



5.3 POPULATION AND HOUSING

This section identifies the existing population, housing, and employment statistics for the City of Duarte (City) and County of Los Angeles (County), and provides an analysis of potential impacts that may result from project implementation. More specifically, the impact analysis evaluates how project implementation could induce population, housing, or employment growth in the City, either directly or indirectly. The primary sources of data presented in this section are the U.S. Census 2000 and 2010, California Department of Finance, Southern California Association of Governments, and *City of Duarte Comprehensive General Plan 2005-2020 (General Plan)*.

5.3.1 REGULATORY SETTING

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional household, population, and employment growth forecasts for local governments from Imperial, Los Angeles, Orange, Riverside, Los Angeles, and Ventura counties. To facilitate regional planning efforts, SCAG's planning area is further organized into subregions. The City of Duarte is a member agency of the San Gabriel Valley Association of Governments (SGVCOG), one of 14 Subregional Organizations that make up SCAG. The SGVCOG is a joint powers authority of 31 cities (inclusive of Duarte), the three Supervisorial Districts representing the unincorporated areas in the San Gabriel Valley, and the Valley's three water agencies.

SCAG's Forecasting Section has produced the Adopted 2012 Integrated Growth Forecast (March 12, 2012), which includes socio-economic estimates and projections at multiple geographic levels for multiple years. These socio-economic estimates and projections are used for federal and state mandated long-range planning efforts such as the *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy: Towards a Sustainable Future (2012-2035 RTP/SCS)* and Air Quality Management Plan (AQMP), among others. Additionally, the projections enable the proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. The growth forecasts provide population, household, and employment data for 2008, 2020, and 2035.

Additionally, every two years, SCAG produces Local Profiles for each SCAG jurisdiction. These Local Profiles are intended to provide updated jurisdictional data and analysis to support community planning and outreach efforts. The 2013 Local Profiles were released by SCAG in May 2013.

REGIONAL HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local General Plan housing elements. The RHNA quantifies the need for housing by income group within each jurisdiction during specified planning periods. Jurisdictions are required to provide their fair share of regional housing needs. 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.

The RHNA Allocation Plan, which covers the planning period from January 1, 2006 to June 30, 2014, is the most recently completed RHNA allocation. As indicated in *Table 5.3-1, Duarte RHNA Allocation 2006-2014*, Duarte’s RHNA allocation for the 2006-2014 planning period is 367 housing units, including 150 units within the extremely low, very low, and low income categories.

**Table 5.3-1
Duarte RHNA Allocation 2006-2014**

Income Category	Housing Allocation
Extremely Low	46
Very Low	46
Low	58
Moderate	63
Above Moderate	154
Total	367

Source: City of Duarte 2008-2014 Housing Element, April 2011.

The 5th cycle RHNA Allocation Plan, which covers the planning period from October 2013 to October 2021, was adopted by SCAG’s Regional Council on October 4, 2012. Fifth cycle housing element updates must be adopted by October 15, 2013. SCAG has determined that Duarte’s RHNA allocation for the 2013-2021 planning period is 337 housing units, including 140 units within the very low and low income categories; refer to *Table 5.3-2, Duarte RHNA Allocation 2013-2021*.

**Table 5.3-2
Duarte RHNA Allocation 2013-2021**

Income Category	Housing Allocation
Very Low	87
Low	53
Moderate	55
Above Moderate	142
Total	337

Source: Southern California Association of Governments, 5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014-10/1/2021, <http://rtpsc.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf>, accessed May 17, 2013.



CITY OF DUARTE GENERAL PLAN HOUSING ELEMENT

The City of Duarte Housing Element, which was certified by the City Council in 2011, is an 8.5-year plan that covers the planning period from January 2006 to June 2014. The Element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities.

As previously noted, Duarte's RHNA allocation for the 2006-2014 planning period is 367 housing units. The City facilitated the construction of 132 units during the "gap period" between January 1, 2006 and October 2010. Additionally, two projects with a total of 45 units have planning entitlements, which can be credited toward the City's requirements for the 2006-2014 planning period. In consideration of the constructed and entitled units, the City's adjusted need for 2006-2014 is 190 housing units, including 68 units within the very low and low income categories; refer to Table 5.3-3, Duarte Adjusted RHNA Allocation 2006-2014.

