



CHAPTER 22

POPULATION, EMPLOYMENT, AND HOUSING

Introduction

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Impacts and Mitigation Measures of the 2015 Plan Alternatives

CHAPTER 22 POPULATION, EMPLOYMENT, AND HOUSING

INTRODUCTION

CEQA does not require an analysis of socioeconomic impacts, however, this chapter does provide this analysis for other reasons such as informing the residents and businesses within the SCVJSS service area of potential impacts. Indirect or secondary effects of demographics are discussed in Chapter 23, Cumulative, Growth-Inducing, and Growth-Related Impacts. The demographics analysis detailed in this chapter is based on 1990 census data, since this is the most recent data available for detailed demographic analysis at the census tract level. Due to the minor nature of the proposed upgrades at the SWRP and the VWRP, discussion of the existing conditions at the SWRP is not included in this chapter, and only potential socioeconomic impacts associated with the construction and operation of these upgrades are addressed.

SETTING

The characteristics of the population, housing, and employment are discussed regionally for the county and the SCVJSS service area and locally within a one-half mile radius of the VWRP as shown in Figure 22-1. The one-half mile radius was chosen for the study area in order to analyze the socioeconomic impacts of the recommended project on the adjacent residents and businesses. The study area's demographics are based on a disaggregation of the census tracts that lie within the one-half mile radius.

Regional Setting

Population

The population of Los Angeles County more than doubled between 1950 and 1990. In 1950, approximately 4.2 million people lived in the county, and the population had grown to approximately 8.9 million by

1990.¹ This represents an increase of 4.7 million residents over 40 years or an annualized growth rate of approximately 1.9 percent per year. In the last decade (1980-1990), the population of the county grew by 1.4 million, or 1.7 percent growth per year. Based on DOF data, approximately two-thirds of this growth may be attributed to natural increase (births minus deaths) and the remaining one-third to net in-migration, both domestic and international (DOF, 1991 and 1994). As a result of the recent economic recession in Southern California, however, in-migration has since dropped significantly. Between 1990 and 1995, more people departed the county than entered, resulting in a net out-migration of over 750,000 residents. Despite this out-migration, the population of the county has continued to grow. This continued growth between 1990 and 1995 indicates the significance of the natural increase in population to the county.

The SCVJSS service area includes approximately four percent of the county land area and 1.5 percent of the 1990 total county population of 125,000 people. The population within the SCVJSS service area increased from approximately 69,000 people in 1980 to 125,000 in 1990, an average increase of 6.2 percent per year. Table 22-1 presents the population growth and characteristics of the county, the SCVJSS service area, and the area within a one-half mile radius of the VWRP.

In 1990, 13.4 percent of the SCVJSS population was Hispanic, 80.6 percent was White, 1.5 percent was Black, and 4.5 percent was Asian or other.

1. In 1990, the population of undocumented aliens for the state of California was estimated to be 1.44 million people by the U.S. Bureau of the Census. Although the 1990 Census attempted to include all residents, including undocumented aliens, the 1990 population of 8.9 million is assumed by the U.S. Bureau of Census to be under-counted by an estimated 430,000 people.

Table 22-1
POPULATION IN 1990

	LOS ANGELES COUNTY	SCVJSS SERVICE AREA	VWRP STUDY AREA^{a,b}
Total 1990 Population	8,863,200	125,000	0.0
1980-1990 Increase	1,385,700	56,000	0.0
Percentage Growth	15.6	44.8	0.0
Ethnicity/Racial ^c (%)			
White	41.0	80.6	0.0
Hispanic	37.3	13.4	0.0
Black	10.7	1.5	0.0
Asian/Other	11.0	4.5	0.0
Age Distribution (%)			
4 and Under	8.2	10.6	0.0
5 - 17	18.0	17.3	0.0
18 - 64	64.1	65.8	0.0
65 and Over	9.7	6.3	0.0

Source: U.S. Census, 1990.

- Notes: a) Area within a one-half mile radius of facility.
 b) No Housing within the study area.
 c) White, Black, and Asian/other represent non-Hispanic populations.

Similarly, in the entire Los Angeles County region, the White population represented the largest segment of population at 41.0 percent. According to DOF projections, however, the Hispanic population is anticipated to represent over one-half (52.0 percent) of the total population of county by the year 2010 (DOF, 1993); the projected White, Asian/other, and Black populations, expressed as percentages of the total county population, are 27.6, 11.7, and 8.7, respectively. The study area is discussed separately under the §*Valencia Water Reclamation Plant*.

Housing

In 1990, there were over 41,133 dwelling units in the SCVJSS service area. Table 22-2 presents the total housing for the SCVJSS service area for 1990. Approximately 73.3 percent of these were single-family units and 26.7 percent were multi-family units.

