

5.9 Population and Housing



5.9 POPULATION AND HOUSING

This section identifies the existing population, housing, and employment statistics for the City of El Segundo (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 El Segundo General Plan (General Plan).

5.9.1 EXISTING 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 El Segundo is a member agency of the South Bay Cities Council of Governments (SBCCOG), one of 14 Subregional Organizations that make up SCAG. The SBCCOG is a joint powers authority of 16 cities (inclusive of El Segundo) and the County of Los Angeles that share the goal of maximizing the quality of life and productivity of their area.

SCAG's Forecasting Section has produced the *Adopted 2012 Integrated Growth Forecast*¹ (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* (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.² The 2011 Local Profiles were released by SCAG in May 2011.

REGIONAL HOUSING NEEDS ASSESSMENT

California housing element law requires that each city and county develop local housing programs designed to meet their "fair share" of housing needs for all income groups, based on projected population growth. In accordance with Government Code § 65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern

¹ Southern California Association of Governments Website, *Adopted 2012 Integrated Growth Forecast*, <http://www.scag.ca.gov/forecast/index.htm>, Accessed March 21, 2013.

² Southern California Association of Governments Website, *2011 Local Profiles of SCAG Jurisdictions*, <http://www.scag.ca.gov/resources/profiles.htm>, Accessed April 24, 2012.



California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). 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 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 were required to be adopted by February 15, 2014. SCAG determined that El Segundo’s RHNA allocation for the 2013-2021 planning period is 69 housing units, including 29 units within the low and very low income categories; refer to Table 5.9-1, *El Segundo RHNA Allocation 2013-2021*.

**Table 5.9-1
El Segundo RHNA Allocation 2013-2021**

Income Category	Housing Allocation
Very Low	18
Low	11
Moderate	12
Above Moderate	28
Total	69
Source: Southern California Association of Governments Website, <i>5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014 – 10/1/2021</i> , http://rtpscscag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf , Accessed May 7, 2014.	

CITY OF EL SEGUNDO GENERAL PLAN HOUSING ELEMENT

The City of El Segundo Housing Element Update, which was adopted by the City Council and certified by the California Department of Housing and Community Development in 2014, is an eight-year plan that covers the planning period from January 2014 to October 2021. The Element sets forth a strategy to address the City’s identified housing needs, including specific implementing programs and activities.

El Segundo’s RHNA allocation for the 2014-2021 planning period is 69 housing units. The Housing Element concluded that the City can accommodate 1,376 additional housing units through pending projects and its inventory of vacant and underutilized land. As shown in Table 5.9-2, *El Segundo Adjusted RHNA Allocation 2014-2021*, this capacity is more than adequate to accommodate the City’s 2014-2021 RHNA of 69 units.



**Table 5.9-2
El Segundo Adjusted RHNA Allocation 2014-2021**

Income Category	2014-2021 ¹ RHNA	Pending Projects ²	Vacant and Recyclable Land ²	Adjusted RHNA
Very Low	18	28	35	+52
Low	11	18		
Moderate	12	0	1,025	+1,013
Above Moderate	28	262	8	+242
Total	69	308	1,068	+1,037

Notes:

1. Southern California Association of Governments Website, *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 7, 2014.
2. City of El Segundo, *City of El Segundo Housing Element Update Table 5-2, El Segundo Comparison of Sites Inventory and RHNA*, November 2013.

5.9.2 EXISTING 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 5.9-3, *Population Estimates and Projections*. As of January 2014, the County’s population was an estimated 10,041,797 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 13 percent between 2014 and 2035.

**Table 5.9-3
Population Estimates and Projections**

Year	County of Los Angeles	City of El Segundo
2000 Census ¹	9,519,338	16,033
2010 Census ²	9,818,605	16,654
<i>2000 - 2010 Change</i>	+299,267	+621
<i>2000 - 2010 % Change</i>	+3.1%	+3.9%
2014 Existing Conditions ³	10,041,797	16,897
<i>2010 – 2014 Change</i>	+223,192	+243
<i>2010 – 2014 % Change</i>	+2.8%	+1.5%
2035 SCAG Forecasts ⁴	11,353,000	17,000
<i>2014 – 2035 Change</i>	+1,311,203	+103
<i>2014 – 2035 % Change</i>	+13.1%	+0.61%

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 1, 2011- 2014*. Sacramento, California, May 2014.
4. Southern California Association of Governments Website, *Adopted 2012 RTP Growth Forecast*, <http://www.scag.ca.gov/forecast/index.htm>, Accessed March 21, 2013.



