

5. Environmental Analysis

5.12 POPULATION AND HOUSING

This section of the Draft Environmental Impact Report (DEIR) examines the potential for socioeconomic impacts of implementation of the proposed La Puerta School Site Specific Plan (Specific Plan) on the City of Claremont, including changes in population, employment, and demand for housing, particularly housing cost/rent ranges defined as “affordable.”

5.12.1 Environmental Setting

5.12.1.1 REGULATORY BACKGROUND

State and local laws, regulations, plans, or guidelines related to hydrology and water quality that are applicable to the Specific Plan are summarized below.

State

California Housing 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 in each county based on California Department of Finance 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. HCD oversees the process to ensure that the council of governments distributes its share of the state’s projected housing need.

California housing element law (Government Code Sections 65580 to 65589) requires that each city and county identify and analyze existing and projected housing needs in its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community, commensurate with local housing needs.

Housing Accountability Act

The Housing Accountability Act requires that cities approve applications for residential development that are consistent with a city’s general plan and zoning code development standards without reducing the proposed density. Under the act, an applicant is entitled to the full density allowed by the zoning and/or general plan, provided that the project complies with all objective general plan, zoning, and subdivision standards and provided that the full density proposed does not result in a specific, adverse impact on public health and safety and cannot be mitigated in any other way. Objective standards are measurable and have clear criteria that are

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determined in advance, such as numerical setback, height limit, universal design, lot coverage requirement, or parking requirement.

Amendment to the Housing Accountability Act

Assembly Bill (AB) 678 amends the Housing Accountability Act by increasing the documentation and standard of proof required for a local agency to legally defend its denial of low- to moderate-income housing development projects. If the local agency considers that the housing development project is inconsistent, not in compliance, or not in conformity, this bill requires the local agency to provide written documentation to the applicant within specified time periods explaining its reasons. If the local agency fails to provide this documentation, this bill provides that the housing development project is deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

Regional

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.

Regional Transportation Plan/Sustainable Community Strategy

SCAG has developed regional plans to achieve specific regional objectives. On September 3, 2020, SCAG adopted the 2020-2045 RTP/SCS (referred to as “Connect SoCal”) and its associated Program EIR. Connect SoCal is a long-range visioning plan that builds on and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern (SCAG 2020a). A component of Connect SoCal is a set of growth forecasts that estimates employment, population, and housing growth (SCAG 2020b). These estimates are used by SCAG, transportation agencies, and local agencies to anticipate and plan for growth.

This long-range plan, which is a requirement of the state of California and the federal government, is updated by SCAG every four years as demographic, economic, and policy circumstances change. The Specific Plan’s consistency analysis with goals in Connect SoCal is provided below.

Local

Claremont General Plan

Development of housing in the City is guided by the goals, objectives, and policies of the Claremont General Plan Land Use and Housing Elements. The 2018-2021 Claremont General Plan Housing Element includes the following applicable goals related to housing (Claremont 2006):

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- **Goal 1:** Enhance and maintain the quality of housing throughout the community.
- **Goal 2:** Preserve the integrity of the unique physical and social characteristics of individual neighborhoods.
- **Goal 3:** Provide opportunities throughout the City for adequate and affordable housing in a wide range of housing types to meet the needs of all socioeconomic segments of the community.
- **Goal 4:** Accommodate and encourage housing that meets the unique living requirements of special needs groups in the City.
- **Goal 5:** Ensure equal access to housing for all households, consistent with state and federal fair housing laws.
- **Goal 6:** Become a sustainable city where all that live and work in Claremont are enabled to live in ways that allow them to meet their needs while preserving the ability of future generations to do the same.

5.12.1.2 EXISTING CONDITIONS

Population

The population of Claremont and Los Angeles County (for comparison purposes) from the 2010 and 2020 US Census estimates are shown in Table 5.12-1. Note that the population increased by 6.7 percent in Claremont between 2010 and 2020, while population only grew in Los Angeles County by 2.0 percent.

Table 5.12-1 City of Claremont and Los Angeles County Populations, 2010–2020

	2010	2020	Change, 2010–2020	Percent Change, 2010–2020
City of Claremont	34,926	37,266	2,340	+6.7%
Los Angeles County	9,818,605	10,014,009	195,404	+2.0%

Source: Census 2010, 2020a.

Population Forecast

SCAG generates regional growth forecasts for counties and their cities. SCAG’s Demographics and Growth Forecast report shows population forecasts for Claremont and Los Angeles County, and the forecast for 2045 is shown in Table 5.12-2. SCAG’s forecasts predict that Claremont will grow at a slower pace than Los Angeles County as a whole.

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Table 5.12-2 City of Claremont and Los Angeles County Population Forecasts

	2020	2045	Change, 2020–2045	Percent Change, 2020–2045
City of Claremont	37,266	39,800	2,534	6.8%
Los Angeles County	10,014,009	11,673,600	1,659,501	16.6%

Sources: Census 2020a; SCAG 2020.

