

## **4.11 POPULATION, EMPLOYMENT, AND HOUSING**

This chapter discusses the existing population, employment and housing conditions in Chino and the related impacts that could result from implementation of the Proposed General Plan and Focused Growth Plan.

### *A. Regulatory Framework*

This section describes regulations and other documents that are relevant to the discussion of population, employment, and housing in Chino.

#### **1. Southern California Association of Governments (SCAG) Projections**

The Final Regional Transportation Plan 2008 (RTP), produced by SCAG, includes a Growth Forecast Report that estimates future housing, population, and employment growth throughout the Southern California region. These projections are approximate but are often referenced to determine whether a development plan or project would exceed the regional growth projections. The numbers in these projections are also the basis for the Regional Housing Needs Allocation (RHNA) numbers, as discussed below.

#### **2. Regional Housing Needs Allocation**

State Housing Element law requires local jurisdictions to allow the construction of a share of the region's projected housing needs. This share is called the Regional Housing Needs Allocation (RHNA). The specific RHNA number for a jurisdiction is important because State law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed this number of housing units. SCAG, as the regional planning agency in Southern California, calculates the RHNA for individual jurisdictions within the six-county region, including Chino.

#### **3. Chino Housing Element**

The Housing Element of the General Plan was completed in 2008. The Housing Element demonstrates that the City can accommodate the construction of sufficient new housing equal to or in excess of the RHNA for the time period of the Housing Element cycle (2008-2014). The environmental im-

pacts of the Housing Element have been addressed in a separate document, and the Housing Element is not analyzed in this EIR as part of the Proposed General Plan or Focused Growth Plan.

#### **4. Recent Environmental Review Projects in Chino**

There are several EIRs and an Initial Study within the Planning Area that have addressed many of the population, employment, and housing increases included in the Proposed General Plan and Focused Growth Plan. All of the projects addressed by these documents have either been incorporated into the Proposed General Plan and Focused Growth Plan, or will remain as Specific Plans applicable and incorporated by reference within the Proposed General Plan and Focused Growth Plan. These documents include the following:

- ◆ **The Preserve Specific Plan EIR.** This EIR addresses the impacts of the entire Preserve Specific Plan in 2003.
- ◆ **The Preserve Specific Plan Amendment Initial Study.** This Initial Study addresses the impacts of the amendment to The Preserve Specific Plan in 2008 that implemented the 2008-2014 Housing Element.
- ◆ **The College Park Specific Plan EIR.** This EIR addresses the impacts of the implementation of the College Park Specific Plan.
- ◆ **The Edgewater Communities EIR.** This EIR addresses the impacts of the development of the Edgewater Communities, which is located inside The Preserve Specific Plan.
- ◆ **The Chino Sphere of Influence Sub Area 1 EIR.** This EIR addresses the impacts of the implementation of the Sub Area 1 Plan, which includes new industrial development west of The Preserve and south of the Chino Institute for Men.
- ◆ **The Chino South Industrial Park EIR.** This EIR addresses the impacts of additional industrial development within the Sub Area 1 Plan area.

#### **5. Measure M**

In 1988 the citizens of Chino adopted Measure M as part of the General Plan and municipal code. Its purpose is to limit the expansion of multiple-family

housing developments by preventing the City Council from rezoning non-residential land to residential use. Measure M prevents the change of any land zoned non-residential to residential use and the rezoning of any land zoned residential to higher density residential use. Any such changes to the code must be made through a ballot initiative. Measure M applies to the zoning ordinance and map as they were on November 8, 1988.

### *B. Existing Conditions*

This section describes the existing population, employment and housing situation in Chino; recent growth trends; and growth projections predicted by SCAG.

#### **1. Population**

Chino's Planning Area population has grown rapidly over the past 20 years, and as of 2007, was estimated to have a population of 84,964 people.<sup>1</sup> The City grew from 59,682 people in 1990 to 67,600 people in 2000, representing a 13 percent increase.<sup>2</sup> Since 2000, without including the SOI, the City's population has increased by 20 percent to 81,100 people in 2007.<sup>3</sup> The rapid recent population growth has been due in part to the annexation of The Preserve, and the extensive residential development in College Park, East Chino, and The Preserve.

