IV. ENVIRONMENTAL IMPACT ANALYSIS
H. POPULATION AND HOUSING

ENVIRONMENTAL SETTING

Population and housing data and forecasts are compiled by number of agencies, including the U.S. Census, SCAG and the City.

Project Site

The project site is currently undeveloped and does not contain any structures. Therefore, the project site does not contain any housing or residents.

Census Tracts

The areas within the project site that are proposed for residential development (i.e., Development Areas A and B) are entirely contained within Census Tracts 1014.00 and 1021.01 (see Figure IV.H-1). The 2000 U.S. Census only provides population and housing estimates for 2000; it does not project employment levels nor does it project population and housing estimates for the years following 2000. As shown in Table IV.H-1, Census Tracts 1014.00 and 1021.00 had a total population of 7,147 and 2,588 housing units in 2000.

Table IV.H-1
2000 Census Population and Housing Data
Canyon Hills Project

Census Tract	Population	Housing
1014.00	3,760	1,454
1021.01	3,387	1,134
Total	***7,147***	***2,588***
Source: U.S. Census Bureau, Census 2000, SF3, Tables P1 and H1.		

Sunland-Tujunga Community

The Development Areas on the project site are located within the Sunland-Tujunga Community Plan area of the City. The Sunland-Tujunga Community Plan area encompasses 26 square miles and is one of the least densely populated areas in the City, with approximately 44 percent of the land dedicated to single-family homes and approximately three percent dedicated to multi-family homes.[1] According to

[1] *City of Los Angeles, 1998 Annual Report on Growth and Infrastructure, www.cityofla.org/PLN/DRU/HomeSpcl.htm, April 4, 2003.*

Figure IV.H-1 Census Tracts 1014.00 and 1021.01

the U.S. Census, the Sunland-Tujunga Community Plan area had a population of 58,228 in 2000. In 2000, the U.S. Census counted 20,569 housing units, including 19,893 occupied and 675 vacant units (with a resulting vacancy rate of approximately 3.3 percent) in the Sunland-Tujunga Community Plan area.[2]

The City includes SCAG data in its community plans, including the Sunland-Tujunga Community Plan, to help guide land use goals and policies. SCAG projects future population and housing growth in Southern California through the year 2025 as part of its Regional Transportation Plan (RTP). The SCAG forecast data uses a 1997 baseline, the most current forecast baseline year (SCAG is in the process of updating its forecast to reflect 2000 Census data). However, Table IV.H-2 presents population and housing forecasts for the Sunland-Tujunga Community Plan area using SCAG's 1994 baseline because SCAG has not yet updated its forecast for this area with the 1997 baseline.[3]

Table IV.H-2
Sunland-Tujunga Community Plan
Population and Housing Forecasts
Canyon Hills Project

Year	Population	Housing
Community Plan Area		
2000	59,843	21,393
2010	69,032	25,365
Percent Change	+15.4	+18.6
Citywide		
2000	3,852,993	1,323,882
2010	4,306,564	1,474,514
Percent Change	+11.8	+11.4
Source: City of Los Angeles, Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, "Community Profile," 1997.		

The data in Table IV.H-2 indicates that population is expected to increase by 15.4 percent and housing is expected to increase by 18.6 percent between 2000 and 2010 in the Sunland-Tujunga Community Plan area. This compares to a projected citywide population increase of 11.8 percent and a projected housing increase of 11.4 percent for the same time period. Therefore, as indicated by this data, population and housing within the Sunland-Tujunga Community Plan area is expected to increase at a faster pace than is expected citywide.

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[2] *City of Los Angeles, "Census 2000 Statistics by Community Plan Area", www.cityofla.org/PLN/DRU/C2K/, April 3, 2003.*

[3] *The Sunland-Tujunga Community Plan was adopted in 1997 and the most current SCAG RTP was adopted in 2001.*

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix G to the CEQA Guidelines, a significant impact to population or housing would occur if the proposed project:

- Induces substantial population growth directly (for example, by proposing new homes and businesses), or indirectly, through extension of roads or other infrastructure; or
- Displaces substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.

Project Impacts

Direct Growth

The proposed project includes construction of 280 single-family homes on currently undeveloped land. The Sunland-Tujunga Community Plan indicates that approximately 2.97 persons are anticipated to occupy each low density single-family home in 2010.[4] Based upon this factor, approximately 831 persons are anticipated to reside on the project site upon the completion of construction. As the project site is currently undeveloped, this increase in residential population represents a 100 percent population and housing increase on the project site. The direct physical impacts resulting from this increase in population growth are addressed throughout this Draft EIR (see Sections IV.A through IV.O). In any event, this population growth is not anticipated to be substantial. First, the proposed project includes the preservation of approximately 693 acres (i.e., 78 percent) on the project site as permanent open space, which would prevent future development from occurring on that portion of the project site.

In addition, the proposed project includes the construction of only 280 single-family homes, a relatively small residential project that would be occupied by approximately 831 people, which on its face does not constitute substantial population growth. The projected population associated with the proposed project would also be consistent with area-wide population and housing forecasts. Specifically, the proposed project represents approximately nine percent of the forecasted population growth and seven percent of the forecasted housing growth in the Sunland-Tujunga Community Plan area (see Table IV.H-2).