**Table 5.3-3
Duarte Adjusted RHNA Allocation 2006-2014**

Income Category	2006-2014 RHNA Obligation	Units Constructed or Entitled (1/2006-10/2010)	Net RHNA Need
Very Low	92	80	12
Low	58	2	56
Moderate	63	0	63
Above Moderate	154	95	59
Total	367	177	190

Source: City of Duarte 2008-2014 Housing Element, April 2011.

The Housing Element concluded there are adequate sites to be designated at appropriate densities to fulfill its regional housing need for all income levels. While the City has identified a shortfall in sites to address moderate income needs, the surplus in sites/units for very low and low income households can be used to offset this need.

5.3.2 ENVIRONMENTAL SETTING

POPULATION

County of Los Angeles

Los Angeles County's population totaled 9,519,338 persons in 2000 and 9,818,605 persons in 2010, representing a growth rate of approximately three percent for this time period; refer to Table 5.3-4, Population Estimates and Projections. As of January 2013, the County's population was an estimated 9,958,091 persons. According to SCAG, with a forecast population of approximately 11,353,000 persons by 2035, the County's population is projected to grow approximately 14 percent between 2013 and 2035.



**Table 5.3-4
Population Estimates and Projections**

Year	County of Los Angeles	City of Duarte
2000 Census ¹	9,519,338	21,486
2010 Census ²	9,818,605	21,321
2000 - 2010 Change	+299,267	(165)
2000 - 2010 % Change	+3.1%	-0.7%
2013 Existing Conditions ³	9,958,091	21,554
2010 – 2013 Change	+139,486	+233
2010 – 2013 % Change	+1.4%	+1.1%
2035 SCAG Forecasts ⁴	11,353,000	23,400
2013 – 2035 Change	+1,394,909	+1,846
2013 – 2035 % Change	+14.0%	+8.6%
Notes: 1. U.S. Census Bureau, <i>Census 2000</i> . 2. U.S. Census Bureau, <i>Census 2010</i> . 3. State of California Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2013, With 2010 Benchmark</i> . Sacramento, California, May 2013. 4. Southern California Association of Governments, <i>Adopted 2012 RTP Growth Forecast</i> , http://www.scag.ca.gov/forecast/index.htm , accessed May 17, 2013.		

City of Duarte

As indicated in *Table 5.3-4*, the City’s population was an estimated 21,486 persons in 2000 and 21,321 persons in 2010, representing a population decline of approximately 0.7 percent between 2000 and 2010. The City’s 2013 population is approximately 21,554 persons. SCAG forecasts the City’s population will increase to approximately 23,400 persons by 2035, or approximately 8.6 percent between 2013 and 2035. Comparatively, the City is forecast to grow at a much lower rate than the County, which is forecast to grow by approximately 14 percent. By 2035, the City will constitute less than one-quarter percent of the County’s total population.

HOUSING

County of Los Angeles

The County’s housing data is presented in *Table 5.3-5, Household and Housing Estimates and Projections*. The County’s 2000 housing inventory was an estimated 3,270,909 dwelling units, representing an increase of approximately 5.3 percent over the 2010 inventory of 3,445,076 dwelling units. The County’s 2013 housing inventory totaled 3,463,382 dwelling units, with a 5.9 percent vacancy rate and an average of 3.0 persons per household. The County’s households are forecast to total 3,852,000 by 2035. Based on a vacancy rate of 5.9 percent, the County’s housing inventory is forecast to total approximately 4,093,518 dwelling units by 2035. County households are forecast to grow approximately 18 percent between 2013 and 2035; refer to *Table 5.3-5*.



