

## 5.12. POPULATION AND HOUSING

The six components of the project analyzed herein are:

- 1) Adoption and implementation of the General Plan;
- 2) Adoption and implementation of the revised Zoning Code;
- 3) Adoption and implementation of the revised Subdivision Code;
- 4) Adoption and implementation of the amendment to the Noise Code;
- 5) Adoption and implementation of the Magnolia Avenue Specific Plan (MASP); and
- 6) Adoption and implementation of the Citywide Design and Sign Guidelines.

Of the six project components, Noise Code Amendment, and the Citywide Design and Sign Guidelines address site planning, building design and community aesthetics, rather than changes to the land use designations or zoning, and are thus not considered to have impacts related to population and housing. The Subdivision Code does not and cannot permit greater density beyond that of the General Plan and Zoning Code. The proposed changes to the Zoning and Subdivision Codes are consistent with the General Plan and its analysis and as such the proposed changes do not support densities beyond those permitted by the General Plan. While the Subdivision Code does permit flag lots under certain circumstances and smaller lot widths on cul-de-sacs, which does decrease the amount of variances requested, it cannot increase density beyond that permitted by the General Plan. Therefore, the Subdivision Code, Zoning Code and the Magnolia Avenue Specific Plan directly support the land use designations in the General Plan, not allowing additional population growth, or density increases beyond what is analyzed in the General Plan, and therefore will not have any additional environmental effects to population and housing; therefore these documents will not be analyzed further in this section. Since an initial study was not prepared with the issuance of the Notice of Preparation, the focus of the following discussion is related to the potential impacts to population growth, displacement of existing housing, and displacement of substantial numbers of people.

The Project Planning Area consists of the corporate boundaries of the City of Riverside, the City's Northern Sphere of Influence, and the Southern Sphere of Influence as described in Section 2 of the EIR, Executive Summary.

The Population and Housing Section of this EIR has been changed from the previously circulated EIR. In addition to the overall changes listed in the Project Description Section of this EIR, background information and analysis was added for the Planning Area. Population growth estimates for typical growth and maximum allowed growth were analyzed for the worst-case scenario. Information for all topics within this Section was verified and updated as necessary.

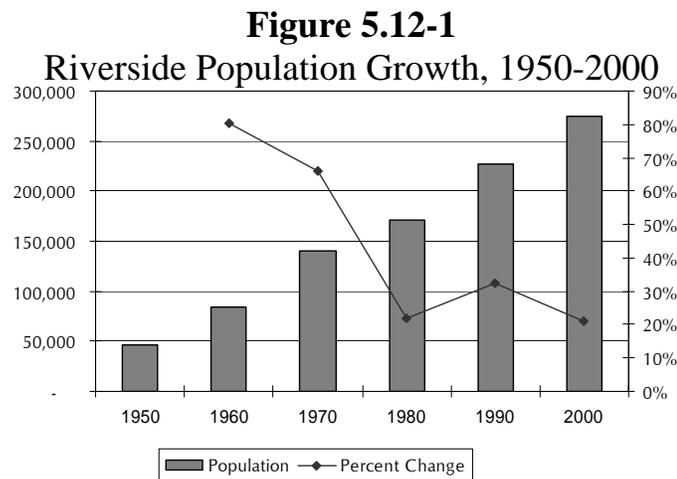
In addition to other reference documents, the following references were used in the preparation of this section of the EIR:

- Southern California Association of Governments, *Growth Forecasting City Projections*, [www.scag.ca.gov](http://www.scag.ca.gov)
- City of Riverside Development Department, *Community Profile*, [www.riversideca.gov](http://www.riversideca.gov)

- City of Riverside, GIS Land Use Designation data.
- U.S. Census Bureau, 2005 American Community Survey.
- California Department of Finance Demographic, *California Statistical Abstract* (Available at [http://www.dof.ca.gov/html/fsdata/stat-abs/Statistical\\_Abstract.asp](http://www.dof.ca.gov/html/fsdata/stat-abs/Statistical_Abstract.asp))

## Setting

According to the General Plan, following World War II, the City experienced significant development, resulting in an 8 percent annual increase in population. Increasing suburbanization resulted in a 6.6 percent annual growth rate during the 1960s. Population growth continued at a more modest rate during the 1970s and 1980s, increasing at 2.2 and 3.3 percent annually. The City's population growth rate slowed during the 1990s to 1.3 percent as the region recovered from military base realignments and other economic changes (see Figure 5.12-1, Riverside Population Growth, 1950-2000). With the economic recovery in the late 1990s, the City's population increased to approximately 275,000 as of 2003.



