



Section 5.2

Population, Housing, and Growth



Population, Housing, and Growth

Section 5.2

5.2.1 PURPOSE

This section identifies the existing housing, population, and employment statistics for the City of Artesia (City) and provides an analysis of potential impacts that may result from implementation of the proposed *General Plan Update* under buildout conditions. The analysis provided in this section also addresses how buildout of the proposed *General Plan Update* would meet housing demands projected for the City, induce population growth, and affect the job to housing balance.

5.2.2 EXISTING REGULATORY SETTING

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

SCAG is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local governments from Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. To facilitate regional planning efforts, SCAG's planning area is further organized into 14 subregions. The City of Artesia is one of the 27 southeast Los Angeles County cities located in the Gateway Cities Council of Governments (GCCOG) subregion.

Current regional growth forecasts are included in SCAG's *2008 Regional Transportation Plan* (RTP), adopted March 6, 2008. SCAG's demographic data is developed to enable the proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. Growth forecasts contained in the RTP for the County of Los Angeles, the GCCOG, and the City of Artesia are used in this section in order to analyze population, housing, and employment forecasts.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need. In cooperation with HCD, local governments and councils of governments (COGs) are charged with making a determination of the existing and projected housing need as a share of the state-wide housing need of their city or region.

The housing construction need is determined for four broad household income categories: very low (households making less than 50 percent of median family income), low (50 to 80 percent of median family income), moderate (80 to 120 percent of median family income), and above moderate (more than 120 percent of median family income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner.



SCAG has determined that Artesia’s Regional Housing Needs Allocation (RHNA) for the 2006-2014 planning period is 131 housing units, including 53 units within the low and very low income categories; refer to Table 5.2-1, *RHNA Allocation 2006-2014*.

**Table 5.2-1
RHNA Allocation 2006-2014**

Income Category	Housing Allocation
Very Low	33
Low	20
Moderate	22
Above Moderate	56
Total	131

Source: Southern California Association of Governments, *Final Regional Housing Need Allocation Plan – Planning Period (January 1, 2006 – June 30, 2014) for Jurisdictions within the Six-County SCAG Region*, Final July 12, 2007.

CITY OF ARTESIA GENERAL PLAN HOUSING ELEMENT

The City of Artesia adopted the current Housing Element for 1997-2005 in November of 2003. The City’s Housing Element includes an inventory of available housing and an assessment of housing needs based on local and regional population and employment trends. As required by California housing law, the Housing Element outlines existing needs within the City based on SCAG projections and identifies strategies that the City will employ to achieve its housing objectives. The Housing Element establishes policies that will guide City decision making and sets forth a strategy and programs to implement housing goals.

As previously noted, SCAG determined Artesia’s RHNA for the 2006-2014 planning period is 131 housing units; refer to Table 5.2-1. The RHNA uses January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2006-2014. To determine the regional housing needs for the 2006-2014 Planning Period, the needs are adjusted by the actual number of units constructed, under construction, or approved from January 1, 2006 to the present.

The actual numbers of housing units constructed from January 1, 2006 to the present are counted as “credits” towards the RHNA need. From January 1, 2006 through May 2008, there were 31 dwelling units constructed in Artesia, all assumed to be affordable to Above Moderate-Income households; refer to Housing Element Table B-1 and Exhibit B-1. In consideration of these units, the City’s adjusted need for the 2006-2014 planning period is 100 housing units, including 55 units allocated for very low- and low-income households; refer to Table 5.2-2, *Adjusted RHNA Allocation 2006-2014*.



**Table 5.2-2
Adjusted RHNA Allocations 2006-2014**

Income Category	2006-2014 RHNA Need	Construction Achievements ¹	Adjusted RHNA Need
Very Low	33	0	33
Low	20	0	20
Moderate	22	0	22
Above Moderate	56	31	25
Total	131	31	100

Source: RBF Consulting, *City of Artesia General Plan Update Housing Element Table B-2, Adjusted RHNA Allocation*, July 20, 2010.

5.2.3 EXISTING ENVIRONMENTAL SETTING

POPULATION

County of Los Angeles

The County’s population totaled 8,863,164 persons in 1990 and 9,519,338 persons in 2000, representing a growth rate of approximately 7.4 percent for this time period; refer to Table 5.2-3, Population Estimates and Projections. As of January 2010, the County’s population was an estimated 10,441,080 persons. According to SCAG, the County’s population is projected to total 23,921,752 persons by 2030, which would represent an increase of approximately 129 percent between 2010 and 2030.