**Table 5.3-5
Household and Housing Estimates and Projections**

Year/Description	County of Los Angeles		City of Duarte	
	Households	Dwelling Units	Households	Dwelling Units
2000 Census ¹	3,133,774	3,270,909	6,635	6,805
2010 Census ²	3,241,204	3,445,076	7,013	7,254
2000 - 2010 Change	+107,430	+174,167	+378	+449
2000 - 2010 % Change	+3.4%	+5.3%	+5.7%	+6.6%
2013 Existing Conditions ³	3,258,265	3,463,382	7,030	7,271
2010 - 2013 Change	+17,061	+18,512	+17	+17
2010 - 2013 % Change	+0.5%	+0.54%	+0.002%	+0.002%
2013 Existing Vacancy Rate ³	--	5.9%	--	3.3%
2013 Existing Persons per Household ³	3.00	--	3.01	--
2035 SCAG Forecasts ⁴	3,852,000	4,093,518 ⁵	7,900	8,170
2013 - 2035 Change	+593,735	+630,136	+870	+899
2013 - 2035 % Change	+18.2%	+18.2%	+12.4%	+12.4%

Notes:

1. U.S. Census Bureau, *Census 2000*.
2. U.S. Census Bureau, *Census 2010*.
3. State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2013, With 2010 Benchmark*. Sacramento, California, May 2013.
4. Southern California Association of Governments, *Adopted 2012 RTP Growth Forecast*, <http://www.scag.ca.gov/forecast/index.htm>, accessed May 17, 2013.
5. SCAG provides population, household, and employment forecasts, however, no housing forecasts. Therefore, the County's 2035 housing forecast has been extrapolated, based on 3,852,000 households and 5.9 percent vacancy rate.
6. The City's 2035 housing forecast has been extrapolated, based on 7,900 households and 3.3 percent vacancy rate.

City of Duarte

The City's 2010 housing inventory was an estimated 7,254 dwelling units, representing an increase of approximately 6.6 percent over the 2000 inventory of 6,805 dwelling units; refer to [Table 5.3-5](#). Comparatively, the City's housing growth rate between 2000 and 2010 was slightly higher than the County's growth rate for the same period (approximately five percent). As of January 2013, the City's housing inventory totaled 7,254 dwelling units. The City's households total 7,013 with an average of 3.01 persons per household. SCAG forecasts the City's households will total 7,900 by 2035, representing an increase of approximately 12.4 percent between 2013 and 2035; refer to [Table 5.3-5](#). Based on a vacancy rate of 3.3 percent, the City's housing inventory is forecast to total approximately 8,170 dwelling units by 2035.

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 5.3-5*, the City’s 2013 vacancy rate is 3.3 percent, which is considered low. Comparatively, the City’s vacancy rate was less than the County’s overall vacancy rate of 5.9 percent.

EMPLOYMENT

County of Los Angeles

As indicated in *Table 5.3-6, Labor Force and Employment Estimates*, the County’s 2000 civilian labor force was an estimated 4,307,762 persons, of which approximately 8.2 percent were unemployed.

**Table 5.3-6
Labor Force and Employment Estimates**

Year	County of Los Angeles			City of Duarte		
	Labor Force	Unemployed Number	Unemployed Rate	Labor Force	Unemployed Number	Unemployed Rate
2000 Census ¹	4,307,762	354,347	8.2%	10,041	545	3.4%
2010 Census ²	5,014,682	623,414	12.4%	10,514	1,158	6.7%
2000 – 2010 Change	+706,920	+269,067	+4.2%	+473	+613	+3.3%
2000 – 2010 % Change	+16%	+76%	+51%	+4.7%	+112%	+97%
2013 Existing Conditions ³	4,893,200	453,900	9.3%	11,500	700	6.5%
2010 – 2013 Change	-121,482	-169,514	-3.1%	+986	-458	-0.2%
2010 – 2013 % Change	-2.4%	-27.2%	-25%	+9.4%	-40%	-3.0%

Notes:
 1. U.S. Census Bureau, Census 2000.
 2. U.S. Census Bureau, Census 2010.
 3. State of California, Employment Development Department Labor Market Information Division, *Monthly Labor Force Data for Cities and Census Designated Places (CDP) April 2013 - Preliminary, Data Not Seasonally Adjusted*, May 21, 2013.

By 2010, the County’s civilian labor force increased to an estimated 5,014,682 persons. Between 2000 and 2010, the County’s unemployment rate increased from 8.2 percent to 12.4 percent. According to the U.S. Census 2010, approximately 35.2 percent of the County’s labor force was employed in management, business, science, and arts occupations, and approximately 26 percent was employed in sales and office occupations. The largest industry sector in the County was educational services and health care and social assistance (21 percent). The County’s existing labor force (as of May 2013) is an estimated 4,893,200 persons, with an unemployment rate of approximately 9.3 percent.

