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Section 3.10  
**Population and Housing**

**SECTION SUMMARY**

The population and housing analysis evaluates the impacts of the proposed Project on population and housing within a regional and local context. It addresses whether the proposed Project would directly or indirectly induce substantial population growth that result in an adverse change in the physical environment. An analysis of potential impacts on population and housing associated with the alternatives is detailed in Chapter 6, Analysis of Alternatives.

Section 3.10, Population and Housing, provides the following:

- A description of the existing regional, county-wide, City-wide, and local setting in terms of population, housing, households, and employment;
- Population, household, and employment growth projections at the regional, county-wide, City-wide and local levels;
- A discussion on the methodology used to determine whether the proposed Project would result in a population and housing impact;
- An impact analysis of the proposed Project; and
- A description of any mitigation measures proposed to reduce any potential impacts.

**Key Points of Section 3.10:**

The proposed Project would redevelop an existing boat repair facility and would not induce population growth. In summary, the impact analysis concludes that no significant impacts to population and housing would result from the implementation of the proposed Project and, therefore, no mitigation measures are required. Specifically:

- The proposed Project would not induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

## 3.10.1 Introduction

This section describes the existing environment related to population and housing of the region overall and the local area, and it describes the regulatory and policy setting associated with population and housing. It also provides an analysis of the impact of the proposed Project on population and housing within the regional and local area.

## 3.10.2 Environmental Setting

The proposed Project site is located at on Terminal Island in the Port of Los Angeles, in the City of Los Angeles, near the communities of Wilmington (to the north) and San Pedro (to the west), and the City of Long Beach to the east. It is located with the six-county Southern California Association of Governments (SCAG) region composed of Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties. SCAG serves as the federally recognized Metropolitan Planning Organization for this Southern California region. The San Pedro and Wilmington communities are a part of the SCAG subregion governed by the South Bay Cities Council of Governments (SBCCOG).

The local area is defined by census tract-level boundaries for 34 tracts comprising the Project area and surrounding communities. Census tracts are used to define the general characteristics of the local area because population, employment, and housing data are gathered at the census-tract level. Of the 34 census tracts, 32 are within the City of Los Angeles communities of Wilmington and San Pedro, one (5756) is in the City of Long Beach, and one (6099) is in unincorporated Los Angeles County. The census tracts are shown on Figure 3.10-1.

