

4.13 POPULATION AND HOUSING

This chapter describes the population, housing, and employment characteristics of the Parkway Plan Area, including the surrounding region consisting of Fresno County, Madera County, and the city of Fresno. Further, this chapter evaluates the potential impacts related to population, housing, and employment that could result from implementation of the proposed Plan.

4.13.1 ENVIRONMENTAL SETTING

4.13.1.1 REGULATORY FRAMEWORK

Regional Regulations

Regional Housing Needs Allocation

Housing Element law requires local jurisdictions to allow the construction of an allotted 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, so as to meet or exceed the specified number of housing units. In 2008, the State provided Madera County with a RHNA of 17,147 units, which covers Chowchilla, Madera City, and unincorporated areas.¹ The City of Fresno has a RHNA of 20,967 units for the current 2008–2013 planning cycle.² According to the Fresno County Council of Governments (FCOG), the RHNA for Fresno County between 2006 and 2013 is 50,078 units.³

Parkway Master Plan Policies

The Conservancy will implement its mission and the Parkway Master Plan in a manner consistent with its adopted Parkway Master Plan goals, objectives, policies, design guidelines, and best management practices (BMPs) to the extent practicable.

Local Regulations and Policies

The Conservancy is the lead agency responsible for preparing, approving, and implementing the proposed Parkway Master Plan. The Conservancy may assist other government agencies and nonprofit organizations in implementing elements of the proposed Plan. The Conservancy's authorities and jurisdiction are described in Chapter 3. Local population and housing policies relevant to Parkway development and implementation are discussed in this section.

¹ Madera County 2009-2014 Housing Element, page 1-5.

² City of Fresno 2008 Housing Element, page 3-1.

³ Council of Fresno County Governments, 2007 Regional Housing Needs Allocation Plan, page 20.

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Madera County Housing Element

The Madera County Housing Element was adopted in August 2009 and is intended both to provide public officials, residents, and the general public with an understanding of the County's housing needs and to provide goals, policies, and programs to be implemented in order to meet those needs.⁴ Some of the stated objectives of the Housing Element include increasing the housing supply, developing a mix of housing styles, facilitating infill development, promoting housing, socioeconomic equity, protecting environmental and agriculture resources, encouraging efficient development patterns, and improving jobs/housing relationships.⁵

Fresno County Council of Governments Fresno County Regional Housing Needs Allocation Plan

In 2007, the Fresno Council of Governments (FCOG) prepared the Fresno County Regional Housing Needs Allocation Plan which was approved on November 29, 2007, effectively serving as an update to the previously adopted 2003 to 2007 Housing Element prepared by the County of Fresno. The 2007 Fresno County Regional Housing Needs Allocation Plan provides information on the regional profile, housing market areas, household growth, population growth estimates, and projected housing needs between the periods of January 1, 2006 to June 30, 2013.⁶

City of Fresno Housing Element

The City of Fresno Housing Element was adopted in 2008 and includes: an identification and analysis of existing and projected local housing needs; a discussion of resources and constraints; and a suite of goals, policies, and programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.⁷ One of the main goals of the Housing Element is to produce a significant amount of new affordable housing units, as well as assist with the rehabilitation of existing housing stock.⁸

4.13.1.2 EXISTING SETTING

This section describes the existing population and housing conditions in the Parkway Plan Area and Fresno County/Madera County region to provide context for the analysis of the proposed Plan in this EIR.

Population

As shown in Table 4.13-1, population is expected to grow in Madera County from 150,865 in 2010 to 201,283 in 2025, an increase of 50,418. Fresno County population is projected to grow from 929,758 in 2010 to 1,154,741 in 2025, an increase of 224,983.

⁴ Madera County 2009-2014 Housing Element, page 1-1.

⁵ Madera County 2009-2014 Housing Element, page 1-5.

⁶ Council of Fresno County Governments, 2007. County of Fresno Regional Housing Needs Allocation Plan, November 29, page iii.