The Planning Area population includes a 9,159-person institutionalized population. This population resides in the California Institute for Men (CIM), as well as the California Institute for Women (CIW) and Heman G. Stark Youth Correctional Facility (HGSYCF), and is not part of the household population

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<sup>1</sup> City of Chino, Community Development Department, 2007.

<sup>2</sup> City of Chino, 1989, *Housing Element*, page IV-5; Department of Finance, 2006, *City Rankings*; Department of Finance, 1990, *Population Estimates for California State and Counties*; and United States Census, 2000, *Census 2000*.

<sup>3</sup> Department of Finance, *Population Estimates for California State and Counties*, 2008.

in Chino. SCAG projects that the institutional population will grow by 9,621 people by the year 2025 to a total of 18,420 people.<sup>4</sup> This increase has been included in the population projections for the Proposed General Plan and the Focused Growth Plan in the Impact Discussion.

The current 75,805-person non-institutionalized population within the Planning Area consists of 23,012 households, representing an average household size of 3.3 persons. The average household size for single-family homes is 3.4, for multiple-family homes is 2.7, and for mobile homes is 2.4.<sup>5</sup>

According to SCAG, the population of Chino will increase to about 100,142 people and 25,818 households by 2025.<sup>6</sup> This would be a 30 percent increase from SCAG's population estimate of 77,146 people in 2005. These figures are for the City only, and do not include the SOI. Chino's growth is projected to be somewhat lesser than the population growth of San Bernardino County as a whole, which SCAG predicts to grow by 41 percent between 2005 and 2025.

## 2. Employment

The type and number of jobs located in Chino have important implications for housing and population within the City. Future additions or losses of jobs in the community could affect the demand for housing in Chino. Fluctuations in housing demand could affect the economic conditions for the construction of housing and make developers more or less likely to build housing in the future. Consequently, the balance or ratio of jobs to housing units is important in the analysis of population growth.

In 2007, the City of Chino estimated that there were 9,194 retail jobs and 40,993 non-retail jobs in the Planning Area, for a total of 50,187 jobs.<sup>7</sup> Figure

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<sup>4</sup> City of Chino, Community Development Department, 2007.

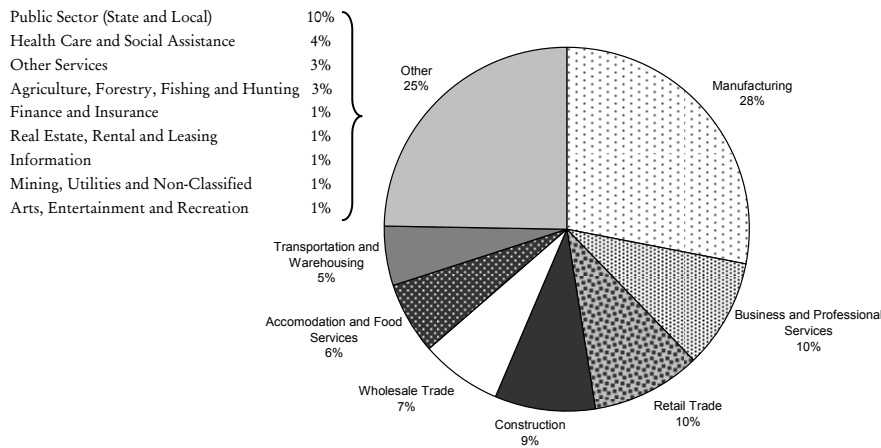
<sup>5</sup> City of Chino, Community Development Department, 2007.

<sup>6</sup> Southern California Association of Governments, *Final 2008 Regional Transportation Plan*, 2008.

<sup>7</sup> City of Chino, Community Development Department, 2007.

4.11-1 shows the employment in Chino by sector in 2004. Manufacturing firms accounted for the largest percentage of City jobs, followed by business and professional services, and retail trade. Agriculture businesses contributed just 3 percent of City jobs (a little over 1,000 jobs). Wholesale businesses and Transportation and Warehousing companies, which often play similar “logistics” roles in Chino, formed the second largest block of industries if combined. Public Sector employment, while treated under “Other,” accounted for 10 percent of all City jobs. A primary reason this sector was so large is that it includes Chino’s three correctional facilities and local school system. While the Chino Valley Unified School District is the largest single employer in Chino with approximately 1,168 jobs,<sup>8</sup> manufacturing firms are among the largest private employers, with five firms among the City’s top ten.<sup>9</sup>

**FIGURE 4.11-1 BREAKDOWN OF CHINO EMPLOYMENT BY NAICS SECTOR (2004)**



Source: California Employment Development Department (EDD), *Employment in Zip Code 91710 for Years 1992, 1998, 2002 and 2004*; Strategic Economics, 2006.<sup>10</sup>

<sup>8</sup> Interview with Carol Cole, position control manager, Chino Valley USD, April 2006.