Source: CA. Department of Finance

The proposed land uses and associated densities in the General Plan will lead to population and housing increases within the Planning Area. In 2005, according to the Department of Finance, the City of Riverside's population was estimated to be 287,321. There was an estimated 93,405 housing units, yielding a little over 3 people per household in the City limits as of 2005. This means that the City of Riverside ranks as the eleventh most populous city in California.

Southern California Association of Governments (SCAG) 2004 RTP population, household and employment forecasts are provided in **Table 5.12-A**, broken down for the City and then the Region. The SCAG 2004 RTP long-range regional growth projections consider growth within Riverside's existing City limits through year 2025; estimates specific to the Sphere of Influence have not been made.

<b>Table 5.12-A</b>			
<b>SCAG Population and Households Forecast</b>			
	<b>2000</b>	<b>2005</b>	<b>2025</b>
<b>City of Riverside- SCAG Estimates</b>			
Population	256,352	286,935	353,397
Households	82,452	89,860	121,149
Employment (Jobs)	126,679	140,887	199,078
<b>WRCOG Subregion</b>			
Population	1,205,301	1,430,893	2,230,185
Households	385,947	445,805	776,168
Employment (Jobs)	388,141	446,932	727,005

Source: City of Riverside General Plan, SCAG, GIS Data

According to the City of Riverside’s General Plan, the current demographic data states that the City of Riverside’s population in 2005 was 287,321, with a population growth of 45,185, a 15% increase between the years of 2000 and 2005. Riverside’s population was below SCAG’s projections in 2000 by 1,186 (.5%), and close to SCAG’s projections in 2005, just over 386 people.

According to Table LU-3 Land Use Designations in the General Plan, population and employment projections based on buildout in the year 2025 are summarized below in **Table 5.12-B General Plan Population and Employment Projections–2025**, by the typical and maximum projections within the City’s boundaries, and within the Sphere of Influence (SOI), and then the total.

Population projections have been evaluated at two levels of development intensity. They range from the “Typical” densities that the City expects to be built by 2025 to the absolute maximum allowable densities throughout the Planning Area; “maximum with planned residential development (Max. w/PRD).”

Typical - Assumes average residential densities for future areas of development with most existing built-out areas generally staying the same as today. This is a likely scenario for how Riverside will grow in the future. Total population within the Planning Area is estimated to reach 383,077 by 2025 under the Typical level of development.

Maximum w/PRD – Maximum residential densities can be exceeded if proposed under a “planned residential development”(i.e. extra amenities to offset extra units). These Max. w/PRD densities were assumed in all areas where allowed. This represents a “worst case” for CEQA analysis purposes, but it is not realistic to assume this level of development will be allowed or achieved throughout the Planning Area. Total population within the Planning Area is estimated to reach 585,926 by 2025 under the Maximum w/PRD level of development.

<b>Table 5.12-B General Plan Population and Employment Projections–2025</b>						
<b>Projections</b>	<b>City (A)</b>	<b>City w/PRD (B)</b>	<b>SOI (C)</b>	<b>SOI w/PRD (D)</b>	<b>Total (A+C)</b>	<b>Total w/PRD (B+D)</b>
Maximum Population	444,308	528,429	42,068	57,497	486,375	585,926
Typical Population	346,867	--	36,210	--	383,077	--
Maximum Employment	1,150,936	--	26,689	--	1,177,625	--
Typical Employment	845,346	--	19,995	--	865,341	--

SOI = Sphere of Influence, PRD = Planned Residential Development  
 Source: General Plan Land Use Table LU-3, City of Riverside General Plan Transportation Study Appendix, Land Use Calculations

As shown on **Table 5.12-C, 2025 General Plan and SCAG Comparisons**, the Buildout of the General Plan Typical population projections are fairly consistent (within 2 percent) with SCAG’s population projections for the year 2025, but Buildout of the General Plan Maximum with PRD population projections exceed SCAG population projections by about 33 percent. For comparison purposes under CEQA, this “worst case” scenario, Maximum with PRD, is presented.