**Table 5.2-3
Population Estimates and Projections**

Year	County of Los Angeles	City of Artesia
1990 ¹	8,863,164	15,464
2000 ²	9,519,338	16,380
<i>1990 - 2000 Change</i>	<i>+656,174</i>	<i>+916</i>
<i>1990 - 2000 % Change</i>	<i>+7.4%</i>	<i>+5.9%</i>
2010 ^{3, 4}	10,441,080	17,094
2030 ⁵	23,921,752	17,882
<i>2010 – 2030 Change</i>	<i>+13,480,672</i>	<i>+788</i>
<i>2010 – 2030 % Change</i>	<i>+129.1%</i>	<i>+4.61%</i>

1. U.S. Census Bureau, *Census 1990*.
 2. U.S. Census Bureau, *Census 2000*.
 3. County is 2010: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.
 4. City is 4,610 DU (County of Orange Office of the Assessor role data) * 3.708 PPH (DOF).
 5. Southern California Association of Governments, *2008 Regional Transportation Plan*, March 6, 2008.



City of Artesia

As indicated in Table 5.2-3, the City’s population totaled 15,464 persons in 1990 and 16,380 persons in 2000, representing a population growth rate of approximately 5.9 percent between 1990 and 2000. As of June 2010, the City’s existing population totaled 17,094 persons. The City is ranked 70th in population among the 88 cities, which comprise Los Angeles County. SCAG forecasts the City’s population will total approximately 17,882 persons by 2030, which would represent an increase of approximately 4.6 percent between 2010 and 2030. Comparatively, the City is forecast to grow at a much lower rate between 2010 and 2030 than the County, which is forecast to more than double in size. By 2030, the City will constitute approximately 0.07 percent of the County’s population.

HOUSING

County of Los Angeles

The County of Los Angeles’ housing data is presented in Table 5.2-4, *Housing Inventory Estimates and Projections*.

**Table 5.2-4
Housing Inventory Estimates and Projections**

Year/Description	County of Los Angeles	City of Artesia
1990 Dwelling Units ¹	3,163,343	4,534
2000 Dwelling Units ²	3,270,909	4,598
1990 - 2000 Change	+107,566	64
1990 - 2000 % Change	+3.4%	+1.4%
2010 Dwelling Units	3,431,588 ³	4,610 ⁴
2010 Vacancy Rate ⁵	4.22%	2.75%
2010 Persons per Household ⁵	3.122	3.708
2030 Dwelling Units	8,118,460 ⁶	4,994 ⁷
2010 - 2030 Change	+4,698,914	+384
2010 - 2030 % Change	+136.6%	+8.3%

1. U.S. Census Bureau, Census 1990.
2. U.S. Census Bureau, Census 2000.
3. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.
4. County of Orange Office of the Assessor role data, June 2010.
5. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.
6. Assumes 7,775,861 Households (Southern California Association of Governments, *2008 Regional Transportation Plan*, March 6, 2008) and 4.22% Vacancy Rate (DOF).
7. Assumes 4,857 Households (Southern California Association of Governments, *2008 Regional Transportation Plan*, March 6, 2008) and 2.75% Vacancy Rate (DOF).



The County's housing inventory in 2000 was an estimated 3,270,909 dwelling units (DU), which represented an increase of approximately 3.4 percent over the 1990 inventory of 3,163,343 DU. The County's housing inventory as of January 2010 totaled 3,431,588 DU, with a vacancy rate of 4.22 percent and an average household size of 3.122 persons. The County's housing inventory is projected to total 8,117,612 DU by 2030, representing an increase of approximately 136.6 percent between 2010 and 2030.

City of Artesia

In 2000, the City's housing inventory was an estimated 4,598 DU, which represented an increase of approximately 1.4 percent over the 1990 inventory of 4,534 DU; refer to [Table 5.2-2](#). Comparatively, the City's housing growth rate between 1990 and 2000 was approximately one-half of the County's growth rate for the same period (3.4 percent). RBF researched the County of Orange Office of the Assessor's assessor roles (in June 2010), and supplemented the data through field surveys. These efforts were conducted, in order to provide a current estimate of the City's housing inventory. Results of RBF's research efforts indicated the City's existing housing inventory consists of 4,610 DU. It is noted, the City's housing inventory as of January 2010, according to the State of California Department of Finance (DOF), is slightly greater, with an estimated 4,724 DU. This difference is attributed to the DOF data consisting of a forecast, based on a 2000 benchmark, as opposed to actual assessor role data. SCAG projects the City's housing inventory will increase to 4,994 DU by 2030, which would represent an increase of approximately 8.3 percent between 2010 and 2030; refer to [Table 5.2-2](#). Additionally, the City's average household size (3.708) was higher than the County's overall household size (3.122 persons per household).