Table 5.3-7, Employment Estimates and Projections, presents the County’s existing employment and forecast employment, according to SCAG. As indicated in *Table 5.3-7*, Los Angeles County’s labor market is projected to increase from 4,209,116 jobs in 2012 to 4,827,000 jobs in 2035. Thus, SCAG forecasts the County’s labor market will grow approximately 15 percent between 2012 and 2035 (617,884 jobs).



**Table 5.3-7
Employment Estimates and Projections**

Year	County of Los Angeles	City of Duarte
2012 Existing Conditions ¹	4,209,116	6,454
2035 SCAG Forecasts ²	4,827,000	7,300
2012 – 2035 Change	+617,884	+846
2012 – 2035 % Change	+14.7%	+13.1%
Notes: 1. Southern California Association of Governments, 2013 <i>Local Profiles of SCAG Jurisdictions</i> , http://www.scag.ca.gov/resources/profiles.htm , accessed May 20, 2013. 2. Southern California Association of Governments, <i>Adopted 2012 RTP Growth Forecast</i> , http://www.scag.ca.gov/forecast/index.htm , accessed May 20, 2013.		

City of Duarte

As indicated in *Table 5.3-6*, the City’s 2000 civilian labor force totaled approximately 10,041 persons, with an unemployment rate of approximately 3.4 percent. In 2010, the City’s civilian labor force totaled 10,514 persons. Between 2000 and 2010, the City’s unemployment rate almost doubled, from 3.4 to 6.7 percent. The U.S. Census 2010 reports that the majority (approximately 33.8 percent) of the City’s labor force was employed in management, business, science, and arts occupations. The labor force’s next highest occupation category, representing approximately 27 percent, was sales and office occupations. As of May 2013, the City’s labor force was an estimated 11,500 persons, with an unemployment rate of approximately 6.5 percent. Comparatively, the City’s existing unemployment rate is approximately 30 percent less than the County’s existing unemployment rate of approximately 9.3 percent.

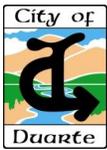
As indicated in *Table 5.3-7*, SCAG reports the number of jobs in the City in 2012 totaled 6,454. The majority of the City’s 2012 jobs were in the education sector (32.3 percent) and retail sector (14.3 percent). SCAG forecasts the City’s labor market will grow to 7,300 jobs by 2035, an increase of approximately 846 jobs (approximately 13 percent) between 2012 and 2035.

The jobs/housing ratio is used as a 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. The City’s current (2012) jobs/housing ratio is approximately 0.90, indicating employment opportunities for residents to work within the City are not readily available.¹

5.3.3 SIGNIFICANCE THRESHOLD CRITERIA

The issues presented in the Initial Study Environmental Checklist (*CEQA Guidelines Appendix G*) have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant environmental impact if it causes one or more of the following to occur:

¹ Southern California Association of Governments, 2013 *Local Profiles of SCAG Jurisdictions*, <http://www.scag.ca.gov/resources/profiles.htm>, accessed May 20, 2013.



- 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; refer to Section 8.0, Effects Found Not To Be Significant.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere; refer to Section 8.0, Effects Found Not To Be Significant.

Based on these significance thresholds and criteria, the project's effects have been categorized as either "no impact," a "less than significant impact," or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. 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.

5.3.4 PROJECT IMPACTS AND MITIGATION MEASURES

POPULATION GROWTH

■ IMPLEMENTATION OF THE PROPOSED PROJECT COULD INDUCE SUBSTANTIAL POPULATION GROWTH IN THE CITY.

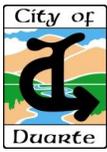
Impact Analysis: A project could induce population growth in an area, either directly (for example, by proposing new residential and employment-generating land uses) or indirectly (for example, through extension of roads or other infrastructure). The proposed project could induce new population growth through new residential and employment-generating land uses. Although the project proposes a new private roadway network through the Specific Plan Area to support potential development, it does not involve the extension of roads or other infrastructure into undeveloped areas; refer to Section 5.4, Traffic. Therefore, project implementation would not induce population growth indirectly through extension of roads or other infrastructure.