<b>Table 5.12-C 2025 General Plan and SCAG Comparisons</b>			
	<b>GP City Projections</b>	<b>SCAG Projections</b>	<b>Difference</b>
<b>Population</b>			
Maximum (w/PRD)	528,429	353,397	175,032 (33%)
Typical	346,867	353,397	-6,530 (-2%)

*Regional Housing Needs*

State law requires cities in Southern California to facilitate new housing construction according to goals set by SCAG. At that same time, State law requires the Housing Element of the General Plan analyze potential and actual governmental and non-governmental constraint to the production, maintenance and improvement of housing for all persons of all income levels and disabilities, and remove or mitigate actual constraints.

SCAG’s Regional Housing Needs Assessment (RHNA) indicates the amount of housing that should be accommodated in each jurisdiction. The housing allocation is based upon population, employment and household forecasts in its Regional Transportation Plan (RTP). The formula for calculating housing needs accounts for household formation due to population growth and change, and also includes an additional allowance for a normal level of vacancies, demolitions, and conversions of units to non-housing uses.

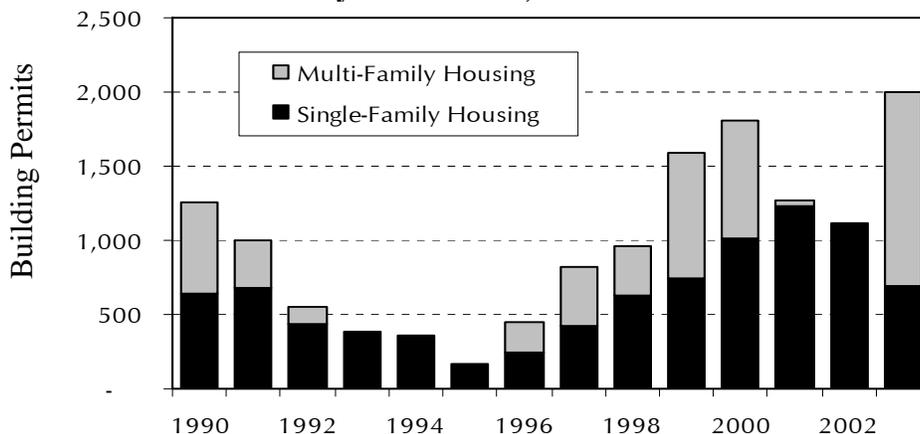
The 1989–1994 Regional Housing Needs Assessment (RHNA) adopted by SCAG established a five-year planning objective for Riverside to accommodate 8,221 additional housing units. Of this total, the RHNA set the following affordability goals: 22 percent very low income units, 15 percent low income units, 22 percent moderate income units, and 41 percent above-moderate income units. Riverside adequately addressed these goals and the State Department of Housing and Community Development found the City’s Housing Element in compliance.

In the five years spanning 1998 to 2003, a total of 5,536 single-family residences and 3,240 apartments were built in Riverside. Based on the housing price and affordability analysis done in the General Plan Housing Element, single-family homes are considered affordable only to above-moderate income households and apartments are affordable only to moderate income households. The City has also assisted in the production of affordable units. Based on the Very High Density Residential, Mixed Use and Downtown Specific Plan land use designations, all land use designations support affordable housing, which translates into 16,000 dwelling units, which well exceeds the affordable housing requirement. The City of Riverside has adequate sites to accommodate its RHNA.

### Housing

The City of Riverside’s housing market followed the economic conditions in the City during the 1990s (see **Figure 5.12-2**). Following the economic boom and housing construction boom of the mid- to late-1980s, housing production sharply dropped in 1990 and 1991, falling nearly 50 percent from the peak of 2,232 units in 1989. Additional declines were to follow concurrent with defense cutbacks, base realignments and excess housing production stimulated from Federal Tax legislation. Housing production was flat from 1992 through 1997.

**Figure 5.12-2**  
**Residential Building Permit Issuance,**  
**City of Riverside, 1990-2003**



Source: CA Department of Finance, 2004.