Housing

Based on information gathered from the California Department of Finance, estimated available housing, including unit type characteristics, in Claremont and Los Angeles County for the year 2021 is detailed in Table 5.12-3.

Table 5.12-3 Housing Units, City of Claremont and Los Angeles County

Housing Unit Type	City of Claremont	Los Angeles County
Single-Family Detached	8,362	1,736,319
Single-Family Attached	1,371	234,701
Multifamily	3,018	1,585,448
Mobile Homes	23	58,341
Total	12,775	3,614,809
Average Household Size	2.56	2.92
Vacancy Rate	5.5%	6.4%

Source: DOF 2021.

Regional Housing Needs Assessment

The RHNA is mandated by state housing law as part of the periodic process of updating housing elements of local general plans. State law requires that housing elements identify RHNA targets set by HCD to encourage each jurisdiction in the state to provide its fair share of very-low-, low-, moderate-, and above-moderate-income housing.

SCAG determines total housing need for each community in southern California based on three main factors: 1) the number of housing units needed to accommodate future population and employment growth; 2) the number of additional units needed to allow for housing vacancies; and 3) the number of very-low-, low-, moderate-, and above-moderate-income housing units needed in the community. Additional factors used to determine the RHNA include tenure, the average rate of units needed to replace housing units demolished, and other factors.

The City is required to ensure that sufficient sites planned and zoned for housing are available to accommodate its RHNA allocation, and to implement proactive programs that facilitate and encourage the production of housing commensurate with its housing needs.

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Housing Forecast

Based on the 2020 decennial Census data, SCAG forecasts show that the number of households in Claremont will increase by 1,650 between 2020 and 2045, as shown in Table 5.12-4. Household forecasts for Los Angeles County are provided as a comparison. Household projections differ from population projections. Per the Census, a household includes all the people who occupy a housing unit, while population projections are simply the number of people that live in a geographic area.

Table 5.12-4 Households Forecast, City of Claremont and Los Angeles County 2020-2045

	2020	2045	Change, 2020-2045	Percent Change, 2020-2045
City of Claremont	12,050	13,700 ¹	1,650	13.7%
Los Angeles County	3,591,981	4,326,786 ²	734,805	20.5%

Sources: Census 2020a; SCAG 2020.

¹ SCAG projects 13,700 households in Claremont by 2045, which only includes occupied housing units. The city's vacancy rate (5.5 percent) from the 2020 Census was applied to households to estimate housing units in Claremont in 2045.

² SCAG projects 4,119,100 households in Los Angeles by 2045, which only includes occupied housing units. The county's vacancy rate (4.8 percent) from the 2020 Census was applied to households to estimate housing units in the County in 2045.

Employment

Employment Projections

SCAG employment projections for Claremont and Los Angeles County are shown in Table 5.12-5.

Table 5.12-5 Employment Projections, City of Claremont and Los Angeles County 2016-2045

	2016 ¹	2045	Change, 2016-2045	Percent Change, 2016-2045
City of Claremont	18,800	20,200	1,400	7.4%
Los Angeles County	4,743,000	5,382,200	639,200	13.5%

Source: SCAG 2020.

¹ Employment projections from SCAG's 2016 projections.

5.12.2 Thresholds of Significance

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

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

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5.12.3 Environmental Impacts

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

Impact 5.12-1: Implementation of the Specific Plan would not result in a substantial unplanned population growth in the City of Claremont. [Threshold P-1]

Impact Analysis: Following is a discussion of the potential population growth impacts as a result of the construction and operation phases of development that would be accommodated by the Specific Plan.

Construction Phase

Construction of development accommodated by the Specific Plan would create temporary construction jobs by bringing workers to the Project Area, starting with site preparation through the complete buildout of the Specific Plan. The construction phase is anticipated to last approximately 15 months from the start of development. It is anticipated that general demolition and construction labor would be available from the local and regional labor pool. Additionally, construction jobs are short term, spanning the length of the construction phase. Given the short-term nature of construction work, the construction phase of development accommodated by the Specific Plan would not result in a long-term increase in employment and is therefore not expected to attract new residents to the area. Thus, the construction phase would not directly or indirectly result in unplanned population growth in the project area, and impacts would be less than significant.

Operation Phase

At full buildout of the Specific Plan and as shown in Figure 3-6, *Conceptual Site Plan*, the project applicant proposes to develop 56 single-family detached homes. However, for purposes of CEQA and as a conservative approach, a maximum of up to 58 single-family homes and up to ten 10 accessory dwelling units (ADU) is analyzed in this DEIR. Assuming an average of 3.25 residents per dwelling¹, development of 58 single-family homes would generate approximately 189 new residents. To calculate the number of residents that would be generated by the 10 ADUs, an average of 1.5 persons per dwelling unit was used based on a few factors. One, the ADUs are similar to apartment studios (an open floor plan design), which are designed for one person but can accommodate up to two. ADUs typically include an open floor plan design that accommodates a bed, small kitchen, and a full bathroom. For apartment studios, the typical persons per dwelling unit rate is anywhere between 1 to 1.5. The 3.25 residents per dwelling unit that are applied to the 58 single-family homes is not applicable to the ADUs as that rate applies to homes with more than one bedroom. Therefore, using a 1.5 person per dwelling unit rate as an average occupancy for the ADUs is reasonable. Applying the 1.5 residents per dwelling, the 10 ADU's would generate approximately 15 new residents. Therefore, the total number of residents that would be generated at buildout of the Specific Plan would be 204 (189 for the 58 single-family home plus 15 for the ADUs).