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[4] *City of Los Angeles, Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, 1997, page III-2.*

The proposed project is also consistent with the projected housing in both the Sunland-Tujunga and the Sun Valley Community Plans. Those Community Plans permit 0 to 1 dwelling unit per net acre under the Minimum Residential land use designation, which is the existing land use designation for approximately 84 percent of the project site. The land use designations for almost the entire balance of the project site are Very Low I Residential and Very Low II Residential, which permit 1 to 3 dwelling units per net acre and 3 to 4 dwelling units per net acre, respectively. The housing projections in the Community Plans are based on the midpoint in the range of dwelling units permitted under each residential land use designation. For example, the projected housing in the Community Plans with respect to land with a Minimum Residential land use designation is based on 0.5 dwelling units per net acre, the midpoint in the range of 0 to 1 dwelling units per net acre for that land use designation. Conservatively assuming that the land use designation for the entire project site was Minimum Residential, the development of 280 single-family homes would require approximately 719 net acres of land (based on a midpoint density of 0.5 units per acre and road coverage equal to 30 percent of the lot coverage). Therefore, the Community Plans project approximately 359 homes (719 x 0.5) on the project site (the projected number of homes is actually higher because greater housing density is permitted on the 130 acres of the project site designated as Very Low I Residential and Very Low II Residential). In contrast, the proposed project includes only 280 homes on the 887-acre project site, which translates to approximately 0.33 dwelling units per net acre (280 ÷ 851). Therefore, the proposed project is within the City's growth projections. As a result, development of the proposed project would not directly induce substantial population growth and impacts relating to population and housing would be less than significant.

Indirect Growth

The proposed project would extend roadways and other infrastructure (e.g., water facilities, sewer facilities, electricity transmission lines, natural gas lines, etc.) to and within the project site (see Sections IV.I (Transportation/Traffic), IV-J (Public Services), IV-K (Energy Conservation) and IV-L (Utilities and Service Systems)). However, the proposed roadways and other infrastructure would not induce growth because they would only serve project residents. In addition, approximately 78 percent of the project site would be preserved as open space and would not be available for future development. As a result, development of the proposed project would not indirectly induce substantial population growth and impacts relating to population and housing would be less than significant.

Population or Housing Displacement

The project site does not currently contain any housing or people. Therefore, development of the proposed project would not displace housing or people and no impacts would occur.

MITIGATION MEASURES

Implementation of the proposed project would not result in any impacts on population or housing. Therefore, no mitigation measures are required.

CUMULATIVE IMPACTS

Implementation of the proposed project in conjunction with the 13 related projects identified in Figure II-1 in Section II.C (Related Projects) would contribute to population and housing growth in the project vicinity. As indicated in Table IV.H-3, the related projects would generate approximately 311 new permanent jobs. The related projects in combination with the equivalent of one permanent full-time job that would be generated by the proposed project would yield a total of approximately 312 jobs.[5]

The homes that would be developed with implementation of the proposed project in combination with the related projects would concurrently increase the resident population in the area. Based on a factor of 2.97 persons per single-family home, the 135 single-family homes that would be developed with the related projects in combination with the proposed project's 280 single-family homes would yield a total of approximately 1,232 new residents. Furthermore, if it is conservatively assumed that each full-time employee that would be generated by the related projects in combination with the proposed project relocated to the Sunland-Tujunga area, the residential population would increase by approximately 927 people and 312 households.[6] This would result in a cumulative population increase of 2,159 people (1,232 + 927).

The addition of 2,159 new people would be well within the Sunland-Tujunga Community Plan's forecasted increase of 9,189 people between 2000 and 2010. As shown on Table IV.H-2, population is generally expected to increase at a slightly slower rate than housing between the years 2000 and 2010 in the Sunland-Tujunga area. This suggests that housing would become available as the population increases. It is likely, however, that some of the 2,159 additional people would not chose to relocate in the Sunland-Tujunga area. Therefore, the estimated 2,159 people that would be directly and indirectly generated by the proposed project in combination with the related projects is considered to be a conservative estimate.

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[5] *Please note that this estimate does not include part-time gardening, housekeeping and security employees.*

[6] *This assumes that each full-time employee would generate one household.*

Table IV.H-3
Employees Generated by Related Projects
Canyon Hills Project

Land Use[a]	Size	Employee Generation Rate (employees/sf)	Employees
Fast Food Restaurant	3,050 sf	0.004	12
Convenience Store/Gas Station	7,427 sf	0.0014	10
Retail	103,240 sf	0.0014	145
Church[b]	68,000 sf	0.00033	22
Auto Repair	31,080 sf	0.0014	44
Single Family Homes	135 DU	N/A	0
YMCA Expansion[c]	7,508 sf	0.0034	26
Golf Course Clubhouse/Maintenance[d]	13,000 sf	0.004	52
Total Employees			***311***

[a] *The 13 related projects are summarized among these land uses.*
[b] *Used Senior Citizen Facility for the employee generation rate.*
[c] *Used Office for the employee generation rate.*
[d] *Used Restaurant employee generation rate.*

Source: LAUSD School Facilities Fee Plan, March 2, 2000.

The related projects include commercial, recreational and residential land uses. Some of the related projects (e.g., golf course) may include the extension of roads or infrastructure. However, it is expected that the roadways or other infrastructure associated with the related projects would only serve the applicable related project. Therefore, the related projects would not extend roads or other infrastructure into previously undeveloped areas that would be available for future development.

Based on the foregoing, the proposed project in combination with the related projects would not result in a significant impact on population or housing because:

- The number of people and homes that would be generated by the proposed project is relatively small when compared to population and housing forecasts;
- Roadways and other infrastructure are not anticipated to be extended into previously undeveloped areas that would be available for future development; and
- The proposed project would not result in or contribute to the displacement of housing or people.

Therefore, cumulative impacts on population and housing would be less than significant.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project's impacts on population and housing would be less than significant.