

4.13 POPULATION/HOUSING

4.13.1 Introduction

This section describes the impacts of the Simi Valley General Plan Update on population, housing, and employment. Data for this section was taken from the City of Simi Valley General Plan Update Technical Background Report (2007), the United States Census Bureau, the California Department of Finance (DOF), and the Southern California Association of Governments (SCAG) 2008 Regional Transportation Plan. Because each of these organizations uses different methods of data collection and calculation, they do not always arrive at precisely the same results. Accordingly, the population, housing, and employment numbers used in this analysis may vary, depending upon the source cited. However, the sources are relatively consistent with each other and data from all of them have been incorporated into this analysis. Full bibliographic entries for all reference materials are provided in Section 4.13.6 (References) of this section.

Nine comment letters addressing population, housing, and employment were received in response to the December 1, 2009, Notice of Preparation (NOP) circulated for the General Plan Update. A comment letter from SCAG, dated December 28, 2009, advised the City to take into consideration regional policy documents, including the 2004 Compass Visioning Principles and 2008 Regional Transportation Plan. Comments set forth in the aforementioned NOP letters are incorporated throughout this section of the EIR where appropriate.

4.13.2 Environmental Setting

The most recent United States Census was published in 2000 and ten years have passed since the census data was collected. To allow for meaningful analysis, updated population estimates from DOF and population projections from SCAG are used to supplement the census data. DOF provides annually estimates for population, housing, and employment. The most current DOF population estimates are for January 1, 2009. As part of its mandated planning functions, SCAG developed and published population, household, and employment growth projections for each jurisdiction in the region in the 2008 Regional Transportation Plan Growth Forecast (SCAG 2008 Growth Forecast). The SCAG 2008 Growth Forecast contains projections in 5-year increment between 2005 and 2035. The projections by SCAG vary when compared to 2009 DOF estimates of population, households, and employment for the City of Simi Valley. The SCAG 2008 Growth Forecast is a future projection, while DOF estimates are annual estimates baselined to the 2000 census.

■ Population

According to the California DOF, the population in the City of Simi Valley has grown over the past 19 years from 100,218 in 1990 to 111,351 in 2000, and 125,814 in 2009. The population in the City grew at an average annual rate of 1.1 percent over this 19-year period, or a total of 20.3 percent. As shown in Table 4.13-1 (Population and Households, City of Simi Valley and Ventura County [1990, 2000, and 2009]), the rate of population growth in the City is consistent with growth occurring in Ventura County which grew at approximately the same annual rate of 1.1 percent from 1990 to 2009. Table 4.13-1

provides the City's population as shown in the decennial censuses over the last 19 years and DOF's population estimate for the City in 2009. Table 4.13-1 also compares the City's population changes with those of Ventura County.

Table 4.13-1 Population and Households, City of Simi Valley and Ventura County (1990, 2000, and 2009)

	1990 (Census)	2000 (Census)	2009 (DOF)	Annual Average Growth Rate/Number	
				1990-00	2000-09
Simi Valley					
Total Population	100,218	111,351	125,814	1.0%/1,113	1.3%/1,607
Household Population	99,849	110,551	125,014	1.0%/1,070	1.3%/1,607
Dwelling Units	33,112	37,272	42,010	1.1%/416	1.3%/526
Total Households (occupied dwelling units)	31,999	36,421	41,050	1.2%/442	1.3%/514
Vacancy Rate	3.5%	2.3%	2.3		
Average Person Per Housing*	3.12	3.04	3.05		
Ventura County					
Total Population	669,016	753,197	836,080	1.1%/8,418	1.1%/9,209
Household Population	655,016	739,985	821,963	1.1%/8,497	1.1%/9,109
Dwelling Units	228,478	251,711	277,895	1.0%/2,323	1.0%/2,909
Households (occupied dwelling units)	217,298	243,234	268,444	1.1%/2594	1.0%/2,801
Average Persons per Household	3.01	3.04	3.06		

SOURCE: U.S. Census (1990, 2000); California Department of Finance (DOF) (2009); California Department of Finance, E-8 *Historical Population and Housing Estimates for Cities, Counties and the State, 1990-2000, Sacramento, California, August 2007*; California Department of Finance, E-5 *Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark, Sacramento, California (May 2009)*.