City of El Segundo

As indicated in [Table 5.9-3](#), the City's resident population was an estimated 16,033 persons in 2000 and 16,654 persons in 2010, representing a population growth rate of approximately four percent between 2000 and 2010. The City's 2014 population is approximately 16,897 persons. SCAG forecasts the City's population will increase to approximately 17,000 persons by 2035, or approximately 0.6 percent between 2014 and 2035. Comparatively, the City is forecast to grow at a much lower rate than the County, which is forecast to grow by approximately 13 percent. By 2035, the City will constitute less than one-quarter percent of the County's total population.

As discussed in the *Employment Section* below, the number of jobs in the City in 2012 totaled approximately 50,902, resulting in a daytime population of approximately 67,800 persons,³ which is approximately four times the City's resident population of approximately 16,897 persons.

HOUSING

County of Los Angeles

The County's housing data is presented in [Table 5.9-4](#), *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 five percent over the 2010 inventory of 3,444,870 dwelling units. The County's 2014 housing inventory totaled 3,474,152 dwelling units, with a 5.9 percent vacancy rate and an average of 3.02 persons per household. The County's households are forecast to total 3,852,000 by 2035. Based on a vacancy rate of 3.02 percent, the County's housing inventory is forecast to total approximately 4,093,518 dwelling units by 2035. The households are forecast to grow approximately 18 percent between 2014 and 2035; refer to [Table 5.9-4](#).

City of El Segundo

The City's 2010 housing inventory was an estimated 7,410 dwelling units, representing an increase of approximately two percent over the 2000 inventory of 7,261 dwelling units; refer to [Table 5.9-4](#). Comparatively, the City's housing growth rate between 2000 and 2010 was approximately one-half the County's growth rate for the same period (approximately five percent). As of January 2014, the City's housing inventory totaled 7,413 dwelling units. The City's households total 7,088 with an average of 2.37 persons per household. SCAG forecasts the City's households will total 7,200 by 2035, representing an increase of approximately 1.6 percent between 2014 and 2035; refer to [Table 5.9-4](#). Based on a vacancy rate of 4.4 percent, the City's housing inventory is forecast to total approximately 7,531 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

³ Based on existing population of approximately 16,897 persons and existing employment of approximately 50,092 jobs.



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 5.9-4, the City’s 2014 vacancy rate is 4.4 percent, which is considered a healthy rate. Comparatively, the City’s vacancy rate was slightly less than the County’s overall vacancy rate of 5.9 percent.

**Table 5.9-4
Household and Housing Estimates and Projections**

Year/Description	County of Los Angeles		City of El Segundo	
	Households	Dwelling Units	Households	Dwelling Units
2000 Census ¹	3,133,774	3,270,909	9,060	7,261
2010 Census ²	3,202,353	3,444,870	7,085	7,410
2000 - 2010 Change	+68,579	+173,961	+25	+149
2000 - 2010 % Change	+2.2%	+5.3%	+0.35%	+2.05%
2014 Existing Conditions ³	3,268,347	3,474,152	7,088	7,413
2010 - 2014 Change	+65,994	+29,282	+3	+3
2010 - 2014 % Change	+2.1%	+0.9%	+0.04%	+0.04%
2014 Existing Vacancy Rate ³	--	5.9%	--	4.4%
2014 Existing Persons per Household ³	3.02	--	2.37	--
2035 SCAG Forecasts ⁴	3,852,000	4,094,388 ⁵	7,200	7,530 ⁶
2014 – 2035 Change	+583,653	+619,366	+112	+118
2014 – 2035 % Change	+17.9%	+17.8%	+1.6%	+1.6%
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 1, 2011- 2014</i> . Sacramento, California, May 2014. 4. Southern California Association of Governments Website, <i>Adopted 2012 RTP Growth Forecast</i> , http://www.scag.ca.gov/forecast/index.htm , Accessed March 21, 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 3,268,347 households and 5.9 percent vacancy rate. 6. The City’s 2035 housing forecast has been extrapolated, based on 7,088 households and 4.4 percent vacancy rate.				