<sup>9</sup> Dun and Bradstreet, 2006.

<sup>10</sup> Generally, the EDD statistics follow the 2-digit NAICS industrial classification system. However, in the pie chart above three NAICS sectors have been col-

SCAG projects that the number of jobs in Chino, not including the SOI, will increase to 59,060 in 2025. This would be an increase of 12,032 jobs over SCAG's 2005 estimate of 47,028 jobs, for an increase of 26 percent. This increase would be smaller than SCAG's projection for the number of jobs in San Bernardino County as a whole, which is projected to increase by 49 percent between 2005 and 2025.<sup>11</sup>

### 3. Housing

The City of Chino estimates that there were 23,012 housing units in the Chino Planning Area in 2007.<sup>12</sup> Of these units, 5,640 were multiple-family units, and 16,820 were single-family units.

According to the Department of Finance, the City of Chino's housing stock, not including the SOI, increased 12 percent from 17,898 units in 2000 to 19,978 units in 2007. This level of growth was similar to the countywide growth of 13 percent over the same period.<sup>13</sup>

Historically, single-family homes have constituted the majority of housing construction in Chino, although some multi-family housing construction took place in the 1970s and 1980s, and again within the last five years. Between 2000 and 2007, the City's single-family housing stock, not including the SOI, increased 13 percent (1,765 units). This is compared to an 8 percent increase (315 units) in multi-family housing. Of the new units built in this seven-year period, only 15 percent were multi-family units. As of 2007, the

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lapsed into one – (1) *Administrative Support and Waste Services*; (2) *Professional, Scientific & Technical Skills*; and (3) *Management of Companies and Enterprises* – into a new category called “Business and Professional Services,” to make larger patterns clearer.

<sup>11</sup> Southern California Association of Governments, *Final 2008 Regional Transportation Plan*, 2008.

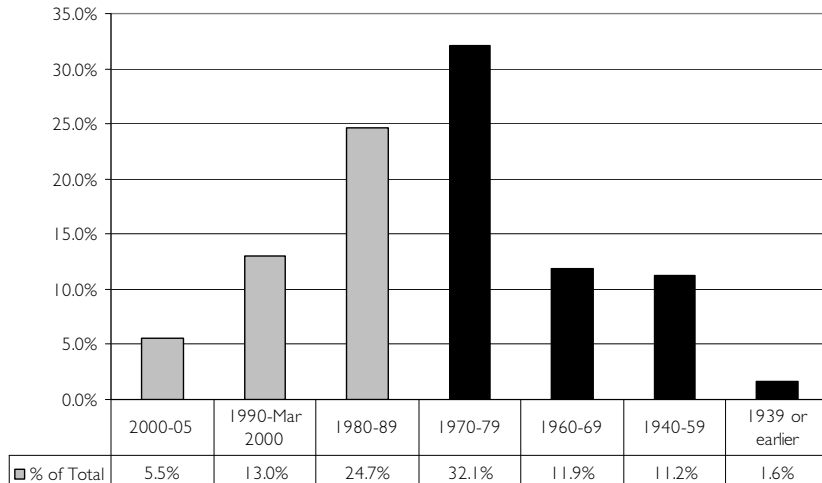
<sup>12</sup> City of Chino, Community Development Department, 2007.

<sup>13</sup> State Department of Finance, 2005, *E-5 Population and Housing Estimates*.

City’s housing stock was comprised of 76 percent single-family homes, 21 percent multi-family units, and 3 percent mobile homes.<sup>14</sup>

The age of housing can be a good indicator of the potential need for rehabilitation. Generally, housing older than 30 years requires some rehabilitation, such as a new roof, foundation work, or new plumbing. Housing that is more than 50 years old may require more substantial rehabilitation. As shown in Figure 4.11-2, almost 57 percent of Chino’s housing stock may require some improvements based on the age of the structures. About 13 percent of the stock is more than 50 years old and may require substantial rehabilitation.