Vacancy rates are a measure of the general availability of housing. They also indicate how well the types of available units meet the housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range, whereas a high vacancy rate indicates that either the units available are not suited to the population's needs or there is an oversupply of housing units. The availability of vacant housing units provides households with choices of type and price to accommodate their specific needs. Low vacancy rates can result in higher prices, limited choices, and settling with inadequate housing. It may also contribute to overcrowding. A vacancy rate between 4.0 and 6.0 is considered "healthy." As indicated in [Table 5.2-2](#), the City's vacancy rate as of January 2010 is 2.75 percent, which is lower than the preferred minimum vacancy rate of 4.0 and significantly lower than the County's overall vacancy rate of 4.22 percent.

EMPLOYMENT

County of Los Angeles

The County's 1990 civilian labor force was an estimated 4,557,390 persons; refer to [Table 5.2-5, *Labor Force and Employment Estimates and Projections*](#). In 2000, the County's civilian labor force was an estimated 4,307,762 persons, of which approximately 8.2 percent were unemployed. According to the U.S. Census 2000, the majority of the County's labor force (approximately 34.3 percent) was employed in management, professional, and related



occupations; the next highest concentration of the labor force (approximately 27.6 percent) was in sales and office occupations. The largest industry sector in the County was educational, health, and social services. In 2009, the County’s labor force totaled 4,869,400 persons, with an unemployment rate of 12.0 percent. Between 2000 and 2009, the unemployment rate increased 3.8 percentage points.

According to SCAG projections, Los Angeles County’s labor market is projected to increase from 4,552,398 jobs in 2010 to 4,946,420 jobs by 2030. The labor market’s growth rate between 2010 and 2030 would be approximately 8.7 percent (394,022 jobs).

City of Artesia

As indicated in Table 5.2-5, the City’s 1990 civilian labor force totaled approximately 7,325 persons. In 2000, the City’s civilian labor force totaled an estimated 7,236 persons, with an unemployment rate of 6.2 percent. According to the U.S. Census 2000, of those employed in 2000, approximately 25.6 percent were in sales and office occupations and approximately 25.1 percent were in production, transportation, and material moving occupations. The largest industry sector in the City was manufacturing. As of December 2009, the City’s labor force was an estimated 8,000 persons and the unemployment rate was 8.8 percent. The City’s unemployment rate increased 2.5 percentage points between 2000 and 2009.

**Table 5.2-5
Labor Force and Employment Estimates and Projections**

Year	County of Los Angeles	City of Artesia
1990 Labor Force ¹	4,557,390	7,325
2000 Labor Force ²	4,307,762	7,236
1990 – 2000 Change	-249,628	-89
1990 – 2000 % Change	-5.5%	-1.2%
1990 Unemployment Rate (Percent) ¹	7.3%	6.6%
2000 Unemployment Rate (Percent) ²	8.2%	6.2%
2009 Labor Force ³	4,869,400	8,000
2000 - 2009 Change	+561,638	+764
2000 – 2009 % Change	+13.04%	+10.6%
2009 Unemployment Rate (Percent) ³	12.0%	8.8%
2010 Employment (Jobs) ⁴	4,552,398	5,975
2030 Employment (Jobs) ⁴	4,946,420	6,426
2010 - 2030 Change	+394,022	+451
2010 – 2030 % Change	+8.7%	+7.6%

1. U.S. Census Bureau, Census 1990.
 2. U.S. Census Bureau, Census 2000.
 3. State of California, Employment Development Department Labor Market Information Division, *Monthly Labor Force Data for Cities and Census Designated Places (CDP) December 2009 - Preliminary, Data Not Seasonally Adjusted, With March 2008 Benchmark*. Sacramento, California, January 22, 2010.
 4. Southern California Association of Governments, *2008 Regional Transportation Plan*, March 6, 2008.



According to SCAG forecasts, the City’s labor market (jobs) is forecast to grow from approximately 5,975 jobs in 2010 to 6,426 jobs in 2030, a growth rate of approximately 7.6 percent (451 jobs); refer to Table 5.2-5. In contrast, Table 5.2-6, Employment Estimates – City of Artesia, estimates the City’s current labor market (as of June 2010), based on existing non-residential land uses. As indicated in Table 5.2-6, the City’s current labor market is an estimated 5,011 jobs, slightly less than SCAG’s 2010 employment estimate of 5,975 jobs.

Table 5.2-6
Employment Estimates – City of Artesia

Table with 4 columns: Land Use, Employment Factor (Square Feet per Employee), Existing (June 2010) - Square Feet, Existing (June 2010) - Employment. Rows include Commercial General, Institutional, Light Industrial, and Total.