* Average Persons per Household is based on Household Population divided the number of occupied dwelling units.

■ Households

A household is defined by the DOF and the U.S. Census as a group of people who occupy a housing unit. The number of households in a given area differs from the number of dwelling units because the number of dwelling units includes both occupied and vacant units.

As shown in Table 4.13-1, the number of households in the City grew at a rate of 1.1 percent over the past 19 years, from 33,112 households in 1990 to 41,500 in 2009. Based on the number of households and household population in the City, the average person-per-household (pph) ratio in the in 2009 is 3.05. This pph ratio represents a minor decline in the number of persons per household compared to 1990, when there were approximately 3.12 pph in the City, but is consistent with the 2000 pph ratio. Household growth in Ventura County also occurred at a similar rate.

■ Housing Inventory

According to the City’s “Building Permit Finals” data, the City’s housing inventory as of December 2006 was 41,592 dwelling units. This number is moderately lower than the DOF estimates for the City’s housing inventory of 42,010 dwelling units. In order to present consistent background data in this section, U.S. Census and DOF estimates and counts have been described; however, for purposes of the analysis, the City’s housing estimates will be used.

Distribution

As shown in Table 4.13-2 (Dwelling Units, City of Simi Valley and Ventura County [1990 and 2000]), the City’s housing stock increased from 33,112 units in 1990 to 37,272 in 2000 (CDOF 2007). At the same time, the City of Simi Valley experienced a slight decline in single-family units from 82.1 percent to 81.3 percent and an increase in multi-family units from 15.2 percent to 16.3 percent, as shown in Table 4.13-2.

Table 4.13-2 Dwelling Units, City of Simi Valley and Ventura County (1990 and 2000)						
	<i>1990</i>	<i>Percentage</i>	<i>2000</i>	<i>Percentage</i>	<i>2009</i>	<i>Percentage</i>
City of Simi Valley						
Single Family	27,180	82.1%	30,288	81.3%	33,841	80.6%
Multi-Family	5,033	15.2%	6,092	16.3%	7,277	17.3%
Mobile Homes/Other	899	2.7%	892	2.4%	892	2.1%
Total	33,112	100%	37,272	100%	42,010	100%
Ventura County						
Single Family	167,412	73.3%	187,856	74.6%	205,510	74.0%
Multi-Family	48,865	21.4%	51,693	20.5%	60,036	21.6%
Mobile Homes/Other	12,201	5.3%	12,162	4.8%	12,349	4.4%
Total	228,478	100%	251,711	100%	277,895	

SOURCE: California Department of Finance, *E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990-2000*. Sacramento, California (August 2007).

In 2000, single-family units comprised 81.3 percent of dwelling units in the City, compared to 73.3 percent in Ventura County. During that same time, multi-family units comprised 16.3 percent of the City’s housing, compared to 20.5 percent for the County. Mobile Homes comprised 2.4 percent of the total housing stock in the City in the 2000, compared to 4.8 percent in Ventura County. The City has historically been a predominately single-family, suburban housing market. With a growing emphasis on increasing the job base, some shift may need to occur toward a higher proportion of multi-family housing in order to accommodate more of the entry-level workforce.

According to DOF, the City’s housing inventory in early 2009 consisted of 33,841 single-family housing units, 7,277 multi-family housing units, and 892 mobile homes for a total of 42,010 housing units (refer to Table 4.13-1), a distribution of 80.6, 17.3 and 2.1 percent, respectively. Although the City’s housing inventory continues to grow, the predominance of single-family homes has been slowly declining.

Growth

As shown in Table 4.13-3 (Housing Stock Growth), the City of Simi Valley's housing stock increased 11.3 percent or 4,738 dwelling units from 37,272 units in 2000 to 42,010 units in 2009. Annually, an average of 526 new dwelling units has been developed over the past nine years. This level of growth outpaced the countywide growth of 9.4 percent.