⁷ City of Fresno 2008 Housing Element, page 1-1.

⁸ City of Fresno 2008 Housing Element, page 1-3.

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Housing

As shown in Table 4.13-1, the number of households in Madera County is expected to grow from 43,317 households in 2010 to 72,922 by 2050, for an increase of approximately 68 percent. Fresno County, which includes the City of Fresno, is expected to grow from 288,992 households in 2010 to 434,081 by 2050, for an increase of approximately 50 percent.⁹ The unincorporated community of Friant lies in Fresno County within the northern portion of the Parkway Plan Area, and consists of over 230 permanent residences and two mobile home communities.¹⁰ Rural residential uses are scattered within the Parkway Plan Area. Two other mobile home communities are located within the Parkway Plan Area, and are located adjacent to Highway 41 on opposite sides of the San Joaquin River. The mobile home community located on the Fresno County side of the river contains approximately 170 mobile homes. The mobile home community in on the Madera County side of the river contains approximately 70 mobile homes.

TABLE 4.13-1 POPULATION AND HOUSEHOLD PROJECTIONS IN THE PLAN AREA

Jurisdiction	2010	2015	2020	2025	2030	2035	2040	2045	2050
Madera County									
Population	150,865	167,958	184,502	201,283	218,250	235,406	252,885	270,814	289,298
Households	43,317	46,649	50,460	54,204	57,948	61,691	65,435	69,179	72,922
Fresno County^a									
Population	929,758	1,010,080	1,082,097	1,154,741	1,227,649	1,300,597	1,373,679	1,447,198	1,521,496
Households	288,992	306,717	325,230	343,372	361,513	379,655	397,797	415,939	434,081

a. Includes City of Fresno.

Source: Fresno County Council of Governments, Market Demand Analyses for Higher Density Housing in the San Joaquin Valley, 2012.

Employment

According to the California Employment Development Department, occupations in Madera County with the projected fastest job growth for the period of 2010 to 2020 include demonstrators and product promoters, team assemblers, printing workers, highway maintenance workers, and automotive body and related repairers, all of which are expected to increase by at least 50 percent.¹¹ As of August 2013, Madera County had an unemployment rate of 10.4 percent, based on a total labor force of 69,000 with 61,800 of that force employed and 7,200 unemployed.

⁹ Fresno County Council of Governments, 2012. Market Demand Analyses for Higher Density Housing in the San Joaquin Valley.

¹⁰ Reported by Fresno County Waterworks District 18, October 2014.

¹¹ California Employment Development Department, 2013. Madera County Profile, <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localareaprofileqsresults.asp?selectedarea=Madera+County&selectedindex=1&menuchoice=localareapro&state=tr ue&geogarea=0604000039&countyname=>, accessed April 17, 2017.

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According to the California Employment Development Department, occupations in Fresno County with the projected fastest job growth for the period of 2010 to 2020 include: helpers, brick masons and tile setters; helpers, construction trades; brick masons and block masons; helpers, extraction workers; and coin, vending, and amusement machine workers.¹² As of August 2013, Fresno County had an unemployment rate of 11.9 percent, based on a total labor force of 441,200 with 388,700 of that force employed and 52,500 unemployed.

4.13.2 STANDARDS OF SIGNIFICANCE

The proposed Project would have a significant impact with regard to population, housing, and employment if it would:

1. 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 extension of roads or other infrastructure).
2. Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.13.3 IMPACT DISCUSSION

POP-1	The proposed Project would not induce substantial unexpected population growth, or growth for which inadequate planning has occurred, either directly or indirectly.
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The proposed Project would have a significant impact if it induced, either directly or indirectly, substantial unexpected population growth, or growth for which inadequate planning has occurred.