By comparison, the composition of the countywide housing stock was 48.6 percent single-family units and 51.4 percent multi-family units. Low vacancy rates² (below five percent) indicate that the housing market is constrained insufficient development to meet the demand. Generally, a vacancy rate of five to six percent indicates a well-functioning and healthy housing market. The SCVJSS service area vacancy rate (shown in Table 22-2) was 6.5 percent as of 1990. Countywide, the vacancy rate for 1990 was 5.5 percent.

Since 1990, however, the conditions of the housing market have changed dramatically as a result of the recession. A combination of out-migration and increasing household sizes has resulted in decreased

2. Vacancy rates are defined as the percentage of unoccupied units in the total available housing stock.

Table 22-2
HOUSING IN 1990

	LOS ANGELES COUNTY	SCVJSS SERVICE AREA	VWRP STUDY AREA ^a
Total Housing	3,163,300	41,133	0.0
Households	2,994,300	38,474	0.0
Household Size (Persons per House)	2.96	2.80	0.0
Housing Type (%)			
Single Units	48.6	73.3	0.0
Multiple Unit	51.4	26.7	0.0
Housing Built After 1960 (%)	49.3	95.01	0.0

Source: U.S. Census, 1990.

Note: a) Area within a one-half mile radius of facility.

demand for housing, while speculative building fueled by the excess demand for housing in the late 1980s has increased the supply of housing. As a result, vacancy rates were significantly higher in 1995 than in 1990.

Between 1980 and 1990, the number of households in the SCVJSS service area increased by 94 percent, while the population grew by 44.8 percent. This pattern of growth resulted in a decrease in the persons per household from 3.07 in 1980 to 2.80 in 1990. By comparison, average household size in Los Angeles County was 2.96 in 1990. The downward swing in household size in the SCVJSS may be attributable to a number of factors, including housing stock growth commensurate with the population growth during the late 1980s and socioeconomic factors such as the increase in employment and affordability.

Most of the existing housing stock within the SCVJSS service area is relatively new. In 1990, 95.0 percent of the housing stock was built after 1960. By comparison, only 49.3 percent of the countywide housing stock was built after 1960. This disparity is due to the increased development in the 1980s within the SCVJSS service area.

Employment

With an estimated gross regional product of approximately \$322 billion, the six-county SCAG region, which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties, is considered one of the major centers of economic activity in the world. The GRP of the Southern California economy would rank 12th in the world, just behind Spain and just ahead of India. Los Angeles County alone represents over two-thirds of Southern California's economy. In fact, the SCAG region accounted for approximately one-half of the employment growth and one-half of the economic activity in California during the 1980s.

Employment is one of the major indicators of the region's economic health. In 1990, there were approximately 7.1 million jobs in the SCAG region, approximately two-thirds of which were located in Los Angeles County. Between 1980 and 1990, employment growth in the SCAG region averaged three percent annually; but as a result of the recent economic recession, employment has declined by 7.3 percent between 1990 and 1993. This downward trend has recently been changed by an upward swing of 0.4 percent in 1994 and 0.9 percent in 1995. Consequently, between 1990 and 1995, the SCAG

region has experienced a loss of 388,000 jobs or a decrease of 5.5 percent.

According to SCAG's 1990 employment estimates, approximately 65,000 jobs were located in the SCVJSS service area. This represents 1.4 percent of the approximately 4.6 million jobs in Los Angeles County. With approximately 1.5 percent of the county population, the SCVJSS service area had a 1990 jobs to housing ratio of 1.58 as compared to 1.46 for the entire county (65,000/41,133 = 1.58 jobs for every housing unit in the service area).

Employment opportunities within the SCVJSS service area are concentrated among three major industrial sectors. As indicated in Table 22-3, the major industries that provide employment within the SCVJSS service area are service (32.9 percent); retail

trade (21.7 percent); and manufacturing (19.5 percent). When compared to Los Angeles County, the SCVJSS service area has a higher proportion of retail trade jobs (21.7 percent versus 15.7 percent) and a slightly lower proportion of service jobs (32.9 percent versus 35.9 percent). Manufacturing is relatively the same.

Valencia Water Reclamation Plant

Population

As shown in Figure 22-1 and Table 22-1, no housing exists, therefore, no population resides within the one-half mile radius of the VWRP. This is because the area surrounding the VWRP is zoned for various types of commercial and manufacturing uses as described in Chapter 9, Land Use.