Table 4.13-3 Housing Stock Growth

<i>Jurisdiction</i>	<i>1990 (Census)</i>	<i>2000 (Census)</i>	<i>2009 (DOF)</i>	<i>Average Annual Rate of Growth 1990–2000</i>	<i>Average Annual Rate of Growth 2000–2009</i>
Simi Valley	33,112	37,272	42,010	1.12%	0.88%
Ventura County	228,478	251,711	277,895	0.92%	1.04%

SOURCE: U.S. Census (1990, 2000); California Department of Finance (January 2009).

SCAG's 2008 Growth Forecast projects that by 2010 the City's housing inventory will grow to 41,462 housing units, and continue to grow to 43,815 housing units in 2035. This represents a 5.7 percent increase in the City's housing stock, or an increase of 2,353 housing units over the 25-year period.

■ Employment

Employment data for the City of Simi Valley, South East Ventura County, and Ventura County for 2001 and 2005 is from the California Employment Development Department (EDD). All EDD data for years 2001 and after are organized on the North American Industry Classification System (NAICS) basis, a system that has replaced the Standard Industrial Classification (SIC) following the signing of the North American Free Trade Area (NAFTA) agreement.

Data extracts from EDD are provided at two levels: the ZIP code level and the County level. In order to estimate the employment statistics for the City of Simi Valley and South East Ventura County subregion, ZIP codes coterminous with the City and subregion boundaries were selected. Data provided by the EDD for Ventura County was also aggregated for 2001 and 2005 at the County level.

According to EDD, employment in the City of Simi Valley grew from 33,625 in 2001 to 33,959 in 2005 at an annual average growth rate of 2.4 percent. The employment growth rate in the City from 2001 to 2005 was higher in comparison to Ventura County (1.6 percent). Employment in the subregion of South East Ventura County grew at a slightly higher rate than both the City and the County at about 2.9 percent from 2001 to 2005. In 2005, total employment in the City comprised about 32 percent of the total employment base of South East Ventura County subregion.

Based on data from EDD and factoring in self-employment rates, the City in 2005 was estimated to have 43,163 jobs (City of Simi Valley 2007, Section 2.4). In comparison, according to the American Community Survey, the City's labor force was 58,520, which is 15,357 more than the jobs in the City. As such, the number of jobs in the City of Simi Valley is less than the total employable civilian labor-force (population age 16 years and over) in the City. This analysis points to two areas of concern for the City's future growth prospects: skills shortage and jobs shortage.

Because the City's labor force exceeds the number of available jobs in Simi Valley, most residents do not work and live in the City. The 2005 American Community Survey, which includes all workers, estimated that about 34 percent of individuals lived and worked in Simi Valley. In fact, in 2003, approximately 36 percent of private-sector employees worked in places distributed throughout Ventura County and approximately 48 percent worked in Los Angeles County (City of Simi Valley 2007, Section 2.4).

■ Jobs-Household Ratio

The jobs-household ratio in a jurisdiction is an overall indicator of job availability within an area, providing residents with an opportunity to work locally. As shown in Table 4.13-4 (SCAG 2008 Growth Forecast Projections for Population, Households, and Employment [2005 to 2035]), SCAG projects that in 2010 the City's projected employment would be 47,835, and there would be 41,462 households. Accordingly, the City's projected jobs-household ratio would be 1.15. However, determining jobs/housing imbalance cannot be done merely by computing a ratio based on jobs versus households since it is impacted by numerous factors. According to SCAG, the City of Simi Valley is located in an area considered to be "housing rich" (SCAG 2001).