Within the City boundaries, the housing demand was pent up during the mid-1990s due to the downturn in the economy. However, improvements in the regional and local economy during the late 1990s led to a significant increase in housing demand. Single-family and multi-family housing construction averaged 700 units and 600 units, respectively, during a 2-year period of 1998 and 1999. Beginning in 2000, however, housing construction significantly increased. From 2000 to 2003, more than 4,000 residential units were permitted for construction.

The construction boom of the early 2000s continued through 2005. A significant number of single- and multi-family residential building permits are being approved or are in the planning stages. In addition, the proposed General Plan re-designates formerly underutilized commercial land for higher density mixed uses, including residential uses.

Given continued high demand for housing due to employment and population growth, the City expects additional housing production in upcoming years. According to the General Plan buildout projections, **Table 5.12-D General Plan Housing Projections**, summarizes the project maximum and typical number of dwelling units within the City and SOI boundaries.

<b>Table 5.12-D General Plan Housing Projections–2025</b>						
<b>Projections</b>	<b>City (A)</b>	<b>City w/PRD (B)</b>	<b>SOI (C)</b>	<b>SOI w/PRD (D)</b>	<b>Total (A+C)</b>	<b>Total w/PRD (B+D)</b>
Maximum	148,103	176,143	14,022	19,165	162,125	195,309
Typical	115,622	-	12,070	-	127,692	-

PRD= Planning Residential Development, SOI= Sphere of Influence

### Thresholds of Significance

The City of Riverside has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Therefore, significance determinations utilized in this Section are from Appendix G of the CEQA Guidelines. A significant impact will occur if implementation of the Project:

- induces 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);
- displaces substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- displaces substantial numbers of people, necessitating the construction of replacement housing elsewhere.

## **Related Regulations**

### *Housing Element Law (Government Code, § 65580 et seq.)*

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

### *Regional Housing Needs Assessment*

The Regional Housing Needs Assessment (RHNA) is a key tool to plan for growth. Communities have to plan, consider, and decide how they will address this need through the process of completing the Housing Elements of their General Plans. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that they can grow in ways that enhance quality of life, improve access to jobs, transportation, and housing, and not adversely impact the environment.

The RHNA is completed periodically by SCAG and its counterparts in other parts of the state, as mandated by State law. It consists of two measurements to meet the housing needs: existing need, and future need.

The existing need assessment examines variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30% of their income for housing, as well as severe overcrowding.

The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to account for an ideal level of vacancy needed to promote housing choice, moderate cost and acceptable levels of housing upkeep and repair. In the SCAG region, many communities currently have more than the ideal number of vacancies, and thereby the vacancy adjustment is, in those cases, subtracted from the total housing need. Finally, a second adjustment is made to account for units expected to be lost due to demolition,

natural disaster, or conversion to non-housing uses. The sum of these factors, household growth, vacancy need (generally a negative number), and replacement need, form the construction need for a community.

Finally, the RHNA considers how each jurisdiction might grow in ways that will decrease the concentration of low-income households in certain communities. The need for new housing is distributed among income groups so that each community moves closer to the regional average income distribution.

## **Related General Plan Policies**

### *Population Growth Threshold*

Implementation of the following General Plan policies will assist in minimizing adverse conditions to population and housing increases for the City. The following General Plan Introduction, Land Use and Urban Design and Air Quality Elements policies, which emphasize planning for growth, infill development and revitalization of underutilized parcels within the City, will work with the Land Use Policy Map and its implementation to forward growth policy:

### *Growing Smarter*

- Policy LU-8.1: Ensure well-planned infill development Citywide, allow for increased density in selected areas along established transportation corridors.
- Policy LU-8.3: Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.
- Policy LU-9.3: Designate areas for urban land uses where adequate urban levels of public facilities and services exist or are planned, in accordance with the public facilities and service provisions policies of this General Plan.
- Policy LU-9.4: Promote future patterns of urban development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities when considering amendments to the Land Use Policy Map (Figure LU-10).
- Policy LU-9.5: Encourage the design of new commercial developments as integrated centers, rather than as small individual strip development. Integrated Centers integrate pedestrian access, parking access, building design and land use themes across all parcels in the commercial center to unify the development.
- Policy LU-9.6: Discourage strip commercial development and encourage a pattern of alternating land uses along major arterials with “nodes” of commercial development separated by other uses such as residential, institutional or office.