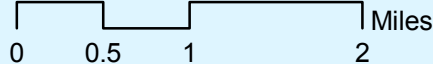
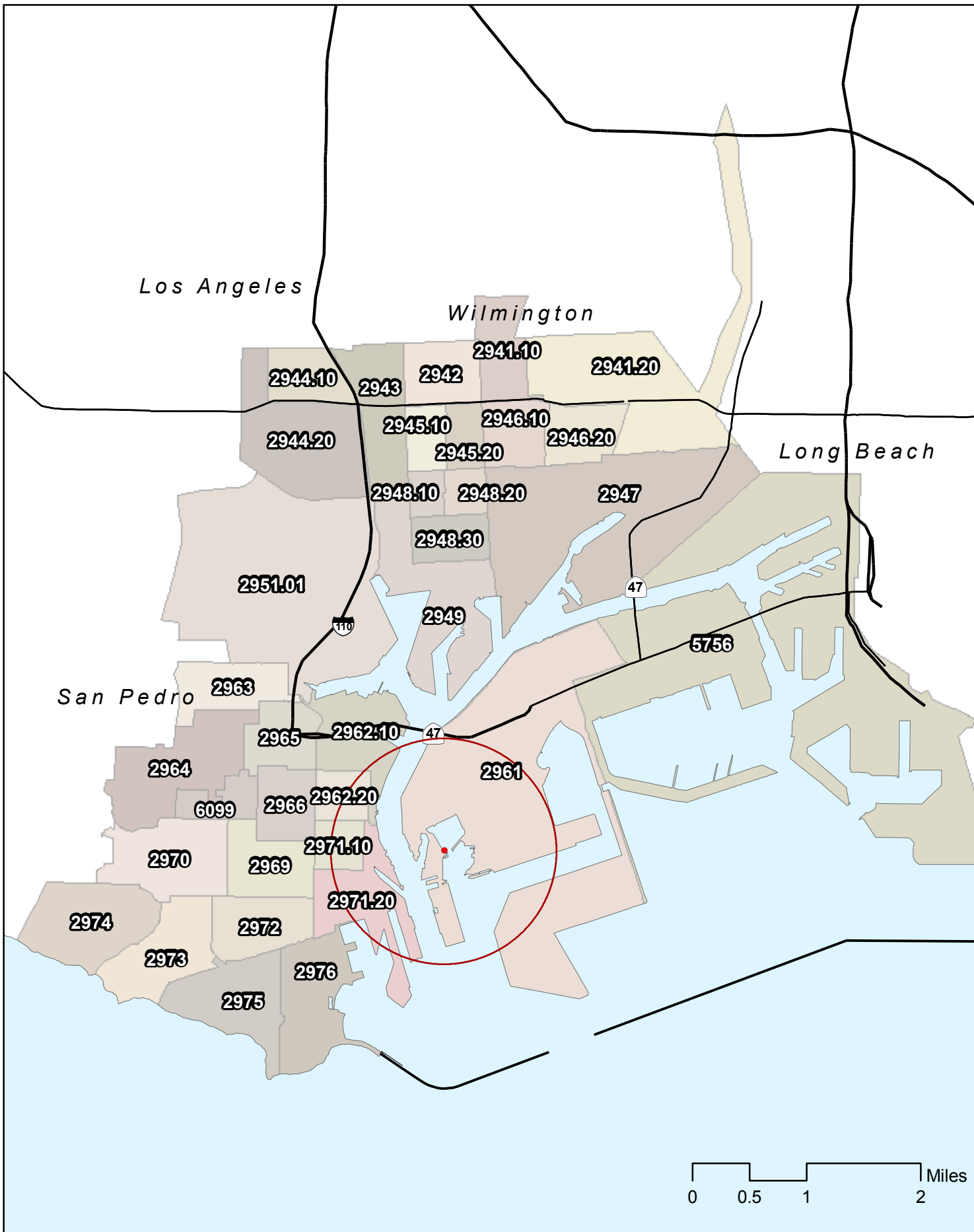
The following presents the regional population, housing, and employment characteristics at a regional (SCAG region and county-level) and at a localized level (City-wide and local area):

### 3.10.2.1 Regional Characteristics

#### 3.10.2.1.1 Regional Population

With a population of approximately 18.49 million in 2006, the six-county SCAG region represents almost half of the population in the state of California and over 6 percent in the nation (SCAG, 2007). This represents an increase by almost 2 million from 2000. Within the SCAG region, Los Angeles is the largest county in terms of population at approximately 10.34 million in 2006 (SCAG, 2007).

According to SCAG's latest State of the Region Progress Report, which was published in 2007, Los Angeles County was responsible for 35 percent of the regional population growth in 2006, accounting for the greatest absolute population increase in the southern California region. However, Los Angeles County is expected to have the slowest annual growth rate through 2015 when compared to Riverside, Imperial, San Bernardino, Ventura, and Orange Counties. As illustrated in Table 3.10-1, SCAG population projections for the region forecast a growth rate over the 25-year period between 2010



**Legend**



- Project Site
- 1-mile radius

Port of Los Angeles  
 Al Larson Boat Shop  
 Improvement Project  
 Local Area Census Tracts  
 Figure 3.10-1

1 and 2035 of approximately 1 percent annually. This equates to an increase of  
 2 approximately 4.64 million residents over this period. The highest growth rates are  
 3 projected for Riverside, Imperial, and San Bernardino counties. The population of Los  
 4 Angeles County is projected to increase by approximately 1.7 million residents at an  
 5 annual average rate of 0.65 percent.