<i>Jurisdiction</i>	2005	2010	2015	2020	2025	2030	2035	<i>Change (2005 to 2035)</i>	<i>Avg. Annual Growth</i>
City of Simi Valley									
Population	121,902	126,474	130,402	132,030	133,407	134,613	135,389	13,487	0.03%
Households	39,476	41,462	43,118	43,330	43,508	43,666	43,815	4,339	0.03%
Employment	42,239	47,835	52,381	56,869	60,715	63,920	66,760	24,521	1.2%
Jobs/Household Ratio	1.07	1.15	1.21	1.31	1.40	1.46	1.52	—	—
Ventura County									
Population	814,052	860,607	900,356	937,372	968,697	996,104	1,013,753	199,701	0.07%
Households	259,997	275,117	290,996	302,949	312,925	321,782	330,189	70,192	0.07%
Employment	345,357	373,444	395,936	416,936	434,937	449,937	463,227	117,870	0.08%
Jobs/Household Ratio	1.33	1.36	1.36	1.38	1.39	1.40	1.40	—	—

SOURCE: SCAG 2008 Growth Forecast

■ Projections

SCAG is the federally designated metropolitan planning organization for the Southern California region, which covers six counties, including Los Angeles, Imperial, Orange, Riverside, San Bernardino, and Ventura. Simi Valley is located in Ventura County, within SCAG Regional Council District 46, which includes three cities: Moorpark, Simi Valley, and Thousand Oaks. In 2008 SCAG developed and published population, household, and employment projections for each jurisdiction within the region in five-year increments, beginning in 2005 and extending to 2035, using the 2000 U.S. Census data as the baseline. This information is presented in SCAG's 2008 Regional Transportation Plan (RTP) Growth

Forecast Projections. To determine the regional growth totals, SCAG analyzes historical population, housing and economic trends, and incorporates the future demographic rates and employment shift-share assumptions (SCAG n.d.). SCAG's growth forecast projects a 10 percent growth in the population of Simi Valley by 2035, an increase of 13,487 people between 2005 and 2035. It should be noted that the SCAG growth projections are based on the existing General Plan and not the land use changes in the General Plan Update. In comparison, the 2009 DOF population estimate is slightly less than the population SCAG projected for the year 2010 (refer to Table 4.13-4).

Table 4.13-4 presents total population, household, and employment projections through 2035 for the City of Simi Valley based on SCAG's 2008 Regional Transportation Plan (RTP) Growth Forecast. The table also includes data for Ventura County, for purposes of comparison. According to the 2008 Growth Forecast, the number of households within the City limits will increase at a rate of 0.03 percent annually between the years of 2005 and 2035 to 43,815 households in 2035. This 2035 household projection represents a net increase of 7,394 households over the 36,421 households in the City reported by the 2000 U.S. Census, as shown in Table 4.13-1, and a growth rate of 0.06 percent annually between 2000 and 2035.

Under the General Plan Update, the housing inventory in the City could grow to a maximum of 58,438 housing units, an increase of 14,821 housing units over the City's 2006 housing stock estimate of 43,617. Assuming a vacancy rate of 2.3 percent to determine the number of households in the City at full build-out of the General Plan Update (refer to Table 4.13-1), there would be approximately 57,094 households. Accordingly, the number of households in the City at full build-out of the General Plan Update would exceed SCAG's household projections for the City through the year 2035.

As shown in Table 4.13-1, in 2009 DOF estimated an average of 3.05 persons pph in the City. Based on an average 3.05 pph and the maximum number of housing units permitted in the City under the General Plan Update (58,438 housing units), the City's population could reach 178,236 persons at build-out of the General Plan Update. This population estimate exceeds the SCAG 2035 population project of 135,389 residents by 42,847 residents.

At full build-out of the General Plan Update, total employment in the City could be 75,599. Employee estimates were calculated using the following employee per square foot factors: 1 employee per 500 sf of commercial uses, 1 employee per 250 sf of office uses, 1 employee per 650 sf of industrial or business park uses (Stanley R. Hoffman Associates, Inc.). As SCAG projects that employment in the City would be 66,760 in 2035, build-out of the General Plan Update would result in an exceedance of SCAG employment projections through year 2035. At build-out, the City's jobs/housing ratio would be 1.32 jobs per household in 2035, compared to 1.52 jobs per household in 2035 projected by SCAG.