- Policy LU-9.7: Protect residentially designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas. Uses adjacent to planned residential areas should be compatible with the planned residential uses and should employ appropriate site design, landscaping and building design to buffer the non-residential uses.
- Policy LU-10.1: Discourage the premature development of non-urbanized areas and encourage growth through such programs as the Residential infill Incentive Program, first in undeveloped and under-developed areas within, adjacent to or in close proximity to existing urbanized neighborhoods.
- Policy LU-10.2: Review the Capital Improvement Program of the City and local public works projects of other local agencies within the corporate boundaries of Riverside annually for consistency with this General Plan, pursuant to Government Code Sections 65401 et. seq. and City Code Title 19, 19.050.030 (B).
- Policy LU-10.3: Time the provision of capital improvements to ensure that all necessary public services and facilities for an area planned for new urban development are in place when development in the area occurs.
- Policy LU-10.4: Require development projects to be timed and phased so that projects are not occupied prior to the provision of necessary urban services.
- Policy LU-10.5: Consider the availability of public facilities and services when evaluating proposals for annexation of property into the City of Riverside.

### ***General Plan Review & Amendments***

- Policy I-1.2: Review the Capital Improvement Plan (CIP) annually pursuant to State Law to ensure its consistency with the General Plan, as it may be amended from time to time.
- Policy I-2.1: Limit General Plan amendments to a quarterly review to be heard by the City Planning Commission at the second meeting in the months of January, April, May and December.

### ***Housing Strategies***

- Policy AQ-1.5: Encourage infill development projects within urbanized areas, which include job centers and transportation nodes.
- Policy AQ-1.6: Provide mixed-use development that allows the integration of retail, office, institutional and residential uses for the purpose of reducing costs of infrastructure construction and maximizing the use of land.

- Policy AQ-1.7: Support planned residential developments and infill housing, which reduce vehicle trips.
- Policy AQ-1.8: Promote “Job/Housing Opportunity Zones” and incentives to support housing in job-rich areas and jobs in housing-rich areas, where the jobs are located at non-polluting or extremely low-polluting entities.

***Business Near Transit***

- Policy AQ-1.10: Encourage job creation in job-poor areas as a means of reducing vehicle miles traveled.
- Policy AQ-1.11: Locate public facilities and services so that they further enhance job creation opportunities.
- Policy AQ-1.12: Support mixed-use land use patterns, but avoid placing residential and other sensitive receptors in close proximity to businesses that emit toxic air contaminants to the greatest extent possible. Encourage community centers that promote community self-sufficiency and containment and discourage automobile dependency.
- Policy AQ-1.14: Encourage community work centers, telecommuting and home-based businesses.
- Policy AQ-1.15: Establish land use patterns that reduce the number and length of motor vehicle trips and promote alternative modes of travel.
- Policy AQ-1.18: New residential subdivisions shall be designed to encourage “walkable” neighborhoods with pedestrian walkways and bicycle paths to facilitate pedestrian rather than vehicular travel.
- Policy AQ-1.19: Require future commercial areas to foster pedestrian circulation through the land use entitlement process and/or business regulation.
- Policy AQ-1.20: Create the maximum possible opportunities for bicycles as an alternative work transportation mode.

***Land Densities***

- Policy AQ-1.23: Increase residential and commercial densities around rail and bus transit stations.
- Policy AQ-1.26: Require neighborhood parks and community centers near concentrations of residential areas and include pedestrian walkways and bicycle paths to encourage non-motorized travel.

### *Displacement Related Threshold*

The General Plan Land Use and Urban Design and Air Quality Elements maintains current land use pattern within outlying areas of the City and includes the following policies to encourage infill and revitalization of vacant and underutilized areas in the established core and along major travel corridors to reduce displacement:

#### *Growing Smarter*

- Policy LU-8.1: Ensure well-planned infill development Citywide, allow for increased density in selected areas along established transportation corridors.
- Policy LU-8.3: Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.

#### *Preservation of Industrial Land*

- Policy LU-25.4: Identify opportunities to redevelop older, underutilized properties.

#### *Housing Strategies*

- Policy AQ-1.5: Encourage infill development projects within urbanized areas that include job centers and transportation nodes.
- Policy AQ-1.6: Provide mixed-use development that allows the integration of retail, office, institutional and residential uses for the purpose of reducing costs of infrastructure construction and maximizing the use of land.
- Policy AQ-1.7: Support planned residential developments and infill housing, which reduce vehicle trips.