EMPLOYMENT

County of Los Angeles

As indicated in Table 5.9-5, *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 5.9-5
Labor Force and Employment Estimates**

Year	County of Los Angeles			City of El Segundo		
	Labor Force	Unemployed Number	Unemployed Rate	Labor Force	Unemployed Number	Unemployed Rate
2000 Census ¹	4,307,762	354,347	8.2%	9598	384	4.0%
2010 Census ²	5,014,682	623,414	12.4%	9996	478	4.8%
2000 – 2010 Change	+706,920	+269,067	+4.2%	+398	+94	+0.80%
2000 – 2010 % Change	+16%	+76%	+51%	+4%	+24%	+20%
2014 Existing Conditions ³	4,976,200	435,000	8.7%	11,100	500	4.3%
2010 – 2014 Change	+38,482	+188,414	+3.7%	-1,104	-22	50%
2010 – 2014 % Change	+1%	+30%	+30%	-11%	-5%	10%

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) March 2014 - Preliminary, Data Not Seasonally Adjusted*, April 18, 2014.

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 April 2014) is an estimated 4,976,200 persons, with an unemployment rate of approximately 8.7 percent.

Table 5.9-6, *Employment Estimates and Projections*, presents the County’s existing and forecast employment, according to SCAG. As indicated in Table 5.9-6, Los Angeles County’s job market is projected to increase from 4,209,116 jobs in 2010 to 4,827,000 jobs in 2035. Thus, SCAG forecasts the County’s job market will grow approximately 15 percent between 2012 and 2035 (617,884 jobs).

**Table 5.9-6
Employment Estimates and Projections**

Year	County of Los Angeles	City of El Segundo
2012 Existing Conditions ¹	4,209,116	50,902
2035 SCAG Forecasts ²	4,827,000	55,400
2010 – 2035 Change	+617,884	+4,498
200 – 2035 % Change	+14.7%	+8.8%

Notes:
 1. Southern California Association of Governments Website, *2011 Local Profiles of SCAG Jurisdictions*, <http://www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx>, Accessed May 7, 2014.
 2. Southern California Association of Governments Website, *Adopted 2012 RTP Growth Forecast*, <http://www.scag.ca.gov/forecast/index.htm>, Accessed March 21, 2013.



City of El Segundo

As indicated in [Table 5.9-5](#), the City's 2000 civilian labor force totaled approximately 9,598 persons, with an unemployment rate of approximately 4.0 percent. In 2010, the City's civilian labor force totaled 9,996 persons. Between 2000 and 2010, the City's unemployment rate increased only slightly, from 4.0 to 4.8 percent. The U.S. Census 2010 reports that the majority (approximately 53.7 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 25 percent, was sales and office occupations. The majority of the City's labor force was employed in the professional, scientific, and management, and administrative and waste management services (17.1 percent) industry sector. As of April 2014, the City's labor force was an estimated 11,100 persons, with an unemployment rate of approximately 4.3 percent. Comparatively, the City's existing unemployment rate is approximately one-half of the County's existing unemployment rate of approximately 8.7 percent.

As indicated in [Table 5.9-6](#), SCAG reports the number of jobs in the City in 2012 totaled 50,902. The majority of the City's jobs are in the professional and management sector (25 percent) and manufacturing sector (21 percent).⁴ Raytheon is El Segundo's largest employer, employing approximately 7,302 persons,⁵ including approximately 3,800 employees who work at the South Campus.⁶ Other top employers in the City include Northrop Grumman Corporation (5,665 employees), Boeing, Inc. (4,735 employees), and Aerospace Corporation (2,383 employees), among others.⁷ More than 30,000 employees work at El Segundo's 15 largest firms, comprising more than 40 percent of the City's daily workforce.⁸ Additionally, except for San Francisco, more Fortune 500 companies are headquartered in El Segundo than any other California City.⁹ SCAG forecasts the City's labor market will grow to 55,400 jobs by 2035, an increase of approximately 4,498 jobs (approximately 8.8 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 jobs/housing ratio is approximately 6.87,¹⁰ indicating the City is currently job rich with sufficient employment opportunities for its residents to potentially work within the City.