The SCAG projections differ slightly from the population numbers generated by the DOF (2009). While acknowledging the disparity between the two sources, for purposes of this analysis it is assumed that the 2008 SCAG projections for 2035 are reasonably accurate.

The total population in Ventura County is projected to grow from 814,052 in 2005 to 900,356 in 2015, 968,697 in 2025, and 1,013,753 in 2035. This reflects a growth rate of 0.7 percent between 2005 and 2035. The number of household and jobs in the County are forecast to grow at similar rates. Consequently, the persons per household ratio in the County declined from 3.13 in 2005 to 3.05 in

2035—a drop of 2.6 percent. Employment in Ventura County is forecast to increase from 345,352 jobs in 2005, to 479,935 jobs in 2035, growing at the same rate as households. However, the jobs-per-household ratio in the County is expected to remain stable at around 1.33 to 1.37 over the 2005 to 2035 forecast period.

4.13.3 Regulatory Framework

■ Federal

There are no federal regulations that apply to population, housing, and employment

■ State

Section 65583 of the Government Code requires local governments to prepare and adopt a Housing Element that addresses current and projected housing needs for all segments of the community including a requirement to provide a fair share of the regional affordable housing need. This law sets forth the specific components to be contained in a Housing Element. There are no federal regulations that apply to population, housing, and employment

Regional Southern California Association of Governments

SCAG is the designated Council of Governments (COG), Regional Transportation Planning Agency (RTPA), and Metropolitan Planning Organization (MPO) for the six-county region of Orange, Los Angeles, Ventura, San Bernardino, Riverside, and Imperial counties. SCAG's Regional Comprehensive Plan and Guide (RCPG) and Regional Housing Needs Assessment (RHNA) are tools for coordinating regional planning and housing development strategies in southern California. State Planning law specifically mandates regional planning agencies to prepare regional housing needs assessment that includes an allocation of the regional housing need to local jurisdictions. The local RHNA allocation is intended to assure that all communities in the region share in housing development to address the regional housing need. The local RHNA is provided by income category to address the broad range of housing need in the community and is provided as a goal for incorporation into the required Housing Element.

■ Local

Simi Valley Managed Growth Plan

The purpose of the Managed-Growth Plan is to reduce air pollution generated by development to a level below that which would occur in the absence of the Plan, to promote affordable housing, and to protect the hillsides from over-development. The Managed Growth Plan, originally known as Measure Q, was adopted by voters in 1996, and then reconfirmed in 2004, as Measure C. The Residential Building Permit and Allocation System is the primary implementation tool for the City's adopted Managed Growth Plan. The Allocation System manages population by limiting the number of residential building permits that may be issued on an annual basis, balanced against local housing needs as determined by applicable state and federal guidelines. Generally, only residential projects over four units in size are subject to the Allocation System. There are four categories, or queues, of residential development projects: Affordable

Queue, Custom Lot Sales Tract/Infill Queue, Development Agreement Queue, and All Other Projects Queue. To ensure consistent, reasonable, and equitable evaluation of residential projects subject to the Managed-Growth Plan, the City has adopted Prioritization Criteria and employs a point rating system for the criteria, which is included in the Grant Allocation Application. Grant applications are reviewed on a quarterly basis, and needed grant allocations must be obtained by projects in order to begin construction.

Simi Valley General Plan Housing Element

State Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need for the Draft 2008–2014 Housing Element. The Simi Valley 2008–2014 Housing Element contains the following state-required components as summarized below:

- Past accomplishments—Includes results of the previous (2005) Housing Element and comparison of results relative to the planned objectives.
- Housing Need—Analysis of existing and projected (RHNA) housing needs in the community
- Resource Inventory—Identify community resources for housing development including land for housing development and financial/administrative resources.
- Identification of Governmental and Non-Governmental Constraints—Identify constraints to housing development and how the City will minimize these constraints.
- Housing Programs—Programs that facilitate housing development including identification of adequate sites, and other efforts to assist in the development of low- and moderate-income housing, remove or mitigate constraints, conserve and improve existing affordable housing, promote equal housing opportunity, and preserve units at risk of conversion from low-income use.
- Quantified Objectives by Income Group—provide quantitative goals for new construction, rehabilitation, conservation of existing affordable units, and preservation of at-risk units.