#### *Business Near Transit*

- Policy AQ-1.12: Support mixed-use land use patterns, but avoid placing residential and other sensitive receptors in close proximity to businesses that emit toxic air contaminants to the greatest extent possible. Encourage community centers that promote community self-sufficiency and containment and discourage automobile dependency.

#### *Neighborhood Conservation*

- Policy H-1.1: Promote the repair, improvement and rehabilitation of housing to enhance quality of life in neighborhoods, strengthen neighborhood identity and cohesiveness and instill community pride.

Policy H-1.2: Maintain and improve the quality of rental and ownership housing through adoption and enforcement of housing and property maintenance standards and involvement and participation from community groups.

Policy H-1.3: Encourage the preservation and restoration of the City's residential structures possessing historic or architectural merit, and preserve and protect the community's historic districts and neighborhood conservation areas.

### ***Housing Opportunities***

Policy H-2.1: Provide adequate sites and supporting infrastructure to accommodate housing through land use, zoning, specific plan designations and infill programs to encourage a broad range of housing opportunities.

Policy H-2.2: Encourage the production and concentration of quality mixed use and high density housing in the Downtown Specific Plan, commercial corridors and major activity centers and nodes.

Policy H-2.3: Facilitate and encourage the production of quality ownership and rental housing uses through appropriate development standards, design and compatibility review and regulatory and financial incentives.

Policy H-2.4: Provide appropriate development standards and incentives to facilitate live-work housing, mixed-use projects, accessory dwellings, student housing and other alternative housing types.

Policy H-2.5: Periodically review development regulations, permit processes, fees and exactions and other governmental regulations to ensure that such requirements facilitate housing production and rehabilitation.

Policy H-2.6: Facilitate the development of affordable housing through the provision of regulatory concessions, financial incentives and through collaborating with nonprofit and for-profit developers, special needs groups and other interested parties.

Policy H-2.7: Preserve affordable rental housing at-risk of conversion by working with interested parties, offering financial incentives and providing technical assistance, as feasible and appropriate.

### ***Special Housing Needs***

Policy H-4.1: Support the development of accessible and affordable senior rental housing readily accessible to support services; provide assistance for seniors to maintain and improve their homes.

- Policy H-4.2: Facilitate and encourage the development of larger rental units appropriate for families with children, including the provision of supportive services such as childcare.
- Policy H-4.3: Work in cooperation with UC Riverside regents to encourage the provision of housing accommodations for students, faculty and employees that reflect their housing needs.
- Policy H-4.4: Continue to fund emergency shelters, transitional housing, permanent supportive housing and appropriate supportive services for people who are homeless, including families and unaccompanied youth.
- Policy H-4.5: Increase the supply of permanent, affordable and accessible housing suited to the independent living needs of persons with disabilities; provide assistance to persons with disabilities to maintain and improve their homes.
- Policy H-4.6: Continue to fund the provision of supportive services for persons with special needs to further the greatest level of independence and equal housing opportunities.
- Policy H-4.7: Explore all alternatives and opportunities for meeting housing needs for Riverside's senior residents.

Implementation of the following Implementation Plan Tools will also assist in minimizing adverse conditions to population and housing for the benefit of the City.

- Tool H-9: Work with developers and offer financial and regulatory incentives to facilitate the production of mixed-use projects, live/work units and other higher density housing opportunities in the Downtown.
- Tool H-13: Facilitate and encourage the development of student housing oriented to the local universities and college campuses.
- Tool H-15: Continue implementation of infill residential development incentive programs.
- Tool H-16: Continue supporting housing projects furthering City goals.
- Tool H-20: Continue participation in the Section 8 program, advertise program availability and encourage rental property owners to register their units.
- Tool H-22: Implement the Homeless Task Force Plan. As part of the Zoning Code update, conditionally permit emergency shelters and transitional housing in appropriate zones, continue to fund service providers and continue to participate in the County Continuum of Care program.

Tool H-29: Consider revising the Housing Element to include a comprehensive approach to promote senior housing development as a priority.