¹ This rate is based on the average family size of 3.25 as identified in the current Claremont Housing Element Update.

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Implementation of the Specific Plan would be considered to induce substantial direct growth if the estimated buildout resulting from future development permitted by the Specific Plan would exceed SCAG’s population and housing growth projections for the City of Claremont and the County of Los Angeles. Table 5.12-6 shows the Specific Plan’s contribution to housing and population in the City and county. As shown in the table, the housing units that would be accommodated by the Specific Plan are well within the projected growth for the City and Los Angeles County, and the Specific Plan’s population contribution is within the projected growth for both the City of Claremont and Los Angeles County. Therefore, the population generated by development accommodated by the Specific Plan would not result in unplanned population growth in the City, and impacts would be less than significant.

Table 5.12-6 Specific Plan’s Population and Housing Contribution

	Current (2020)	Future (2045)	Project	Current + Project	Remaining to Future (2045)
City of Claremont					
Population	37,266	39,800	204	37,470	2,330
Housing	31,041	32,748 ¹	58 ²	31,099	1,649
Los Angeles County					
Population	10,014,009	11,673,600	204	10,014,213	1,659,387
Housing	3,591,981	4,326,786 ³	58	3,592,039	734,747

Sources: Census 2020a; SCAG 2020.

1 SCAG projects 13,700 households in Claremont by 2045, which only includes occupied housing units. The city’s vacancy rate (5.5 percent) from the 2020 Census was applied to households to estimate housing units in Claremont in 2045.

2 The 10 ADUs that could potentially be provided in the Project Area under the Specific Plan are not included in the housing unit count as these units are not considered housing units but instead an extension of the main house structure.

3 SCAG projects 4,119,100 households in Los Angeles County by 2045, which only includes occupied housing units. The county’s vacancy rate (4.8 percent) from the 2020 Census was applied to households to estimate housing units in the County in 2045.

Impact 5.12-2: Implementation of the Specific Plan would not result in the displacement of people or housing. [Threshold P-2]

Impact Analysis: As shown in Figure 3-1, *Aerial Photograph of Project Area*, the Project Area is vacant and contains undeveloped, disturbed land with some vegetation including shrubs and trees. There are also patches of worn and dilapidated asphalt along the northern end of the site. Additionally, imported materials (mostly sand, gravels and cobbles, and scattered boulders) have been stockpiled over time in the southwest quadrant of the Project Area. No buildings or structures, including dwelling units, or residential uses occupy the Project Area. Thus, implementation of the Specific Plan would not displace housing or people. No impact would occur.

5.12.4 Cumulative Impacts

The area considered for cumulative impacts is the City of Claremont. Impacts are analyzed using SCAG’s SoCal Connect Growth Forecast. There are 11 cumulative development projects in Claremont—six residential projects, one museum project, one hotel project, one automotive sales project, one mixed use project, and one college project. The six residential projects would add a combined 983 dwelling units, which would equate to

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2,851 new residents (based on the population/dwelling unit rate of 2.9). Cumulative population along with development accommodated by the Specific Plan would generate 3,034 new residents in the City of Claremont, which is 500 persons beyond the projected 2045 population for the City. However, the combined population is well within the County's anticipated population growth to 2045. The 2.9 population/dwelling unit is highly conservative for the Specific Plan and for the cumulative projects since the residential developments are a mix of single-family residential and multi-family residential. As such, development accommodated by the Specific Plan in conjunction with the cumulative projects would be within the anticipated population growth for the City of Claremont. Further, implementation of the Specific Plan and the related projects in the City would be required to be consistent with adopted state and city development standards, regulations, plans, and policies to minimize the physical impacts on the environment from the effect of population increase. Therefore, implementation of the Specific Plan combined with related cumulative projects would not result in cumulatively considerable impacts to population and housing. Development accommodated by the Specific Plan would not contribute to a potentially significant cumulative population and housing impacts.

5.12.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, the following impacts would be less than significant: 5.12-1 and 5.12-2.

5.12.6 Mitigation Measures

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

5.12.7 Level of Significance After Mitigation

No significant adverse impacts related to population and housing were identified.

5.12.8 References

Department of Finance (DOF). 2021, February 21. Report E-5: Population and Housing Estimates for Cities, Counties, and the State 2011-2019 with 2010 Census Benchmark.

<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>.

Southern California Association of Governments (SCAG). 2012. 6th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014–10/1/2021. <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899>.

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US Census Bureau (Census). 2010. Decennial Census.

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<https://dof.ca.gov/forecasting/demographics/2020-census-data>.
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