5.2.4 SIGNIFICANCE THRESHOLDS AND CRITERIA

Appendix G of the CEQA Guidelines contains the Initial Study Environmental Checklist Form used during preparation of the Project Initial Study; refer to Appendix 12.1, Notice of Preparation. The Checklist includes questions relating to population, housing, and growth, which have been utilized as thresholds of significance in this Section. Accordingly, a significant environmental impact would occur if the Project would:

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

Section 15126(d), Growth Inducing Impact of the Proposed Project, of the CEQA Guidelines requires that an EIR “discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” The CEQA Guidelines also indicate that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. This section analyzes potential growth-inducing impacts, based on the following



criteria suggested in the *CEQA Guidelines*. In general terms, a project may foster spatial, economic, or population growth in a geographic area, if it meets any one of the following criteria:

- Removal of an impediment to growth (e.g., establishment of an essential public service and provision of new access to an area);
- Fostering of economic expansion or growth (e.g., changes in revenue base and employment expansion);
- Fostering of population growth (e.g., construction of additional housing), either directly or indirectly;
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning and general plan amendment approval); or
- Development of or encroachment on an isolated or adjacent area of open space (being distinct from an in-fill project).

Should a project meet any one of the above-listed criteria, it may be considered growth inducing. The potential growth-inducing impacts of the proposed Project are evaluated below against these criteria.

It is noted that the *CEQA Guidelines* require an EIR to “discuss the ways” a project could be growth-inducing and to “discuss the characteristics of some projects that may encourage...activities that could significantly affect the environment.” However, the *CEQA Guidelines* do not require that an EIR predict (or speculate) specifically where such growth would occur, in what form it would occur, or when it would occur. The answers to such questions require speculation, which CEQA discourages; refer to Section 15145, *Speculation*, of the CEQA Guidelines.

Based on these significance thresholds and criteria, the Project’s effects have been categorized as either “effects found not to be significant” or “potentially significant impact.” Feasible mitigation measures, which could avoid or minimize potentially significant impacts, are identified. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a “significant unavoidable impact.”

5.2.5 PROJECT IMPACTS AND MITIGATION MEASURES

□ GENERAL PLAN UPDATE POLICIES

The Housing Element Goals and Policies are outlined in Section 3.4.6, *Proposed General Plan Goals and Policies*. Additionally, the following Policies and Policy Actions are relevant to population, housing, and growth, and have been proposed in the General Plan Update:



COMMUNITY DEVELOPMENT AND DESIGN ELEMENT

Land Use

Community Policy LU 1.1: Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2030 on the General Plan Land Use Diagram.

Community Policy LU 2.1: Protect residential areas from the effects of potentially incompatible uses.

Community Policy LU 2.2: Encourage uniformly high standards of residential property maintenance to preserve real estate values and high quality of life.

Policy Action LU 2.2.1: Continue to monitor maintenance standards in neighborhoods to maintain high standards of appearance and stability in the neighborhood.

Policy Action LU 2.2.2: Encourage the use of property owner and other neighborhood-based associations to maintain neighborhood amenities and character.

Community Policy LU 2.3: Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a neighborhood.

Policy Action LU 2.3.1: Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.

SUSTAINABILITY ELEMENT

Urban Design

Community Policy SUS 3.3: Achieve and maintain a mix of affordable, livable and green housing types throughout the City for people of all socio-economic, cultural, and household groups (including seniors, families, singles and disabled).

Policy Action SUS 3.4.2: Encourage the preservation of existing housing stock in well-maintained condition.

Policy Action SUS 3.4.3: Support adaptive reuse and rehabilitation of existing residential, commercial, and industrial buildings where possible.

EFFECTS FOUND NOT TO BE SIGNIFICANT

In accordance with Section 15128, *Effects Not Found to Be Significant*, of the *CEQA Guidelines*, the following briefly discusses the reasons that various possible significant effects of the Project were determined not to be significant and were therefore not discussed in detail.



Threshold: *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The *General Plan Update* would not displace existing housing, since no existing residential use would be removed. Therefore, construction of replacement housing elsewhere would not be required. No impact would occur in this regard.

Threshold: *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The *General Plan Update* would not displace a substantial number of people, since no residential or other land use would be displaced. The construction of replacement housing elsewhere would not be required; therefore, no impact would occur in this regard.

☐ POTENTIALLY SIGNIFICANT IMPACTS

POPULATION GROWTH

■ IMPLEMENTATION OF THE PROPOSED GENERAL PLAN UPDATE COULD INDUCE SUBSTANTIAL POPULATION GROWTH IN THE CITY BY PROPOSING NEW HOMES AND BUSINESSES.