FIGURE 4.11-2 **HOUSING AGE BY YEAR BUILT**



Sources: 2000 Census and State Department of Finance 2005 Population and Housing Estimates.

<sup>14</sup> Department of Finance, *Population Estimates for California State and Counties*, 2008.

The housing vacancy rate is an indication of whether the housing supply is meeting demand in the community. A high vacancy rate can be a sign of excess in the housing supply, while a very low vacancy rate can imply that there is not sufficient housing to meet demand. Low vacancy rates can also indicate rising housing prices due to an inadequate housing supply. According to the US Census, the vacancy rate in Chino was 2.2 percent in 2007.<sup>15</sup> This low vacancy rate indicates that the demand for housing in Chino is high.

SCAG has recognized the high demand for housing in Chino in its RHNA numbers. For the 2008 Housing Element Update, SCAG required Chino to accommodate 3,045 new residential units, which would be a 13-percent increase from the 23,012 units in 2007 for the five-year RHNA cycle. The RHNA is distributed by income category. Chino's 3,045 units are distributed as follows:

- ◆ Extremely Low/Very Low-Income (up to 50 percent of Average Median Income [AMI]): 739 units (24.3 percent).
- ◆ Low-Income (51 to 80 percent of AMI): 513 units (16.9 percent).
- ◆ Moderate-Income (81 to 120 percent of AMI): 581 units (19.1 percent).
- ◆ Above Moderate-Income (more than 120 percent of AMI): 1,212 units (39.8 percent).

The Housing Element demonstrated that the units listed above can be accommodated in Chino during the RHNA cycle.

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<sup>15</sup> US Census, *Fact Sheet for Chino, California*, 2009, accessed online at [http://factfinder.census.gov/servlet/ACSSAFFacts?\\_event=&geo\\_id=16000US0613210&\\_geoContext=01000US|04000US06|16000US0613210&\\_street=&\\_county=chino&\\_cityTown=chino&\\_state=04000US06&\\_zip=&\\_lang=en&\\_sse=on&ActiveGeoDiv=&\\_useEV=&pctxt=fph&pgsl=160&\\_submenuId=factsheet\\_1&ds\\_name=null&\\_ci\\_nbr=null&q\\_r\\_name=null&reg=null%3Anull&\\_keyword=&\\_industry=](http://factfinder.census.gov/servlet/ACSSAFFacts?_event=&geo_id=16000US0613210&_geoContext=01000US|04000US06|16000US0613210&_street=&_county=chino&_cityTown=chino&_state=04000US06&_zip=&_lang=en&_sse=on&ActiveGeoDiv=&_useEV=&pctxt=fph&pgsl=160&_submenuId=factsheet_1&ds_name=null&_ci_nbr=null&q_r_name=null&reg=null%3Anull&_keyword=&_industry=), on August 19, 2009.



### *C. Standards of Significance*

The City of Chino's General Plan would create a significant population, employment and housing impact if it would:

- ◆ Induce substantial unexpected population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure).
- ◆ Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.
- ◆ Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

### *D. Impact Discussion*

This section analyzes the potential impacts of implementation of the Proposed General Plan and the Focused Growth Plan on each of the standards of significance listed above. The discussion responds to each standard of significance individually. Since the magnitude and location of population increases are relatively similar for the Proposed General Plan and the Focused Growth Plan, this section will discuss the two plans simultaneously in each of the following subsections.

#### **1. Population Growth**

Implementation of both the Proposed General Plan and the Focused Growth Plan would result in substantial population growth in the Planning Area. As stated in the Project Description, the Proposed General Plan would result in approximately 56,103 additional people (a 66 percent increase) and the Focused Growth Plan would result in approximately 58,592 additional people (a 69 percent increase) by 2025.