6 **Table 3.10-1: Population Projections for Region and County (2010-2035)**

	2010	2020	2030	2035	Projected Change (2010-2035)		
					Numeric	%	Average Annual Percent
SCAG Region (Six-County)	19,418,349	21,468,934	23,255,378	24,057,292	4,638,943	23.89	.96
<b>By County:</b>							
Los Angeles County	10,615,730	11,329,829	12,015,889	12,338,620	1,722,890	16.23	0.65
Imperial County	202,270	276,030	312,316	320,448	118,178	58.43	2.34
Orange County	3,314,948	3,533,935	3,629,539	3,653,990	339,042	10.23	0.41
Riverside County	2,242,745	2,809,003	3,343,777	3,596,680	1,353,935	60.37	2.41
San Bernardino County	2,182,049	2,582,765	2,957,753	3,133,801	951,752	43.62	1.74
Ventura County	860,607	937,372	996,104	1,013,753	153,146	17.80	0.71

Source: SCAG, 2008 Adopted RTP Growth Forecast

Notes: 2035 is the last projection available

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 8 **3.10.2.1.2 Regional Housing**

9 Housing construction typically exhibits a cyclical pattern in response to local, regional,  
 10 and national economic conditions. In the southern California region, residential  
 11 construction experienced a strong period of expansion between 1995 and 2004. A slight  
 12 decline began in 2005, which increased in the following years. The steepest drops  
 13 occurred in 2007 and 2008. This decline in activity was in response to a weakening  
 14 housing market and onset of a severe economic recession. As with job growth, this  
 15 downward trend is anticipated to reverse as economic conditions improve. Table 3.10-3  
 16 presents the estimated total number of housing units as well as percentage of vacant units  
 17 in the SCAG region in 2010. As shown in Table 3.10-2, over half of the housing units in

1 the region are located in Los Angeles County. The vacancy rate in Los Angeles County  
 2 of 4.22 percent is below that of region's overall rate of approximately 6 percent.

**Table 3.10-2: Region and County Housing Characteristics (2010)**

	<b>Total Housing Units</b>	<b>Occupied</b>	<b>% Vacant</b>	<b>Average Persons Per Household</b>
SCAG Region (Six-County)	6,285,473	5,907,390	6.02	3.13
<b>By County:</b>				
Los Angeles County	3,431,588	3,286,860	4.22	3.12
Imperial County	56,521	50,352	10.91	3.41
Orange County	1,040,544	1,005,502	3.37	3.11
Riverside County	784,357	682,283	13.01	3.08
San Bernardino County	693,712	613,382	11.58	3.30
Ventura County	278,751	269,011	3.49	3.09

Source: 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.

3

#### 4 **3.10.2.1.3 Regional Households**

5 A household is defined by the U.S. Census as all of the people who occupy a housing unit,  
 6 and may consist of a single family, one person living alone, two or more families living  
 7 together, or any other group of related or unrelated persons who share living  
 8 arrangements. A household differs from a dwelling unit because the number of dwelling  
 9 units includes both occupied and vacant units. A housing unit is defined as a house, an  
 10 apartment, a mobile home, a group of rooms, or a single room that is occupied or  
 11 intended for occupancy as separate living quarters if vacant. It is important to note that  
 12 not all of the population lives in households. People not living in households are  
 13 classified as living in group quarters, which includes, for example, college residence halls,  
 14 residential treatment centers, group homes, military barracks, correctional facilities, and  
 15 homeless shelters.

16 Small households (1 to 2 persons per household [pph]) traditionally reside in units with 0  
 17 to 2 bedrooms; family households (3 to 4 pph) normally reside in units with 3 to 4  
 18 bedrooms. Large households (5 or more pph) reside in units with 4 or more bedrooms.  
 19 However, the number of units in relation to the household size may also reflect  
 20 preference and economics: many small households obtain larger units, and some large  
 21 families live in small units for economic reasons.

22 As shown in Table 3.10-3 above, the average household size in the SCAG Region is 3.13  
 23 pph overall and 3.12 pph in Los Angeles County. The projected number of households in  
 24 the region from 2010 to 2035 is presented in Table 3.10-3. In 2010, the number of  
 25 households in the region was projected at approximately 6.1 million, and approximately  
 26 3.4 million in Los Angeles County. The highest growth in the number of households  
 27 over the 25 period from 2010 to 2035 is projected in Imperial, Riverside, and San  
 28 Bernardino Counties.