Impact Analysis: Table 3-4, *General Plan Update Buildout*, outlines the City's designated land uses, at buildout of the proposed General Plan Update, and indicates the General Plan Update would result in a development potential of 4,948 DU. The buildout population projection, based on the General Plan Update, is approximately 18,347 persons.¹ Additionally, the City's non-residential (i.e., commercial, industrial, etc.) land use development potential is approximately 2.9 million square feet. The employment projection associated with these non-residential land uses is approximately 6,079 jobs; refer to Table 5.2-7, *Employment Forecasts – City of Artesia*.

A project could induce 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). Although existing roads and infrastructure would be improved/modified, the proposed General Plan Update does not involve the extension of roads or other infrastructure into undeveloped areas. The proposed General Plan Update would, however, involve new homes and businesses, which would induce direct growth in the City's population. The population growth associated with the City's residential development potential of 338 new DU would be approximately 1,253 persons.²

¹ This population projection is based on 4,948 DU and 3.708 persons per household (California Department of Finance, May, 2010).

² This population projection is based on 100 percent occupancy, 338 new DU, and 3.708 persons per household.



**Table 5.2-7
Employment Forecasts – City of Artesia**

Land Use	Employment Factor ¹	General Plan Update (2030)	
		Square Feet	Employment
Commercial General	424	2,133,805	5,033
Office	319	81,240	255
Institutional	1,442	129,333	90
Light Industrial	829	582,331	702
Total		2,926,709	6,079

1. The Natelson Company, Inc., *Employment Density Study Summary Report Table II-B, Derivation of Square Feet Per Employee Based on Average Employees Per Acre and Average FAR*, October 31, 2001, available at http://www.scag.ca.gov/forecast/downloads/employ_den.pdf, Accessed March 26, 2010.

Table 5.2-8, *General Plan Update Compared to Existing Conditions*, compares the General Plan Update’s anticipated growth in housing, population, and employment to existing conditions. As indicated in Table 5.2-8, the General Plan Update would increase the City’s existing housing inventory and population by approximately 7.3 percent. Additionally, the General Plan Update would increase the City’s employment by approximately 21 percent (1,069 jobs).

**Table 5.2-8
General Plan Update Compared to Existing Conditions**

Description	Housing (Dwelling Units)	Population (Persons)	Employment (Jobs)
General Plan Update Buildout (GPU)	4,948	18,347¹	6,079
Existing Conditions (2010)	4,610	17,094 ¹	5,011
<i>GPU : 2010 Existing Conditions Change</i>	+338	+1,253	+1,069
<i>GPU : 2010 Existing Conditions Change</i>	+7.3%	+7.3%	+21.3%

1. The population projection is based on 100 percent occupancy of the dwelling units and 3.708 persons per household (State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark*. Sacramento, California, May 2010).

The employment generated by the General Plan Update could result in direct growth in the City’s population, because the potential exists for future employees (and their families) to relocate to the City. Estimating the number of these future employees who would relocate to the City would be highly speculative, because many factors influence personal housing location decisions (i.e., family income levels and the cost and availability of suitable housing in the local area). Thus, the number of new employees who may relocate to the City to fill the newly created positions is unknown. However, as discussed above, the General Plan Update would increase the City’s existing housing inventory by 338 DU, which could partially satisfy the housing demand created by the new employment. Additionally, the cities bordering Artesia, Norwalk



and Cerritos, have vacancy rates of 2.42 percent and 1.38 percent, respectively.³ Collectively, the surrounding vacancies would meet any residual demand for housing created by the new employment. The proposed General Plan Update would not necessitate the construction of additional housing elsewhere and a less than significant impact would occur in this regard.

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. As discussed above, SCAG is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local Los Angeles County governments, among other counties. SCAG provides population household projection estimates in five-year increments from 2005 to 2035. Table 5.2-9, General Plan Update Compared to SCAG, compares the General Plan Update's buildout projections with SCAG's 2030 housing, population, and employment growth forecasts for the City.

**Table 5.2-9
General Plan Update Compared to SCAG**

Description	Housing (Dwelling Units)	Population (Persons)	Employment (Jobs)
General Plan Update Buildout (GPU)	4,948	18,347¹	6,079
SCAG 2030 Projections (2030 SCAG) ²	4,994 ³	17,882	6,426
GPU : 2030 SCAG Change	-46	+465	-347
GPU : 2030 SCAG % Change	-0.93%	+2.60%	-5.39%
1. The population projection is based on 100 percent occupancy of the dwelling units and 3.708 persons per household (State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark</i> . Sacramento, California, May 2010). 2. Southern California Association of Governments, <i>2008 Regional Transportation Plan</i> , March 6, 2008. 3. Dwelling unit projection assumes 4,857 households and 2.75 percent vacancy rate (State of California, Department of Finance).			