## **Environmental Impacts Before Mitigation**

**Threshold:** *Induces 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);*

Since the purpose of a General Plan is to act as the “blueprint” for development, urbanization resulting in population growth will be the ultimate impact of the adoption of the General Plan. This increase in urbanization will increase infrastructure to serve development, which will indirectly remove obstacles to population growth in some areas, especially the sphere areas. However, as indicated on the Land Use Policy Map, growth within the Sphere of Influence is limited due low-density land use designations of Hillside Residential, Agricultural, Agricultural/Rural Residential, and with the preservation of land with the Kangaroo Rat Habitat and Open Space designation.

According to the City’s General Plan estimates, population is projected to increase under the typical development scenario to 346,867 within the City limits, and 383,077 within the entire planning area by 2025. This population increase would equate to approximately 115,622 households within the City limits, and approximately 127,692 households throughout the planning area. The projected maximum population with PRD at buildout in 2025 within the City limits is 528,429, and the population including the Sphere of Influence is 585,926. The projected maximum number of households with PRD within the City’s limits at buildout is 176,143, and the number of households including the Sphere of Influence is 195,309. As noted throughout this EIR, analysis of the maximum with PRD scenario is provided as a worst-case scenario; however, actual development at the maximum level is not reasonably foreseeable due to existing development, and limitations on additional development. The General Plan was designed to accommodate anticipated growth under the typical development scenario by providing adequate services, access, and infrastructure.

The City and Sphere of Influence estimates were based upon the proposed General Plan Land Use Designations according to maximum floor area ratio, dwelling units and population shown on Table LU-3, Land Use Designations, in the General Plan, and the acreages were based on the City of Riverside GIS data.

The population projections for the City compared to SCAG’s projections were slightly lower when analyzing the City Typical population projections, but the City had a 33 percent higher population than SCAG’s projections when analyzing the worst-case scenario. Again, as noted above, the worst-case scenario was provided for comparison and analysis, but is not reasonably foreseeable. The General Plan facilitates this growth under the typical development scenario through objectives, policies, and implementation tools discussed throughout this EIR that address the environmental impacts of expected growth.

Although anticipated by SCAG in its population projections and regional planning efforts, **adoption of the General Plan will directly and indirectly induce population growth. This impact is considered significant.**

*Threshold: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.*

Development under the proposed General Plan would occur under three scenarios: 1) on sparse/vacant developable land, 2) by intensifying current land uses, and 3) through the conversion of land uses of economically underperforming and obsolete development. The above policies support this approach. However, no substantial demolition of existing residential uses is specifically proposed under the General Plan.

Infill development on vacant sites would not displace residents and/or businesses; however, revitalization of underutilized sites could displace residents and businesses over time. Nevertheless, the displacement impact will not be significant because it will provide for new housing at these locations, together with complementary commercial uses. In other portions of the Planning Area, the General Plan proposes a mix of residential and non-residential uses on sites currently underutilized with exclusively non-residential uses.

As noted by Policy LU-8.3 above, the Project encourages a mix of both residential and non-residential uses as a means of revitalizing many underutilized parcels through the implementation of three new Mixed-Use land use designations to implement this policy. An additional way the General Plan discourages the displacement of residents is through policies, which keep existing neighborhoods vital and well maintained; thus they become less desirable for demolition and replacement. Housing Element Policies 1.1 and 1.2 promote repair, improvement, rehabilitation, and maintenance of both owner-occupied and rental housing.

The implementation of the General Plan will not directly displace housing, or create a need for replacement housing. **Therefore, at the programmatic level, the Project's displacement impacts will be less than significant.**

*Threshold: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.*

See analysis and conclusions under the previous threshold, at the programmatic level, the Project's displacement impacts will be less than significant.

## **Proposed Mitigation Measures**

The proposed General Plan implementation will significantly induce population growth into areas that are currently undeveloped. Implementation of the General Plan will bring increased services and infrastructure into areas that do not currently have such facilities. The General Plan will have significant unavoidable direct and indirect population growth impacts. The General Plan contains objectives, policies and implementation tools, discussed in each section of this EIR, that will minimize or avoid the adverse environmental consequences of the expected growth. However, there are no feasible mitigation measures which can reduce or eliminate this growth, since, by its nature, a General Plan is growth-inducing.

## **Summary of Environmental Effects After Mitigation Measures Are Implemented**

Impacts remain significant and unavoidable related to population growth. A statement of Overriding Considerations will be required prior to project approval.