A portion of the population increase in both the Proposed General Plan and the Focused Growth Plan would be due to an increase in the institutionalized

population within the CIM and other prisons. The expected 9,621-institutionalized-person increase anticipated between 2007 and 2025<sup>16</sup> accounts for approximately 16 percent of the population increase predicted for both the Proposed General Plan and the Focused Growth Plan. This population increase is not related to the implementation of the Proposed General Plan or Focused Growth Plan, and this portion of the population would not have the same demands on infrastructure such as roads, schools, police coverage, libraries, and fire protection. Furthermore, while the CIM is located within the City of Chino, the increase in the number of institutionalized people within its boundaries is regulated by the State of California and is not controlled by the City of Chino, the Proposed General Plan, or Focused Growth Plan. Therefore, the impacts associated with the increase in the institutionalized population are not considered in this section.

Most of the population increase in both the Proposed General Plan and the Focused Growth Plan would be due to growth that has been analyzed in The Preserve Specific Plan EIR, the College Park Specific Plan EIR, the Edgewater Communities EIR, and The Preserve Specific Plan Amendment Initial Study. Of the 15,802 new dwelling units that would result from implementation of the Proposed General Plan and 16,769 new dwelling units that would result from implementation of the Focused Growth Plan, 14,146 of these units would be a result of the implementation of these other plans, including 2,200 units from the implementation of the College Park Specific Plan<sup>17</sup>; 9,779 units from the implementation of The Preserve Specific Plan<sup>18</sup>; 1,093 units from the implementation of The Preserve Specific Plan Amendment<sup>19</sup>; and 1,074 units from the implementation of the Edgewater Communities Plan.<sup>20</sup> Implementation of the Proposed General Plan would result in the construction of ap-

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<sup>16</sup> City of Chino, Community Development Department, 2007.

<sup>17</sup> City of Chino, *College Park Specific Plan EIR*, 2003.

<sup>18</sup> City of Chino, *Preserve Specific Plan EIR*, 2003.

<sup>19</sup> City of Chino, *Preserve Specific Plan Amendment Initial Study*, 2008.

<sup>20</sup> City of Chino, *Edgewater Communities EIR*, 2008.

proximately 1,356 new units, and the implementation of the Focused Growth Plan would result in the construction of approximately 2,323 new units.

The growth that would result from the implementation of the Proposed General Plan and Focused Growth Plan that has not been addressed in another EIR is still substantial. As stated above, the Proposed General Plan and Focused Growth Plan would result in the construction of between 1,356 and 2,323 new units. Using the City's average household size of 3.4 people, this would result in a population increase of between 4,610 and 8,918 people, or an increase of between 5 and 10 percent from the 2007 population of 84,964 in the Planning Area.

In addition to the construction of new housing, the Proposed General Plan and Focused Growth Plan would allow additional commercial and industrial development, which would increase the number of jobs in Chino and could also lead to future population growth. Implementation of the Proposed General Plan would result in an increase of approximately 33,068 jobs (a 66 percent increase from 2007) and implementation of the Focused Growth Plan would result in an increase of approximately 31,446 jobs (a 63 percent increase from 2007).

The proposed projects include policies that would focus on the development of jobs that match the skills of Chino's existing residents. These policies include the general attraction of business and continued strengthening and growth of Chino's economy, as described in Goal ED-1. The Proposed General Plan and Focused Growth Plan also include Objective ED-1.2, which would seek to maintain the development of the manufacturing sector in Chino. The proposed projects would also increase the amount of retail and office space in the City through the land use designations, and through Objectives ED-1.3 and ED-1.4, which include strategies to increase the supply and use of office and retail space, respectively.

For a comparison of population and job growth in the Planning Area, Table 4.11-1 shows the estimated development in Chino in 2007, as well as the esti-

mated 2025 buildout under the Proposed General Plan, the Focused Growth Plan, and the City's current General Plan according to SCAG estimates.

Table 4.11-1 also shows that the projections estimated by SCAG are significantly smaller than the estimations for the City's existing General Plan and the two projects included in this EIR. There are five reasons for this:

- ◆ SCAG's projections do not include the development of Edgewater, which was approved in 2009 and is included in the current General Plan, Proposed General Plan, and the Focused Growth Plan totals.
- ◆ SCAG's projections do not include additional development within an amendment to The Preserve Specific Plan that was adopted along with the Housing Element prior to this EIR.
- ◆ SCAG's projections do not include the additional industrial development that was approved in Sub Area 1 and analyzed as part of the Chino South Industrial Park EIR.
- ◆ SCAG's projections do not include the areas within Chino's SOI, while the existing General Plan, the Proposed General Plan, and the Focused Growth Plan incorporate existing and anticipated development in these areas.
- ◆ SCAG's projections do not take into account other increases in land use intensity throughout the City as presented in the Proposed General Plan and Focused Growth Plan land use maps.