For the 2008–2014 Housing Element cycle, the City of Simi Valley has been assigned a RHNA of 3,383 units, divided into the following income categories as follows, based on a percentage of the area’s median income (AMI):

- Extremely Low/Very Low Income (up to 50 percent AMI)—754 units
- Low Income (51–80 percent AMI)—605 units
- Moderate Income (81–120 percent AMI)—694 units
- Above Moderate Income (>120 percent AMI)—1,330 units

4.13.4 Project Impacts and Mitigation

■ Analytic Method

This analysis considers the population, household, and employment growth which might occur within the Planning Area as a result of the General Plan Update and explores whether this potential growth in population and housing falls within parameters established by SCAG’s 2008 RTP Growth Forecast.

■ Thresholds of Significance

For the purposes of this EIR, implementation of the General Plan Update would have a significant impact if it would do any of the following:

- 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 dwelling units, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

■ General Plan Policies that Mitigate Potential Impacts on Population and Housing

Policies and goals from the Community Development Chapter that would mitigate potential impacts on population and housing include the following. All General Plan policies are followed by a set of numbers in parentheses. These numbers reference applicable measures that will be undertaken by the City to implement the policy.

- Policy LU-1.1 Building Intensity and Population Density.**⁹ Accommodate the densities and intensities of land use development in accordance with the designations and standards of the Simi Valley Municipal Code. Development shall not exceed 58,438 housing units, 8,764,000 square feet of retail, 7,642,000 square feet of office uses, 5,743,000 square feet of business park uses, and 12,134,000 square feet of industrial uses. (*Imp A-1, A-2, LU-1, LU-3, LU-5, LU-10, LU-18*)
- Policy LU-1.4 Growth Management.** Manage growth to assure that it does not exceed the limits of Simi Valley's Measure C, adopted in 2004, by the annual allocation of residential building permits, with priorities for the development of affordable housing. (*Imp A-1, A-2, A-3, LU-5, LU-18*)
- Policy LU-2.1 Housing.** Provide opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs and to provide market support to economically sustain commercial land uses in Simi Valley. The mix, density, size, and location of housing shall be determined based on the projected needs specified in the Housing Element, as amended periodically. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-5, LU-10, LU-16, LU-18*)
- Policy LU-2.3 Employment Opportunities.** Provide for a broad spectrum of land uses that offer job opportunities for Simi Valley's residents, including commercial, office, industrial, and business parks. (*Imp A-1, A-2, A-3, LU-1, LU-3, LU-4, LU-15, LU-18, ED-9*)

⁹ These limits represent the maximum development capacity analyzed in the General Plan Environmental Impact Report. Any development that exceeds these limits may be subject to additional environmental analysis.

- Policy LU-9.3 Housing Type Distribution.** Promote an equitable distribution of housing types for all income groups throughout the City and promote mixed-income developments. (*Imp A-1, A-2, LU-1, LU-13, LU-18*)
- Policy LU-9.4 Jobs-Housing Balance.** Encourage a balance between job type, the workforce, and housing development to reduce the negative impacts of long commutes and provide a range of employment opportunities for all residents. (*Imp A-1, A-2, A-3, LU-1, LU-4, LU-9, LU-18*)
- Policy ED-3.1 Range of Housing.** Ensure that a selection of both single-family and multi-family housing types is available, providing a variety of housing densities types and prices available to all income levels. (*Imp A-1, A-2, LU-3, LU-5, LU-10, LU-16, LU-18, ED-1*)
- Policy ED-3.2 Range of Employment.** Provide a wide range of diversified employment opportunities for Simi Valley residents including employment fields, job categories, required training, and skill levels. Create and attract a broad range of jobs that are accessible to all residents, and that could affect a better match between the City's resident labor force and the job base. (*Imp A-1, A-2, LU-3, LU-15, LU-18, ED-1*)