Table 22-3
EMPLOYMENT IN 1990

	LOS ANGELES COUNTY	SCVJSS SERVICE AREA	VWRP STUDY AREA ^a
Total Employment	4,615,700	65,000	8,300
Number of Jobs at Districts Facilities ^b	1,734 ^c	31	26
Industry as % of Total Employment:			
Agriculture	0.3	1.0	0
Mining	0.2	1.6	0
Construction	3.9	5.6	0
Manufacturing	19.1	19.5	57.9
Utilities	4.9	4.2	2.4
Wholesale trade	7.0	6.3	0
Retail trade	15.7	21.7	0
FIRE ^d	6.8	6.0	0
Service	35.9	32.9	39.7
Government	6.3	1.1	0

Source: Southern California Association of Governments, 1990.

- Notes: a) Area within a one-half mile radius of facility.
 b) Based on number of employees in 1996.
 c) Includes 471 employees at the Joint Administration Office.
 d) Finance, insurance, and real estate (FIRE).

Housing

No housing exists within the one-half mile radius of the VWRP, as shown in Figure 22-1 and Table 22-2.

Employment

As shown in Table 22-3, there was an estimated total of 8,300 employed persons in 1990, within the one-half mile radius of the VWRP. Census tracts 920325 and 920102 fall partly within the one-half mile radius, as shown in Figure 22-1, and were disaggregated using census tract level data provided by SCAG. The largest industry within the study area is manufacturing with approximately 58 percent of the total employment. However, the largest employer is Six Flags Magic Mountain Amusement Park (which falls under the service industry) with approximately 3,300 employees. Six Flags Magic Mountain employees make the service industry the second largest in the study area with approximately 40 percent of the total employment. During the low (off peak) season between November 1 and March 31, the work hours are reduced, thereby reducing the number of Six Flags Magic Mountain employees that report to the site. Utilities employment includes the jobs at the VWRP and the Edison Company.

IMPACTS AND MITIGATION MEASURES OF THE 2015 PLAN ALTERNATIVES

Methodology and Assumptions for Impact Analysis

The socioeconomic impact analysis is based on future construction and operations employment generated from the implementation of the 2015 Plan relative to the SCAG 96 census tract level employment forecast.

Criteria for Determining Significance

The State CEQA Guidelines state that economic or social change by itself shall not be considered a

significant effect on the environment unless it is related to a physical change (Section 15382). In accordance with Appendix G and I of the Guidelines, a project would be considered to have a significant impact if it would result in any of the following:

- Displace a large number of people.
- Disrupt or divide the physical arrangement of an established community.
- Alter the location, distribution, density, or growth rate of the area's population.
- Affect existing housing, or create a demand for additional housing.

The Recommended Project

VWRP Expansion Construction Impacts

Impact: *Addition of Construction Related Jobs for Construction at the VWRP.* An estimated 31 construction-related jobs would be created at the VWRP for the expansion of Stage V, and another 31 for Stage VI. The duration for each construction phase is 30 months. This socioeconomic impact is considered beneficial.

Mitigation: No mitigation is required.

VWRP Expansion Operations Impacts

Impact: *Increase in Operating Jobs at the VWRP.* An estimated 16 additional operations-related jobs would be generated at the VWRP as a result of the expansion of Stages V (12 jobs) and VI (4 jobs). Table 22-4 shows the projected growth of number of jobs for the years 2000, 2010, and 2015. Since the expansions of Stages V and VI are estimated to take place between the years 2000 and 2010, the additional operation related jobs are compared to that growth period. An additional 5,024 jobs are projected for this census tract between the years 2000 and 2010. Therefore, the addition of 16 new jobs would

represent approximately 0.3 percent of the census tract's employment growth. This socioeconomic impact is considered beneficial.

Mitigation: No mitigation is required.

SWRP and VWRP Upgrade Construction Impacts

Impact: *Addition of Construction Related Jobs for Construction at the SWRP and VWRP.* Due to the minor nature of the proposed upgrades at the SWRP and VWRP, a small number of construction related jobs would be created. The duration of construction for at each WRP is 18 months. Since this impact creates temporary jobs, this socioeconomic impact is considered beneficial.

Mitigation: No mitigation is required.

SWRP and VWRP Upgrade Operations Impacts

Impact: *Increase in Operating Jobs at the SWRP and VWRP.* The operations of the proposed upgrades at the SWRP and VWRP are not expected to result in any increase in the number of permanent employees at those sites. Therefore, this impact is considered less than significant.

Mitigation: No mitigation is required.

No Project Alternative

No impacts are associated with population, employment, and housing under this Alternative since employment at VWRP would remain at existing levels.

**Table 22-4
EMPLOYMENT FORECAST**

CENSUS TRACT	NUMBER OF JOBS						
	1994	2000	1994-2000 GROWTH	2010	2000-10 GROWTH	2015	2010-15 GROWTH
920325 ^a	2,352	3,181	829	8,205	5,024	10,535	2,330

Source: Southern California Association of Governments, SCAG 96.

Note: a) The VWRP is located in Census Tract 920325.