5.9.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

The issues presented in the Initial Study Environmental Checklist (Appendix G of the *CEQA Guidelines*) have been utilized as thresholds of significance in this Section. Accordingly, population, housing, and employment impacts resulting from Project implementation may be considered significant if they would result in the following:

⁴ El Segundo Business Website, http://elsegundobusiness.com/biz_top.htm, Accessed April 24, 2013.

⁵ Ibid.

⁶ Written Correspondence: Messori, William, Senior Vice President, Mar Ventures, Inc., March 29, 2012.

⁷ El Segundo Business Website, http://elsegundobusiness.com/biz_top.htm, Accessed April 24, 2013.

⁸ Ibid.

⁹ Ibid.

¹⁰ Based on 50,902 jobs and 7,413 dwelling units.



- 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.

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.

5.9.4 IMPACTS AND MITIGATION MEASURES

POPULATION GROWTH

● PROJECT IMPLEMENTATION 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 Project does not propose new residential land uses, thus, would not induce population growth directly through housing. Additionally, although the Project proposes improvements/modifications to existing roads and infrastructure, it does not involve the extension of roads or other infrastructure into undeveloped areas; refer to Section 5.2, *Traffic and Circulation*. Therefore, Project implementation would not induce population growth indirectly through extension of roads or other infrastructure. The Project does, however, propose new employment-generating land uses, which could induce direct population growth in the area. As indicated in Table 5.9-7, *Project Employment Forecast*, the approximately 2.1 million square feet of non-residential land uses proposed by the Project are forecast to create approximately 4,598 new jobs within the ESSC Specific Plan area.

As indicated in Table 5.9-8, Project implementation would increase the City's employment by approximately 5.1 percent (4,598 jobs) over existing conditions (50,902 jobs). This 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 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. Additionally, based on the City's vacancy rate of 4.4 percent, only 326 dwelling units are available (vacant), as of January 1, 2014. Therefore, if all 326 of the City's available dwelling units were occupied by future Project employees, Project implementation could potentially increase the City's population by approximately 773 persons, or approximately 4.6 percent over existing conditions; refer to Table 5.9-8.



**Table 5.9-7
Project Employment Forecast**

Land Use	Employment Factor (SF per Employee) ¹	Square Feet	Employment Estimate
Existing SAS Facility	--	2,089,090	3,800
Proposed Project			
Office	440	1,752,800	3,984
Warehouse	1,518	91,840	61
Light Industrial	829	168,000	203
Commercial	424	148,960	351
Demolish ²	--	-19,143	0
Total Proposed Project		2,142,457	4,598
Total Existing and Proposed @ Buildout		4,231,547	8,398
Notes:			
1. Southern California Association of Governments Website, <i>Employment Density Study Summary Report</i> , October 31, 2001, Page 4, http://www.scag.ca.gov/pdfs/Employment_Density_Study.pdf , Accessed March 25, 2013.			
2. Although, the Project would remove approximately 1,035 SF of office uses and approximately 18,108 SF of warehouse uses, no reduction in employment would occur.			

Table 5.9-8, *Project Compared to Existing Conditions*, compares the Project's population, household, and employment forecasts with existing conditions in the City.

**Table 5.9-8
Project Compared to Existing Conditions**

Description	Housing (Dwelling Units)	Households (Occupied Dwelling Units)	Population (Persons)	Employment (Jobs)
Project				
Employment Generating Land Uses	0	0	0	4,598
Total Project		0	326¹	773²
Existing + Project Conditions				
2014 Existing Conditions	7,413	7,088	16,897	50,902
<i>2014 / Project Implemented Total</i>		<i>7,413</i>	<i>7,414</i>	<i>53,500</i>
<i>2014 / Project Implemented % Change</i>		<i>+0%</i>	<i>+4.6%</i>	<i>+5.1%</i>
Notes:				
1. As of January 1, 2014, a total of 326 units were available (vacant) in the City (State of California Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011- 2014</i> . Sacramento, California, May 2014).				
2. State of California Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011- 2014</i> . Sacramento, California, May 2014.				
3. Assumes 2.37 persons per household (State of California Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011- 2014</i> . Sacramento, California, May 2014).				