■ Effects Not Found to Be Significant

The General Plan Update would allow for infill development and more intense use of land in defined areas. In select locations, land use designations would be amended to allow for re-use of economically underperforming properties and obsolete development. However, existing uses within the City would be allowed to remain. No specific development plans are proposed as part of the General Plan Update. Policies in the General Plan Update apply only to new developments within the City. Accordingly, implementation of the General Plan Update would not require demolition of existing residential units or the displacement of substantial numbers of existing people. The General Plan Update incorporates focused growth and development of residential uses to accommodate the forecasted growth in population and the City's regional fair share housing allocation from SCAG. Therefore, implementation of the General Plan Update would have *no impact* to population and housing due to the displacement of a substantial number of existing dwelling or people.

■ Less-Than-Significant Impacts

Impact 4.13-1 Implementation of the General Plan Update would induce growth in the City, both directly and indirectly. However, this growth would not be substantial. Therefore, the proposed project would result in a *less-than-significant* impact.

The General Plan Update would allow for areas of focused change and the potential for an increased density of existing uses within the Planning Area. In select locations, land use designations would be amended to accommodate mixed-use, which would allow for residential uses within existing commercial centers. However, no specific development plans are proposed as part of the General Plan Update. Therefore, the analysis below assumes a conservative estimate of population and employment activity.

It is important to note that the SCAG projections are based substantially on City-approved documents such as existing general plans, specific plans, and entitlement approvals that SCAG receives directly from jurisdictions within the region. As the regional agency responsible for such actions, SCAG compiles the growth estimates received from these individual jurisdictions and generates projections for the region. At such time as the SCAG projections are released, regulatory documents such as a general plan are considered to be in compliance with SCAG projections, as the information contained in such documents has at that point been incorporated into the SCAG projections. SCAG updates the regional forecasts and projections approximately every 5 years. As time passes, the SCAG updates continue but communities are not always undertaking the process of updating the information that they provide to SCAG (i.e., updating their General Plan) at the same time that SCAG is updating their projections. As such, while a general plan may be considered consistent with SCAG projections at one point, if SCAG updates their projections on a five-year cycle and a jurisdiction updates their General Plan on a longer cycle, the General Plan will most likely not be consistent with SCAG projections at the time of General Plan approval. However, when SCAG next updates their projections, information regarding the General Plan Update will be provided to SCAG and included in the updated projections and the updated General Plan will then be consistent with SCAG projections. Therefore, the fact that a general plan may plan for growth greater than that projected by SCAG does not, by itself, result in a significant impact.

SCAG's 2008 RTP Growth Forecast includes projections in five-year increments, beginning in 2005 and extending to 2035; however, as build-out of the General Plan Update is not anticipated to occur by 2035, the 53,438 housing development capacity as established by General Plan Update Policy LU-1.1 in accordance with the designations and standards of the Simi Valley Municipal Code is used strictly as a maximum development capacity limit, as required by state law, as a basis to evaluate potential development impacts.

Under the General Plan Update, the housing inventory in the City could grow to a maximum of 58,438 housing units, an increase of 14,821 housing units over the City's 2006 housing stock estimate of 43,617. Assuming a vacancy rate of 2.3 percent to determine the number of households in the City at full build-out of the General Plan Update (refer to Table 4.13-1), there would be approximately 57,094 households. SCAG projects that the number of households in the City would be 43,815 in SCAG. Accordingly, build-out of the General Plan Update would exceed SCAG's 2035 household projection by 13,279 households. However, as previously noted, build-out of the General Plan Update is not likely to occur prior to 2035 because the City's Residential Building Permit and Allocation System which implements the City's Managed Growth Plan, as referred to as Measure C, limits the number of residential building permits that may be issued on an annual basis thereby managing growth. Measure C has been incorporated into the General Plan Update as Policy LU-1.4.

