valley’s position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town’s economic sustainability.
- LU 1-22 Attract and retain non-polluting, clean industrial development that expands the economic opportunities in the Town.

##### *Special Policy Areas*

- LU 2-1 Stimulate reinvestment in the Town’s corridors by allowing greater flexibility in land use through the application of the provisions of the Special Policy Areas.
- LU 2-7 Facilitate the development of master planned industrial and business park uses.
- LU 2-8 Encourage large and tourist-serving retailers to locate along properties directly abutting SR-62 to capture sales from visitors entering and departing Joshua Tree National Park. (East Side SPA)

## 5. Environmental Analysis

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### POPULATION AND HOUSING

- LU 2-13 Facilitate development vertical or horizontal mixed uses including commercial, office or residential. (Town Center SPA)
- LU 2-15 Permit infill uses consistent with the underlying uses as depicted on the General Plan “by right” and in accordance with the Development Code in place at the time of the land development application. (West Side SPA)

#### **Land Use Element Implementation Actions**

##### *Balanced Land Uses*

- LU 13 Coordinate with the Southern California Association of Governments and the Governor’s Office of Planning and Research to stay informed of legislation and documentation of the nexus between land use, housing, transportation, and sustainability.

#### **Open Space and Conservation Element**

##### **Open Space and Conservation Element Policies**

- OSC 11-3 Maintain General Plan Land Use, Housing, and Transportation goals and policies to be aligned with, support, and enhance SCAG’s Regional Transportation Plan and Sustainable Communities Strategy to achieve reductions in GHG emissions.

##### **Open Space and Conservation Implementation Actions**

##### *Scenic Resources*

- OSC 35 Consider establishing a density bonus program, providing density incentives for those projects which minimize and eliminate impacts to hillsides and ridgelines.

#### **5.11.5 Existing Regulations and Standard Conditions**

No regulations are applicable for population and housing.

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

Upon compliance with policies and programs included in the General Plan Update, Impact 5.11-1 and Impact 5.11-2 would be less than significant.

#### **5.11.7 Mitigation Measures**

No significant adverse impacts were identified and no mitigation measures are necessary.

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

No significant adverse impacts were identified and no mitigation measures are necessary.

## 5. Environmental Analysis

### POPULATION AND HOUSING

#### 5.11.9 References

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# 5. Environmental Analysis

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## POPULATION AND HOUSING

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