The proposed project would increase the City's existing housing inventory by 475 units, resulting in a potential population growth of 1,430 persons, or approximately 6.6 percent over existing conditions.²

As indicated in Table 5.3-8, Project Employment Forecasts, the net increase of non-residential land uses proposed with the Specific Plan are forecast to create approximately 1,418 new jobs.

Table 5.3-9, Project Compared to Existing Conditions, compares the proposed project's population, household, and employment forecasts with existing conditions in the City.

² Based on 3.01 persons per household and 100 percent occupancy.

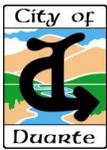


**Table 5.3-8
Project Employment Forecasts**

Land Use	Employment Factor (SF per Employee) ¹	Employment Factor (Employees per Room) ²	Square Feet	Hotel Rooms	Employment Estimate
Existing (to be removed)					
Warehouse/Industrial	1,518		199,356		131
Manufacturing			114,599		300 ³
Total Existing			313,955		431
Proposed Project					
Retail	500		12,000		24
Office	250		400,000		1,600
Hotel		0.9		250	225
Total Proposed Project			412,000	250	1,849
Total Proposed Project Less Existing			98,045	250	1,418
Notes:					
1. Southern California Association of Governments, <i>Employment Density Study Summary Report</i> , October 31, 2001.2. Institute of Transportation Engineers, <i>Trip Generation</i> , 9 th Edition, 2012.					
3. Represents average employment for Woodward-Duarte (formally GE Aviation), which is greater than typical manufacturing uses.					

**Table 5.3-9
Project Compared to Existing Conditions**

Description	Housing (Dwelling Units)	Households (Occupied Dwelling Units)	Population (Persons)	Employment (Jobs)
Project				
Employment Generating Land Uses	0	0	722 ¹	1,418
Residential Land Uses	475	475 ²	1,430 ³	0
Total Project	475	475	1,430	1,418
Existing + Project Conditions				
Existing Conditions	7,271	7,030	21,554	6,454
<i>Existing / Project Implemented Total</i>	<i>7,746</i>	<i>7,505</i>	<i>22,984</i>	<i>7,872</i>
<i>Existing / Project Implemented % Change</i>	<i>+6.5%</i>	<i>+6.8%</i>	<i>+6.6%</i>	<i>+21.9%</i>
Notes:				
1. Assumes new employees occupy currently vacant dwelling units (240 units) and 3.01 persons per household (State of California Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2013, With 2010 Benchmark</i> . Sacramento, California, May 2013).				
2. Assumes 100 percent occupancy of new residential.				
3. Assumes 3.01 persons per household (State of California Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2013, With 2010 Benchmark</i> . Sacramento, California, May 2013).				



As indicated in *Table 5.3-9*, the potential residential development would increase the City's population by 1,430 persons, or approximately 6.6 percent above existing conditions. As also indicated in *Table 5.3-9*, implementation of the proposed project would increase the City's employment by approximately 21.9 percent over existing conditions (1,418 jobs). This employment growth would result in population growth within the City, as the potential exists that future employees (and their families) would choose to relocate to the City. However, estimating the number of these future employees who would choose to relocate to the City would be highly speculative, since many factors influence personal housing location decisions. Based on the City's vacancy rate of 3.3 percent, only 240 dwelling units are available (vacant), as of January 1, 2013. Therefore, if all 240 of the City's available dwelling units were occupied by future project employees, implementation of the proposed project could potentially increase the City's population by approximately 722 persons, or approximately 3.4 percent over existing conditions.

New residential and employment generating land uses could result in a total population increase of 2,152 persons. The additional population associated with potential employees relocating to the City and occupying existing vacant housing, has already been accounted for by the City's *General Plan*. However, it is anticipated that fewer than 240 of the proposed project's future employees would choose to relocate to the City as numerous alternative housing opportunities would be available in surrounding cities and 100 percent occupancy of the City's housing is not likely. Further, there are approximately 700 unemployed persons currently residing within the City. Some of these currently unemployed persons could fill jobs created by the proposed project.