As shown in Table 4.13-1, in 2009 DOF estimated that the average pph₂₁ in the City was 3.05. Based on an average 3.05 pph and the maximum number of housing units permitted in the City under the General Plan Update (58,438 housing units), the City's population could reach 178,236 persons at build-out of the General Plan Update. This population estimate exceeds the SCAG 2035 population projection of 135,389 by 42,847. However, as discussed earlier, build-out of the General Plan is not anticipated to occur by 2035 as residential growth would be managed through implementation of the City's Managed Growth Plan.

Implementation of the General Plan Update would result in greater employment opportunities in the City. At full build-out of the General Plan Update, total employment in the City could be 75,599. Employee estimates were calculated using the following employee per square foot factors: 1 employee per 500 sf of commercial uses, 1 employee per 250 sf of office uses, 1 employee per 650 sf of industrial or business park uses (Stanley R. Hoffman Associates, Inc.). As SCAG projects that employment in the City would be 66,760 in 2035, build-out of the General Plan Update would result in an exceedance of SCAG employment projections through year 2035. At build-out, the City's jobs/housing ratio would be 1.32 jobs per household in 2035, compared to 1.52 jobs per household in 2035 projected by SCAG.

Although implementation of the General Plan Update would result in an increase in population, housing and job opportunities within the City in exceedance of SCAG's projections through the year 2035, full build-out of the General Plan Update is not anticipated to occur prior to 2035. Residential growth in the City would be managed through implementation of the City's Managed Growth Plan, which limits the amount of residential building permits issued annually, and the amount of housing in City would not be permitted to exceed 58,438 housing units in compliance with proposed Policy LU-1.1. Additionally, the maximum allowable development capacity in the City, as established by the General Plan Update, would be incorporated into the upcoming update of the RTP and will be consistent with adoption of the next RTP update. As such, the anticipated increases are not considered to be substantial within the context of the City and the proposed project would result in a *less-than-significant* impact.

■ Significant and Unavoidable Impacts

No significant and unavoidable impacts have been identified with respect to population/housing.

■ Cumulative Impacts

The geographic context for the cumulative impacts associated with population and housing is Ventura County. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

SCAG's population projection for Ventura County in 2035 is 1,013,753 persons, an increase of 153,146 persons over the County's projected population of 860,607 in 2010. SCAG projects that the population of the City of Simi Valley will be 135,389 in 2035, an increase of over 8,915 residents above the 2010 estimate of 126,474. The General Plan Update would allow for development that could induce, directly or indirectly, population growth in the Ventura County Region. The General Plan Update would increase housing opportunities in the City, inducing direct population growth of approximately residents. Further, SCAG projects that employment within the City will increase from 47,800 jobs in 2010 to 66,700 jobs by 2035, an increase of more than 18,000 jobs. The employment growth resulting from the General Plan Update would be significantly greater than that estimated by SCAG for 2035, and would be on the order of 75,599 jobs, due primarily to the proposed increase of retail, office, manufacturing, and business park uses that could be developed. The Technical Background Report prepared for the General Plan Update shows that there are potential trends toward overcrowding in the County. Therefore, the provision of future housing opportunities (specifically multi-family units) may provide a beneficial cumulative impact by providing additional units to alleviate potential overcrowding. The physical effects of the growth in

population and housing that would result from the General Plan Update are addressed in the other technical sections of this EIR. As the General Plan Update could help alleviate overcrowding in the County and there would be no additional physical effects associated with growth in the City, the General Plan Update would have a *less-than-significant* cumulative impact related to population and housing.

4.13.5 References

- California Department of Finance (CDOF). 2007. *E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990–2000*. Sacramento, California, August.
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- Southern California Association of Governments (SCAG). 2001. *The New Economy and Jobs/Housing Balance in Southern California*, April. <http://www.scag.ca.gov/Housing/pdfs/introduction.pdf> (accessed May 25, 2010).
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