As indicated in Table 5.2-9, SCAG projects that the City's 2030 housing inventory will reach 4,994 DU and population will reach 17,882 persons. The proposed General Plan Update would result in a housing inventory 4,948 DU and population of approximately 18,347 persons at buildout (2030). Although the City's population would be slightly greater (465 persons) than anticipated by SCAG, the projected growth is generally consistent. Further, the City's General Plan Update accounts for the increased growth and proposes policies to reduce potential growth-related impacts associated with the proposed General Plan Update. Additionally, the increase in population would occur over a 20-year period, allowing for development of necessary services and infrastructure to accommodate the proposed growth. Therefore, although the proposed General Plan Update would induce population growth in the City over existing conditions, this is considered a less than significant impact; refer also to *Growth-Inducing Impacts* discussion below.

³ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.



The proposed General Plan Update includes an update to the City's Housing Element for the planning period from January 1, 2006 through June 30, 2014. In preparing the updated Element, the existing goals and policies were examined, and an analysis of the progress toward their attainment was conducted. Certain programs from the prior element were deleted or modified, and some were added. Certain programs were carried over and their implementation will be ongoing during the current planning period. The update to the Housing Element contains a statement of the City's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. Quantified objectives are the City's estimate of the maximum actual numbers of housing units that can be constructed, rehabilitated, conserved, and preserved during the planning period (January 1, 2006 through June 30, 2014).

The General Plan Update Land Use and Housing Elements have identified the following goals involving population, housing, and growth:

- A well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- Stable, well-maintained residential neighborhoods.
- Provide affordable, decent, safe and sanitary housing of all types and costs, regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.
- Maintain and improve the existing housing stock in Artesia.
- Provide suitable sites for housing development to accommodate all ranges of housing type, size, location, and price.
- Continue to provide free housing choice, equal opportunity, and access for all Artesia citizens, housed and non-housed alike.
- Remove governmental constraints to development, maintenance, and improvement of housing stock.

To this end, all future residential development within the City would be subject to compliance with the Policies and Policy Actions outlined above, which would address the potential impacts resulting from the population growth anticipated by the proposed General Plan Update.

Meeting Regional Share Goals

To enable the City to meet its share of the region's housing needs, the City has evaluated its capacity to meet the future needs, based on entitled development, existing development capacities, and vacant land resources. Chapter 2 of Title 9 of the City of Artesia Municipal Code, *Zoning*, identifies four residential zoning districts: Agricultural-Single Family Residential (A-1) Single-Family Residential Zone (R-1); Multiple Residential Zone (M-R); Condominium Zone (C-O). The availability of land suited to accommodate the various income levels is based upon the allowed density within these land use districts.



Projects in the Pipeline. There are currently five projects with a total of 23 units that are entitled and not yet under construction or are pending entitlements. These units are all assumed to be affordable to above-moderate income households; refer to Housing Element Table B-3 and Exhibit B-2.

Vacant Land. Within the City, there are approximately 2.9 acres of vacant land, which permit residential development. These vacant parcels are described in Housing Element Table B-4, and their locations are illustrated on Housing Element Exhibit B-3. The vacant land has a total capacity of 40 residential units; all assumed to be used towards the City's above-moderate income need.

Underutilized Land. The City has identified four underutilized parcels located in the MR zone that are currently used for parking. These parcels have the potential capacity of 19 DU. It is assumed these parcels would be redeveloped with residential uses and a parking component. Housing Element Table B-5 summarizes these parcels and Housing Element Exhibit B-4 illustrates their locations.

Rezoning Program. Pursuant to AB 2348, jurisdictions with a shortfall of vacant and underutilized residential land to meet its RHNA needs must commit to a rezoning program to provide adequate sites to meet its housing growth needs. The program must adhere to various specified parameters.

The City is currently drafting the Downtown Specific Plan. Within the Specific Plan, there would be a mixed-use overlay or district, which would allow development of residential units at a minimum net density of 20 du/ac in conjunction with commercial uses. Housing Element Table B-6 summarizes the projected capacity of the parcels within the proposed mixed-use area. Five of the parcels within the mixed-use overlay have the capacity to accommodate at least 16 dwelling units on a single site. The 178 dwelling units projected for these five parcels can be utilized by the City to accommodate its lower-income housing needs.

The City will need to rezone areas in addition to the Downtown Specific Plan area in order to accommodate the remainder of its lower-income housing growth needs. The City has identified two vacant parcels within the City, which it would rezone from Medium Density Residential (MDR) to a new zone allowing exclusive by-right residential development at a minimum net density of 20 du/ac. Housing Element Table B-6 summarizes the target parcels for rezoning. Based on the provisions of AB 2348, the capacity for 41 dwelling units on these sites can be counted towards meeting the City's lower-income RHNA needs; refer also to Housing Element Exhibit B-6.