**Table 3.10-3: Households Projections for Region and County (2010-2035)**

	2010	2020	2030	2035	Projected Change (2010-2035)		
					Numeric	%	Average Annual Percent
SCAG Region (Six-County)	6,086,983	6,840,331	7,449,484	7,710,716	1,623,733	26.68	1.07
<b>By County:</b>							
Los Angeles County	3,357,798	3,666,631	3,906,851	4,003,501	645,703	19.23	0.77
Imperial County	57,086	82,027	97,665	102,878	45,792	80.22	3.21
Orange County	1,039,201	1,088,375	1,110,659	1,118,490	79,289	7.63	0.31
Riverside County	720,531	913,207	1,097,950	1,183,097	462,566	64.20	2.57
San Bernardino County	637,250	787,142	914,577	972,561	335,311	52.62	2.10
Ventura County	275,117	302,949	321,782	330,189	55,072	20.02	0.80

Source: SCAG, 2008 Adopted RTP Growth Forecast

Notes: 2035 is the last projection available

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**2 3.10.2.1.4 Regional Employment**

3 In 2006, the SCAG region was home to approximately 7.29 million jobs. This is up from  
4 approximately 6.83 million jobs in 2000. Over half of the jobs in the region in 2006  
5 (4.10 million) were located in Los Angeles County (SCAG, 2008a). The job growth rate  
6 has been uneven over time, with high annual increases occurring during periods of strong  
7 economic growth, and negative job growth occurring during economic downturns. Since  
8 the late 2000s, the region has been experiencing negative job growth due to an economic  
9 recession. However, on average, employment in southern California is projected to  
10 expand over the next decades, particularly in Riverside, Imperial, and San Bernardino  
11 Counties. Table 3.10-2 presents SCAG employment projections for the region from 2010  
12 to 2035.<sup>1</sup>

<sup>1</sup> It should be noted that SCAG's employment growth forecast is developed based on data from 2006 and years prior, thus it does not account for the negative job growth that began in the late 2000s. Therefore the number of jobs may actually be lower than projected. However, as with previous periods of negative job growth in the region, the current decline is expected to reverse as the economy improves and the number of jobs will continue to increase over time.

**Table 3.10-4: Employment Projections for Region and County (2010-2035)**

	2010	2020	2030	2035	Projected Change (2010-2035)		
					Numeric	%	Average Annual Percent
SCAG Region (Six-County)	8,349,454	9,183,026	9,913,372	10,287,122	1,937,668	23.21	0.93
<b>By County:</b>							
Los Angeles County	4,552,398	4,754,731	4,946,420	5,041,172	488,774	10.74	0.43
Imperial County	73,214	106,084	125,935	132,551	59,337	81.05	3.24
Orange County	1,755,167	1,897,352	1,960,633	1,981,901	226,734	12.92	0.52
Riverside County	784,998	1,052,145	1,295,487	1,413,522	628,524	80.07	3.20
San Bernardino County	810,233	965,778	1,134,960	1,254,749	444,516	54.86	2.19
Ventura County	373,444	416,936	449,937	463,227	89,783	24.04	0.96

Source: SCAG, 2008 Adopted RTP Growth Forecast

Notes: 2035 is the last projection available

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## 2 3.10.2.2 Project Area Characteristics

### 3 3.10.2.2.1 Population

4 The population of Los Angeles totaled 3,694,820 persons in the 2000 census. This is  
5 estimated by SCAG to grow to 4,057,484 in 2010 (SCAG, 2008a). Table 3.10-5 below  
6 presents the 2010 to 2035 population growth estimates for the City and the local area, as  
7 well as the county and region as a whole. Average annual growth within the City is  
8 anticipated to be slower than that of the county at 0.35 percent within the City, versus  
9 0.65 percent within the county as whole. Less than four percent of the population within  
10 the City of Los Angeles resides in the local (Project) area. The average annual growth  
11 rate in this area is similar to that of the City as a whole at 0.34 percent.