As described in Chapter 3, Project Description, of this Draft EIR, the proposed Project would acquire lands for conservation and public recreation purposes, enhance and restore habitat on those lands, and develop improvements and structures related to low-impact recreational and outdoor education activities including, but not limited to, campsites, restrooms, canoe and kayak launches, parking areas, hiking and biking trails, and picnic areas. There is no residential development included in the proposed Project. The potential increase in campsites, either for tents or recreational vehicles (RVs), could result in small temporary increases to the overall population of the area. Although there could be temporary increases to the population as a result of tent and RV campers visiting

¹² California Employment Development Department, 2013. Fresno County Profile, <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localareaprofileqsresults.asp?selectedarea=Fresno+County&selectedindex=11&menuchoice=localareapro&state=truc&geogarea=0604000019&countyname=>, accessed April 17, 2017.

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from outside the region, such increases would occur primarily on the weekends and during the holidays, and would be negligible relative to the overall populations of Fresno County, Madera County, and the city of Fresno.

Further, the types of development that would occur under the proposed Project would be related to low-impact recreational activities and habitat conservation. This development would not provide substantial increases in employment; therefore, it is unlikely that substantial population growth would be induced as a result of the proposed Project. Additionally, future development under the proposed Project would be required to comply with CEQA to identify project-level impacts and mitigation measures.

Any increases to population resulting from implementation of the proposed Project would be temporary in nature and inconsequential compared to the overall population; therefore, permanent inducement of population growth would not occur. Therefore, the impact would be *less than significant*.

Applicable Laws, Regulations, and Permits, Relevant Local Land Use Policies:

- N/A

Significance Without Mitigation: Less than significant.

POP-2 **The proposed Project would not displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.**

The high priorities for the 2,098 acres remaining to be acquired for the Parkway are lands offered by willing sellers that retain open space and habitat values—usually 20-acre parcels or larger are necessary to meet the criteria. These lands typically have no more than one housing unit, if any. Of the 3,802 acres of public land secured for the Parkway to date, only four habitable residences have been acquired, and one remains in residential use at this time. Although Friant, two mobile home communities, and other rural residential uses are located within the Parkway Plan Area, it is anticipated that very few, if any, additional housing units would be needed to offset the loss of housing potentially displaced by implementation of the proposed Plan. Therefore, the proposed Project would have a *less-than-significant* impact in relation to the displacement of housing.

Applicable Laws, Regulations, and Permits, Relevant Local Land Use Policies:

- N/A

Significance Without Mitigation: Less than significant.

POP-3 **The proposed Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.**

As stated above, although there is some housing located within the Parkway Plan Area, it is anticipated that very few, if any, additional housing units would be acquired. Therefore, the proposed Project would have a *less-than-significant* impact related to the displacement of people.

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Applicable Laws, Regulations, and Permits, Relevant Local Land Use Policies:

- N/A

Significance Without Mitigation: Less than significant.

4.13.4 CUMULATIVE IMPACT DISCUSSION

POP-4	The proposed Project, in combination with past, present, and reasonably foreseeable projects, would result in less than significant impacts with respect to population and housing.
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This section analyzes the potential impacts to population, housing, and employment that could occur from a combination of the proposed Project with other reasonably foreseeable projects in the surrounding area. The geographic scope of this analysis is taken as Fresno and Madera Counties, and the city of Fresno, with respect to areas within reasonable proximity to the Parkway Plan Area. A cumulative impact would be considered significant if the proposed Project, taken together with past, present, and reasonably foreseeable projects in the geographic scope, would result in substantial unplanned growth or the displacement of either people or housing units.

As there would be little direct and no indirect growth inducement, the proposed Project would not create or contribute to a cumulatively significant impact on population, housing, or employment. Additionally, because there are currently few housing units and few residents in the Parkway Plan Area, implementation of the proposed Project would not in and of itself displace a significant number of housing units or people, nor would it contribute to an associated cumulative impact in this respect.

Therefore, overall, in combination with other past, present, and reasonably foreseeable projects in the Parkway Plan Area, the proposed Project would have a *less-than-significant* cumulative impact in relation to population and housing.

Applicable Laws, Regulations, and Permits, Relevant Local Land Use Policies:

- N/A

Significance Without Mitigation: Less than significant.