Sites Summary. Table 5.2-10, *Sites Summary*, summarizes the constructed units, entitled units, vacant and underutilized land capacity within Artesia, and demonstrates the City's ability to provide for adequate sites to accommodate the remaining lower-income growth needs. Therefore, the City's future housing needs would be met and a less than significant impact would occur in this regard.



**Table 5.2-10
Sites Summary**

Income Category	2006-2014 RHNA Need	Construction Achievements	Projects in the Pipeline	Vacant Land	Under-utilized Land	Down-town Specific Plan	Target Sites Exclusively for Residential	Total
Very Low	33	0	0	0	0	178	41	219
Low	20	0	0	0	0			
Moderate	22	0	0	0	0			
Above Moderate	56	31	23	40	19	34	0	147
Total	131	31	23	40	19	212	41	366

Source: RBF Consulting, *City of Artesia Housing Element Table B-2, Adjusted RHNA Allocation, July 20, 2010.*

Mitigation Measures: No mitigation is required.

Level of Significance: Less Than Significant.

GROWTH INDUCING IMPACTS

- **THE PROPOSED PROJECT COULD FOSTER ECONOMIC OR POPULATION GROWTH, OR THE CONSTRUCTION OF ADDITIONAL HOUSING, RESULTING IN GROWTH-INDUCING IMPACTS.**

Impact Analysis: This section addresses the ways in which the proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in Artesia and the surrounding environment. In summary, Project implementation is not anticipated to result in significant growth inducing impacts upon the City of Artesia, as concluded below.

Impediment To Growth

Development of the proposed General Plan Update would not remove an existing impediment to growth. Regional access to the City is provided by the north-south trending San Gabriel River Freeway (I-605) and the east-west trending State Route 91 (SR-91), and local access is provided by an existing network of roadways. The City is approximately 99 percent built-out and consists of urbanized areas, which are already served by an extensive network of electricity, water, sewer, storm drains, communications, roadways, and other infrastructure necessary to accommodate or allow the existing conditions and planned growth. The existing facilities can be readily upgraded and/or extended onto the future development sites. The increased demands for utility and service systems would not reduce or impair any existing or future levels of utility services, either locally or regionally, as costs for increases in utility and service systems would be provided through



cooperative agreements between future developments and servicing agencies. Furthermore, future development would be reviewed a project-by-project basis, at the time of proposed construction, to determine the utility systems necessary to serve the proposed land uses. Buildout of the proposed General Plan Update would not require substantial development of unplanned or unforeseen support uses and services. Therefore, the proposed Project would not remove an impediment to growth and is not considered growth-inducing in this regard.

Economic Growth

As indicated in Table 5.2-8, the General Plan Update would increase the City’s existing population by approximately 7.3 percent (1,253 persons). The projected population growth is anticipated to increase sales, with resultant increases in the City’s revenue base. Additionally, the General Plan Update would increase the City’s existing non-residential floor area by approximately 416,017 square feet and employment by approximately 1,069 jobs; refer to Table 5.2-11, *Employment Growth*.

**Table 5.2-11
Employment Growth**

Land Use	Employment Factor ¹	Existing Conditions (2010)		General Plan Buildout (2030)		Employment Change
		Square Feet	Employment	Square Feet	Employment	
Commercial General	424	1,777,737	4,193	2,133,805	5,033	840
Office	319	0	0	81,240	255	255
Institutional	1,442	129,333	90	129,333	90	0
Light Industrial	829	603,623	728	582,331	702	-26
Total		2,510,693	5,011	2,926,709	6,079	1,069

1. The Natelson Company, Inc., *Employment Density Study Summary Report Table II-B, Derivation of Square Feet Per Employee Based on Average Employees Per Acre and Average FAR*, October 31, 2001, available at http://www.scag.ca.gov/forecast/downloads/employ_den.pdf, Accessed March 26, 2010.

As indicated in Table 5.2-11, the majority of the employment growth would occur in the Commercial General land use category, with the addition of approximately 840 new jobs. Implementation of the proposed General Plan Update would foster economic expansion through changes in the revenue base resulting from population and employment growth. Therefore, the proposed Project is considered growth inducing with respect to economic expansion.

Population Growth

As discussed above, the General Plan Update’s residential development potential is 4,948 DU at buildout, with a resultant buildout population of approximately 18,347 persons. The General Plan Update would increase the City’s existing population by approximately 7.3 percent (approximately 1,253 persons); refer to Table 5.2-8. Comparatively, SCAG projects that the City’s population will reach 17,882 persons by 2030. Although the City’s population under the proposed General Plan Update would be slightly greater (465 persons) than anticipated by SCAG, the projected growth is concluded to be generally consistent with SCAG projections.