12

**Table 3.10-5: Population Projections for Region and County (2010-2035)**

	2010	2020	2030	2035	Projected Change (2010-2035)		
					Numeric	%	Average Annual Percent
SCAG Region (Six-County)	19,418,349	21,468,934	23,255,378	24,057,292	4,638,943	23.89	.96
Los Angeles County	10,615,730	11,329,829	12,015,889	12,338,620	1,722,890	16.23	0.65
City of Los Angeles	4,057,484	4,204,329	4,348,281	4,415,772	358,288	8.83	0.35
Local Area	152,201	157,443	162,604	165,028	12,827	8.43	0.34

Source: SCAG, 2008 Adopted RTP Growth Forecast

Notes: 2035 is the last projection available

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2 **3.10.2.2.2 Housing**

3 According the U.S. Census, the City of Los Angeles had 1,337,668 housing units in 2000.  
4 According to California Department of Finance projections, this number was estimated to  
5 grow to 1,417,311 units in 2010 as shown in Table 3.10-6. Of these approximately 1.5  
6 million units in 2010, just over 95 percent of are estimated to be occupied. Based on  
7 2008 data for the local area, less than 4 percent of these units are located in the study  
8 area, with just under 95 percent occupied. The average number of pph is greater in the  
9 local area than in the City as a whole; however, the study area average is similar to the  
10 county and region as a whole at 3.11 percent.

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**Table 3.10-6: Estimated Housing Units in City and Local Area (2010 unless otherwise noted)**

	<b>Total Housing Units</b>	<b>Occupied</b>	<b>%t Vacant</b>	<b>Average Persons Per Household</b>
SCAG Region (Six-County)	6,285,473	5,907,390	6.02	3.13
Los Angeles County	3,431,588	3,286,860	4.22	3.12
Los Angeles City	1,417,311	1,351,356	4.65	2.97
Local Area (2008) <sup>a</sup>	48,900	46,300	5.30	3.11

Source: 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 and City of Los Angeles City Planning Demographic Research Unit, 2008 Local Population and Housing Profile for Tracts 29400-297999.

<sup>a</sup>Study Area includes the Census Tracts within the City of Los Angeles in 2008, which is the most recent tract level data available. No 2008 data is available for Tract 5756 in Long Beach and Tract 6099 in unincorporated Los Angeles County. According to the 2000 Census, 19 units were located within the tract 5756, five of which, or 26.3 percent, were vacant; and 632 units were located in Tract 6099, 32 of which, or 5.06 percent, were vacant.

### 2 **3.10.2.2.3 Households**

3 According the U.S. Census, the City of Los Angeles had 1,275,412 households in 2000.  
 4 As shown in Table 3.10-7, this increased to an estimated 1,366,985 households in 2010  
 5 and is anticipated to grow approximately 18 percent to 1,616,578 in 2035 (SCAG,  
 6 2008a). In 2010, 48,114 of the projected 48,781 households within the local area are  
 7 within the City of Los Angeles. This accounts for approximately 3.5 percent of the  
 8 households in the City. The number of households in the study area is expected to grow  
 9 at an average annual rate of 0.68 percent, which is slightly below that of the City as a  
 10 whole of 0.72 percent through 2035.

11

**Table 3.10-7: Households Projections City and Local Area (2010-2035)**

	2010	2020	2030	2035	Projected Change (2010-2035)		
					Numeric	%	Average Annual Percent
SCAG Region (Six-County)	6,086,983	6,840,331	7,449,484	7,710,716	1,623,733	26.68	1.07
Los Angeles County	3,357,798	3,666,631	3,906,851	4,003,501	645,703	19.23	0.77
City of Los Angeles	1,366,985	1,485,519	1,578,850	1,616,578	246,593	18.04	0.72
Local Area	48,781	52,703	55,783	57,028	8,247	16.91	0.68

Source: SCAG, 2008 Adopted RTP Growth Forecast

Notes: 2035 is the last projection available

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**3.10.2.2.4 Employment**

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The City of Los Angeles is the largest employment center in the region. Table 3.10-8 shows SCAG estimates for the number of jobs in the City and local area, as well as the County and region from 2010 to 2035. As illustrated in the table, the job growth within the City is anticipated to be slightly lower than other parts of the County, and substantially lower than the SCAG region as a whole. In 2010, 42,354 of the 50,911 jobs forecast within the local area are based within the City of Los Angeles. This accounts for approximately 2.32 percent of the City's overall employment in 2010. The average annual growth rate for jobs with the local area of 0.33 percent is slightly lower than that of the City as a whole at 0.38 percent.