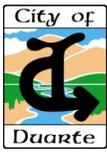
Additional population associated with new residential development within the Specific Plan Area has been considered in the *General Plan*. The *2008-2014 Housing Element* acknowledges a minimum of 80 to 100 housing units within the Gold Line Station Area, resulting in a potential population increase of approximately 361 persons. New residential uses associated with the proposed project would result in approximately 1,069 more persons within the area than anticipated by the *General Plan*. However, as concluded in *Section 5.10* through *Section 5.17*, existing public services and utility/service systems can be readily upgraded and/or extended into the Specific Plan Area to serve the increased population. Project implementation would not require substantial development of unplanned or unforeseen public services and utility/service systems. Individual development projects would be reviewed on a project-by-project basis to determine if existing services and utilities are sufficient or if new and/or upgraded facilities are necessary to serve the development. The increased demands for public services and utility/service systems would not significantly reduce or impair any existing or future levels of services, either locally or regionally. Further, development within the Specific Plan Area is anticipated to occur over multiple years based on market demand, which would allow for development of necessary services and infrastructure to serve the anticipated growth. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.3.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT AND OTHER RELATED CUMULATIVE PROJECTS COULD INDUCE SUBSTANTIAL POPULATION AND HOUSING GROWTH IN THE AREA.



Impact Analysis: The cumulative projects involve various residential and non-residential development that have the potential to result in population growth in Duarte and each of the respective jurisdictions where the cumulative sites are located.

Cumulative projects located within Duarte could result the addition of approximately 461 residential units within the City. This potential residential development could increase the City's population by 1,388 persons, or approximately 6.4 percent above existing conditions. Combined, the proposed project and cumulative development could result in a population growth of 2,818 persons associated with new residential development. The *Duarte General Plan* assumed additional growth within the City, specifically associated with the Andres Duarte Terrace Specific Plan, Gold Line Station Area, and Town Center Specific Plan. Although the development associated with the proposed project would be greater than anticipated by the *General Plan*, development of the Duarte Station Specific Plan Area would not require substantial development of unplanned or unforeseen public services and utility/service systems. As concluded in Section 5.10 through Section 5.17, existing public services and utility/service systems can be readily upgraded and/or extended into the Specific Plan Area to serve the increased population. Development within the Specific Plan Area is anticipated to occur over several years based on market demand, which would allow for development of necessary services and infrastructure to serve the anticipated growth. Further, the proposed project would contribute towards meeting the City's RHNA allocation. Cumulative impacts associated with new residential development within the City would be considered less than significant in this regard.

The cumulative projects involve non-residential development that would generate additional employment within Duarte. The proposed project is forecast to generate approximately 1,418 new jobs in the City. The cumulative employment growth could result in population growth within the City, as the potential exists that future employees (and their families) would choose to relocate to the area. As discussed above, there are a total of 240 vacant (available) dwelling units in the City. Therefore, assuming 3.01 persons per household, the maximum population growth in Duarte through non-residential cumulative development could potentially be 722 persons, or approximately 3.4 percent over existing conditions. Additionally, population growth through non-residential cumulative development could occur in the neighboring cities wherein cumulative projects have been identified. However, cumulative development is anticipated to result in a less than significant impact involving population growth, given the existing supply of vacant (available) dwelling units and unemployed persons within the respective cities that could fill new jobs generated by the cumulative development. Thus, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.3.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project would result in less than significant project and cumulative impacts related to population and housing. As such, no significant unavoidable impacts would result from implementation of the Duarte Station Specific Plan.



5.3.7 SOURCES CITED

City of Duarte, *City of Duarte 2008-2014 Housing Element*, April 2011.

Institute of Transportation Engineers, *Trip Generation*, 9th Edition, 2012.

Southern California Association of Governments, *2013 Local Profiles of SCAG Jurisdictions*, <http://www.scag.ca.gov/resources/profiles.htm>, accessed May 20, 2013.

Southern California Association of Governments, *5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014-10/1/2021*, <http://rtpscs.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf>, accessed May 17, 2013.

Southern California Association of Governments, *Adopted 2012 RTP Growth Forecast*, <http://www.scag.ca.gov/forecast/index.htm>, accessed May 16, 2013.

State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2013, With 2010 Benchmark*, Sacramento, California, May 2013.

State of California Employment Development Department Labor Market Information Division, *Monthly Labor Force Data for Cities and Census Designated Places (CDP) April 2013 - Preliminary, Data Not Seasonally Adjusted*, May 21, 2013.

United States Census Bureau, Census 2000.

United States Census Bureau, Census 2010.