At the regional level, the emphasis regarding growth has been placed primarily on achieving a balance of employment and housing opportunities within the subregions. This regional concept, referred to as jobs/housing balance, encourages the designation and zoning of sufficient vacant land for residential uses with appropriate standards to ensure adequate housing is available to serve the needs derived from the local employment base. The jobs/housing ratio can be used as the general measure of balance between a community's employment opportunities and the housing needs of its residents. A ratio of 1.0 or greater generally indicates that a City provides adequate employment opportunities, potentially allowing its residents to work within the City. A desirable jobs/housing balance improves regional mobility (traffic), reduces vehicle miles traveled, and improves air quality. Conversely, imbalance between a City's jobs and housing increases commutes, with resultant increases in traffic volumes and air emissions, and overall reduces the quality of life.

Under existing conditions, the City's jobs/housing ratio is approximately 1.09, which indicates that the City is currently providing adequate employment opportunities for its residents.⁴ With implementation of the proposed General Plan Update, the City's jobs/housing ratio would be approximately 1.23,⁵ which indicates that the City would continue to provide adequate employment opportunities for its residents. The City's job/housing ratio at buildout of the proposed General Plan Update (1.23) would improve when compared to existing conditions (1.27). As such, the proposed General Plan Update would provide more employment opportunities for its residents than are currently provided. Additionally, the General Plan Update forecasts 6,079 jobs, providing more employment than SCAG's projection of 6,426 jobs. Therefore, the proposed General Plan Update would beneficially impact the City's job/housing balance.

Precedent-Setting Action

The proposed Project would not result in the establishment of a precedent-setting action; thus, would not be considered growth inducing in this regard. The new development facilitated by the proposed General Plan Update would be compatible, as to location and scale, since it would be similar to other land uses that exist within the City. Additionally, the new development would be considered an extension of the existing land use pattern.

Development or Encroachment of Open Space

The proposed Project would not be growth-inducing with respect to development or encroachment into an isolated or adjacent area of open space. The General Plan Update would involve urban infill development, since the City is approximately 99 percent built-out. Additionally, the Cities of Norwalk and Cerritos, which are similarly urbanized, border Artesia. The General Plan Update would focus on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and revitalizing selected areas.

⁴ Based on 5,011 jobs and 4,610 DU as of 2010.

⁵ Based on 6,079 jobs and 4,948 DU at buildout (2030).



Overall, implementation of the proposed General Plan Update would foster economic expansion and population growth. However, it would not be growth inducing, inasmuch as it would not remove an impediment to growth, would not establish a precedent-setting action, and would not develop or encroach into an isolated or adjacent area of open space. The housing, population, and employment growth projected at buildout of the proposed General Plan Update would be substantially similar to SCAG's projections for the City. Thus, development within the City would be responding to growth that was previously planned, rather than creating growth that would require substantial development of unplanned and unforeseen support uses and services. Therefore, the proposed Project would result in less than significant growth inducing impacts.

Mitigation Measures: No mitigation is required.

Level of Significance: Less Than Significant.

5.2.6 CUMULATIVE IMPACTS

■ **THE PROPOSED PROJECT, COMBINED WITH CUMULATIVE DEVELOPMENT, COULD RESULT IN SUBSTANTIAL GROWTH-INDUCING IMPACTS.**

Impact Analysis: In regards to housing, population, and employment growth, the cumulative impacts are analyzed in terms of consistency with assumptions by SCAG for the GCCOG subregion. Buildout of the proposed *General Plan Update* would contribute to regional growth with respect to housing, population, and employment. However, implementation of proposed *General Plan Update* would not significantly alter subregional or regional growth rates projected by SCAG, as discussed above. The City's growth levels remain generally consistent with the subregional forecast for 2030. Implementation of the proposed *General Plan Update* would adequately meet the housing needs of the anticipated population growth within the City. Additionally, the City's jobs to housing ratio at buildout of the proposed *General Plan Update* would be improved over existing conditions. Thus, implementation of the proposed *General Plan Update* would not result in cumulatively considerable housing, population, and employment impacts.

Mitigation Measures: No mitigation is required.

Level of Significance: Less Than Significant.

5.2.7 SIGNIFICANT UNAVOIDABLE IMPACTS

The housing, population, and growth impacts associated with implementation of the proposed *General Plan Update* would be less than significant.



5.2.8 SOURCES CITED

California Employment Development Department, *Labor Force Data (Civilian Labor Force, Employment, Unemployment, Unemployment Rate): Labor Force Data Search*, dated December 2007, <http://www.labormarketinfo.edd.ca.gov/cgi/dataanalysis/AreaSelection.asp?tableName=Labforce> (Accessed January 21, 2008).

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