**Table 3.10-8: Employment Projections for Region and County (2010-2035)**

	2010	2020	2030	2035	Projected Change (2010-2035)		
					Numeric	%	Average Annual Percent
SCAG Region (Six-County)	8,349,454	9,183,026	9,913,372	10,287,122	1,937,668	23.21	0.93
Los Angeles County	4,552,398	4,754,731	4,946,420	5,041,172	488,774	10.74	0.43
Los Angeles City	1,820,092	1,892,139	1,960,393	1,994,134	174,042	9.56	0.38
Local Area	50,911	52,652	54,309	55,119	4,208	8.27	0.33

Source: SCAG, 2008 Adopted RTP Growth Forecast

Notes: 2035 is the last projection available

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2 **3.10.2.3 Project Site Characteristics**

3 The Project site is an existing boat repair yard located on Terminal Island within the Port  
 4 of Los Angeles. There are no housing units located on site. The facility has between 70  
 5 and 100 employees on-site depending on workload.

6 **3.10.3 Applicable Regulations**

7 **3.10.3.1 State**

8 California Planning and Zoning Law (Government Code Sections 65000 et seq.) requires  
 9 that each city and county adopt a comprehensive, long-term plan for the physical  
 10 development of the land within its planning area. The general plan must include a  
 11 housing element identifies the planning area’s housing needs, the sites that can  
 12 accommodate those needs, and the policies and programs to assure that the housing units  
 13 can be provided. The Housing Element is required to be updated every five years.

14 **3.10.3.2 Regional and Local**

15 **3.10.3.2.1 Southern California Association of Governments**

16 SCAG’s Regional Housing Needs Assessment (RHNA) and Regional Comprehensive  
 17 Plan (RCP) are tools for coordinating regional planning and housing development  
 18 strategies in southern California.

19 State Housing Law mandates that local governments, through Councils of Governments,  
 20 identify existing and future housing needs in a RHNA. The RHNA provides  
 21 recommendations and guidelines to identify housing needs within cities for various

1 income levels. It does not impose requirements as to housing development in cities. The  
2 RHNA Plan that covers the period from January 1, 2006 to June 30, 2014, indentified the  
3 County of Los Angeles housing needs at 283,927 dwelling units. Just under 40 percent,  
4 or 112,876, of these units are needed in the City of Los Angeles (SCAG 2007).

5 The latest RCP, adopted in 2008, integrates the major elements of planning for the region,  
6 including: Air Quality; Economy; Energy; Finance; Land Use and Housing; Open Space  
7 and Habitat; Security and Emergency Preparedness; Solid Waste; Transportation; and  
8 Water (SCAG, 2008b).

9 The 2008 RCP is built around the “Compass Growth Vision and 2% Strategy” adopted by  
10 the Regional Council in April 2004, which is based on four key principles. These  
11 principles include mobility, getting where we want to go; livability, creating positive  
12 communities; prosperity, long-term health for the region; and sustainability, preserving  
13 natural surroundings. The Land Use and Housing chapter focuses on integrating land and  
14 transportation planning and achieving land use and housing sustainability.

### 15 **3.10.3.2.2 City of Los Angeles General Plan Housing Element**

16 The City of Los Angeles General Plan Housing Element was adopted in 2009 and covers  
17 the period from 2006 through 2014 (City of Los Angeles, 2009). The Housing Element  
18 identifies the City’s housing conditions and needs, establishes goals, objectives, and  
19 policies that make up the City’s housing and growth strategy, and sets forth  
20 implementation programs for the preservation, improvement, and development of  
21 housing. The overall goal of the Los Angeles Housing Element is as follows:

22 *It is the overall housing goal of the City of Los Angeles to create for all*  
23 *residents a city of livable and sustainable neighborhoods with a range of*  
24 *housing types, sizes and costs in proximity to jobs, amenities and services. In*  
25 *keeping with decades of federal Housing Acts and the Universal Declaration of*  
26 *Human Rights that declared housing as a human right, the City will work*  
27 *towards assuring that housing is provided to all residents.*

### 28 **3.10.3.2.3 City of Los Angeles Housing and Urban Development Consolidated** 29 **Plan**

30 The Los Angeles Housing and Urban Development (HUD) current Five -Year  
31 Consolidated Plan covers the period from 2008 to 2013 (City of Los Angeles, 2008). The  
32 Plan is intended to provide the groundwork for a comprehensive, integrated approach to  
33 planning and implementing the City’s housing community development, and economic  
34 development needs and priorities.