The ratio of jobs to housing within a City is an indication of the potential demand for housing and the likelihood of population growth. A city with a high ratio of jobs to housing is likely to have high demand for housing that could lead to population growth, while a city with a low ratio of jobs to housing may experience the opposite. The implementation of the both the Proposed General Plan and the Focused Growth Plan would maintain the ratio of jobs to housing within the Planning Area at approximately 2.1 jobs per household. The maintenance of this ratio indicates that the Proposed General

TABLE 4.11-1 **ESTIMATED DEVELOPMENT UNDER THE GENERAL PLAN AND FOCUSED GROWTH PLAN**

	Existing Conditions (2007)	SCAG 2025 Estimate	Current General Plan (2025)	Proposed General Plan (2025)	Focused Growth Plan (2025)
Housing Units	23,012	25,818	38,649	38,814	39,781
Population	84,964	100,142	140,864	141,067	143,556
Jobs	50,187	59,060	79,462	83,255	81,633

Note: All figures include the City’s sphere of influence, except for the SCAG figures, for which the SOI is not included.

Plan and Focused Growth Plan would not cause a disproportionate increase in jobs that could result in population growth.

The Proposed General Plan and Focused Growth Plan do not contain improvements to infrastructure that could indirectly lead to population growth. Both the Proposed General Plan and the Focused Growth Plan include infrastructure improvements, such as roadway improvements that would be intended to provide adequate infrastructure for the population increases associated with the implementation of the plans. As stated in other sections of this EIR, the public services and infrastructure improvements in the Proposed General Plan and Focused Growth Plan are sufficient to provide for the population increase that would result from the implementation of these plans.

In conclusion, while implementation of both the Proposed General Plan and Focused Growth Plan would result in substantial population increases, the growth would be expected, would be planned for, and would have adequate infrastructure and public services. Therefore, the impact on population growth would be *less than significant*.

## 2. Displacement of Housing Units

Neither the Proposed General Plan nor the Focused Growth Plan would likely result in the elimination of existing housing. The proposed land use changes in both plans are predominantly increases in residential density, and as stated above, both plans would result in a substantial increase in the amount of housing in the Planning Area. Therefore, neither plan would require the construction of replacement housing, and both plans would have a *less-than-significant impact* on the displacement of housing.

## 3. Displacement of People

As stated above, the Proposed General Plan and Focused Growth Plan would not result in the elimination of existing housing. In addition, since the Proposed General Plan and Focused Growth Plan would maintain the ratio of jobs to housing, the plans would not directly or indirectly displace a substantial number of people who live or work in the City directly or indirectly. Therefore, the impact of the Proposed General Plan and Focused Growth Plan would have a *less-than-significant impact* on the displacement of people.

### E. Cumulative Impacts

In the region surrounding Chino, the population is likely to increase substantially between 2007 and 2025. Most significantly, the New Model Colony in the neighboring City of Ontario, is planned to include the construction of 31,188 dwelling units, 5,505,984 square feet of commercial space, and 5,153,148 square feet of industrial space.<sup>21</sup> SCAG projects the surrounding Cities of Pomona and Chino Hills to grow by 24 percent and 5 percent, respectively, between 2005 and 2025.<sup>22</sup> Thus, the population growth included in the Proposed General Plan and Focused Growth Plan is part of a regional growth trend and is similar to surrounding cities. While the population growth is cumulatively substantial in the region, all development is being

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<sup>21</sup> City of Ontario, *New Model Colony Summary*, 1999.

<sup>22</sup> Southern California Association of Governments, *Regional Transportation Plan*, 2008.

planned to include adequate services and infrastructure by local city planning departments, and the environmental impacts of all development projects must be analyzed according to the CEQA process. Therefore, the cumulative impact of the population increase induced by the Proposed General Plan and Focused Growth Plan is *less than significant*.

*F. Impacts and Mitigation Measures*

No significant impacts have been identified, and therefore no mitigation measures are necessary.

**CITY OF CHINO**  
**GENERAL PLAN DRAFT EIR**  
POPULATION, EMPLOYMENT, AND HOUSING