### 35 **3.10.3.3 Port of Los Angeles Plan (1982)**

36 The Port of Los Angeles Plan (1982 plus subsequent amendments), is the land use  
37 element that is intended to serve as the official 20-year guide to the continued  
38 development and operation of the Port, and is consistent with the Port of Los Angeles  
39 Master Plan. The primary purposes of the Port of Los Angeles Plan are:

- 40 • To promote an arrangement of land and water uses, circulation, and services that  
41 contribute to the economic, social, and physical health, safety, welfare, and  
42 convenience of the Port, within the larger context of the City

- 1 • To guide development, betterment, and change within the Port to meet existing and
- 2 anticipated needs
- 3 • To contribute to a safe and healthful environment
- 4 • To balance growth and stability
- 5 • To reflect economic potentialities or limitations, water developments, and other
- 6 trends
- 7 • To protect investment to the extent reasonable and feasible

### 8 **3.10.3.4 San Pedro and Wilmington - Harbor City Community Plans**

9 The Project site is entirely located within the Port of Los Angeles Plan area; however, the  
10 San Pedro Community Plan and Wilmington-Harbor City Community Plan areas are  
11 located adjacent to the Port of Los Angeles Plan area boundary and include of mix of  
12 residential, commercial, and industrial land uses (City of Los Angeles, 1999a and 1999b).  
13 Both community plans include goals that are designed to achieve a balanced community  
14 that provides a safe, secure, and high quality residential environment for all sectors of the  
15 community while also providing sufficient land for a variety of industrial uses with  
16 maximum employment opportunities.

## 17 **3.10.4 Impacts and Mitigation Measures**

### 18 **3.10.4.1 Methodology**

19 The analysis of population, employment, and housing impacts compares existing levels  
20 with projected levels and determines whether the anticipated growth associated with the  
21 proposed Project is within local and/or regional forecasts. In addition to the previous  
22 projections, the analysis determines whether the Project would induce substantial growth  
23 or introduce unplanned infrastructure on the Project site or surrounding area. Changes to  
24 population and housing would only be considered significant if they would result in  
25 adverse change in the physical environment.

### 26 **3.10.4.2 Thresholds of Significance**

27 For this analysis, an impact pertaining to population and housing was considered  
28 significant if it would result in any of the following environmental effects, which are  
29 based on the screening criteria from the *L.A. CEQA Thresholds Guide* (City of Los  
30 Angeles 2006). A project would have a significant population and housing impact if it  
31 would:

- 32 **POP-1** Induce substantial population growth in an area, either directly (for example,  
33 by proposing new homes and businesses) or indirectly (for example, through  
34 extension of roads or other infrastructure)

35 Based on the analysis provided in the NOP/IS dated September 19, 2010, no impacts  
36 would occur with regard to the displacing substantial numbers of existing housing or  
37 replacing substantial numbers of people necessitating the construction of replacement  
38 housing elsewhere; therefore, they are not discussed further in this Draft EIR.

### 3.10.4.3 Impact Determination

**Impact POP-1: The proposed Project would not 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).**

A project would directly induce population growth if it would directly result in the development construction of new housing or employment generators that would increase population. The proposed Project would not involve the construction of new housing; it would generate a limited number of temporary construction jobs and long-term employment. Construction is anticipated to generate approximately 30 temporary positions during Phase 1, 30 workers for Phase 2, and 20 workers for Phase 3 of Project construction. Because of the existing sizable labor pool within the local and regional communities, it is anticipated that construction workers would be from the greater Los Angeles area, and no influx of workers into the local community is expected as a result of construction.

The number of permanent jobs generated by the proposed Project is anticipated to increase by twenty to thirty percent (from approximately 70 to 100 employees presently to approximately 90 to 130 employees, depending on workload). This increase of 20 to 30 employees represents a very small percentage of the workforce within the region (less than 0.01 percent within the City of Los Angeles overall, and just under 0.1 percent within the local study area). As with construction workers, given the small increase in employment associated with the proposed Project and the highly integrated nature of the southern California economy and the prevalence of cross-county and inter-community commuting by workers between their places of work and places of residence, it is unlikely that many of the 20 to 30 workers would change their place of residence in response to the new Port-related employment opportunities. Thus, in the absence of changes in place of residence by a substantial number of new employees, distributional effects to population are not likely to occur. As no measurable change in population distribution is likely to occur, no change to housing demand on a regional or local scale would occur as a result of the proposed Project and the proposed Project would fit within population and housing projections for the local area and region as a whole. Further, the increase of 20 to 30 workers, or less than 0.1 percent of the employment in the local area, would not result in changes in the employment needs and demands of the area.

Accordingly, negligible impacts to population, housing, and community services and infrastructure are anticipated. Because the proposed Project would not involve development of housing and would not result in substantial direct increases in employment in the regional workforce, the proposed Project would not have any significant effects on population growth that would strain existing facilities and require the construction of new facilities, the construction of which could have environmental effects.

The proposed Project would foster economic growth, but would not directly induce population growth or the construction of new housing in the local community or the SCAG six-county region as a whole. The proposed Project is located in an area within the Port that is currently developed. The surrounding area is a well-established urban community connected by an existing local and regional transportation and infrastructure network. The proposed Project would not provide access to a previously inaccessible

1 area, thereby triggering or causing a substantial new residential or other development.  
2 Further, as discussed in Section 3.11, Public Services and Utilities, implementation of the  
3 proposed Project would generate some increased demand for water, wastewater  
4 conveyance capacity, natural gas, and power and would require new utilities lines and  
5 connections on site. The new on-site utilities would tie into the existing utilities that  
6 serve the proposed Project site. These improvements are not considered growth-inducing  
7 because they would neither accommodate nor require any substantial increase in the  
8 supply of water, natural gas, or electrical power to the area.

9 A project would indirectly induce growth if it would foster economic or population  
10 expanding activities that would lead to further development that would strain existing  
11 facilities and eventually require the construction of new facilities (e.g., an increase in  
12 population as a result of development authorized by approval of a general plan). The  
13 proposed Project would indirectly increase earnings to firms and households throughout  
14 the region as proposed Project expenditures would be spent throughout the region. The  
15 indirect effects from construction and permanent workers would incrementally increase  
16 activity in nearby retail establishments as a result of workers patronizing local  
17 establishments. However, the long-term effects in the immediate area from the proposed  
18 Project would be small relative to the size of the regional economy. Overall, the  
19 proposed Project would not generate significant indirect growth-inducing impacts.

20 The proposed Project would not increase the housing stock, develop a previously  
21 undeveloped area, or result in major infrastructure improvements. It would stimulate a  
22 certain amount of economic growth in the immediate area through both direct and  
23 indirect construction and operational effects. However, as discussed above, the effects of  
24 this economic growth would not significantly affect employment levels or population  
25 distribution in the local area and region as a whole, nor would it exceed future growth  
26 projections. As a result, the proposed Project would not induce substantial population  
27 growth in an area, either directly or indirectly, and the impact is less than significant.

#### 28 *Mitigation Measures*

29 No mitigation is required.

#### 30 *Residual Impacts*

31 Impacts would be less than significant.

32

### 3.10.4.4 Summary of Impact Determinations

The following Table 3.10-9 summarizes the impact determinations of the proposed Project related to population and housing, as described in the detailed discussion above: Identified potential impacts are based on federal, state, or City of Los Angeles significance criteria, Port criteria, and the scientific judgment of the report preparers, as applicable.

**Table 3.10-9: Summary Matrix of Potential Impacts and Mitigation Measures for Population and Housing Associated with the Proposed Project**

Environmental Impacts	Impact Determination	Mitigation Measures	Impacts after Mitigation
<b>POP-1:</b> The proposed Project would not 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).	Less than significant	No mitigation is required	Less than significant

### 3.10.4.5 Mitigation Monitoring

In the absence of significant impacts, mitigation measures are not required.

## 3.10.5 Significant Unavoidable Impacts

No significant unavoidable impacts to Population and Housing would occur as a result of construction or operation of the proposed Project.