The Project's potential population growth is considered less than significant, since it is anticipated that significantly fewer than 326 of the Project's future employees would chose to relocate to El Segundo due to:

- Numerous alternative housing opportunities would be available to the future employees. Based on existing vacancy rates and housing stocks in surrounding cities, approximately 8,658 housing units would be available locally to the Project's future employees, as follows:¹¹
 - Culver City: 715 units;
 - Gardena: 920 units;
 - Hawthorne: 1,402 units;
 - Hermosa Beach: 611 units;
 - Inglewood: 2,051 units;
 - Lawndale: 470 units;
 - Manhattan Beach: 890 units; and
 - Redondo Beach: 1,599 units.

It is noted, estimating the number of future employees who would choose to relocate to the area would be highly speculative.

- There is no City in Los Angeles County in which 100 percent of the housing units are occupied.¹² The lowest vacancy rate in the County is 2.72 percent. Thus, 100 percent occupancy of the City's housing is not likely.
- The jobs created by the Project could be filled in part by the approximately 20,200 unemployed persons who already reside locally, as follows:¹³
 - El Segundo: 500 persons;
 - Culver City: 1,500 persons;
 - Gardena: 2,500 persons;
 - Hawthorne: 4,900 persons;
 - Hermosa Beach: 600 persons;
 - Inglewood: 6,000 persons;
 - Lawndale: 1,400 persons;
 - Manhattan Beach: 700 persons; and
 - Redondo Beach: 2,100 persons.

It is further noted, the forecast population growth would occur over an approximately 11-year period, allowing for development of necessary services and infrastructure commensurate with the anticipated growth. Finally, as concluded in Sections 5.10 and 5.11, the substantial development of unplanned or unforeseen public services and utility/service systems would not be required.

¹¹ State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011- 2014*. Sacramento, California, May 2014.

¹² Ibid.

¹³ State of California, Employment Development Department Labor Market Information Division, *Monthly Labor Force Data for Cities and Census Designated Places (CDP) Marcy 2014 - Preliminary, Data Not Seasonally Adjusted*, April 18, 2014.



Refer to Section 6.3, *Growth Inducing Impacts*, for a discussion of population, household, and employment growth in a regional context.

Mitigation Measures: No mitigation is required.

Level of Significance: Less Than Significant Impact.

5.9.5 CUMULATIVE IMPACTS

● DEVELOPMENT ANTICIPATED BY THE PROJECT AND CUMULATIVE DEVELOPMENT COULD INDUCE SUBSTANTIAL POPULATION GROWTH IN THE AREA.

Impact Analysis: For purposes of population and employment analyses, cumulative impacts are considered for all cumulative projects (refer to Tables 4-1 and 4-2), since all are located within the SCAG region. As concluded above, the Project would not induce population growth directly through housing, since no residential development is proposed. Therefore, the Project's incremental effects involving population growth in the area through residential development are not cumulatively considerable.

The cumulative projects involve non-residential land uses, which would generate additional employment in El Segundo, Los Angeles, Hawthorne, Manhattan Beach, and unincorporated Los Angeles County. This cumulative employment growth could result in population growth in the area, as the potential exists that future cumulative project employees (and their families) would choose to relocate to the area. The Project would generate approximately 4,598 new jobs, which could also result in population growth in the area. Additionally, Project implementation could potentially cause SCAG's 2022 population forecasts for the City to be exceeded by approximately 4.3 percent; refer to Section 6.3. Therefore, the Project's incremental effects involving population growth through non-residential development are cumulatively considerable. However, the population growth attributed to the Project and cumulative development is considered unlikely. Given that there are approximately 20,200 unemployed persons in El Segundo and surrounding cities, and an additional 188,100 unemployed persons in the City of Los Angeles,¹⁴ it is anticipated that the new positions created by the Project and cumulative development would be filled by persons who already reside in the area. Estimating the number of future employees who would choose to relocate to the region would be highly speculative. Additionally, the Project would not cause SCAG's 2022 employment forecasts for the City to be exceeded. Therefore, the combined cumulative impacts to employment-related population growth from the Project's incremental effects and those of the cumulative projects would be less than significant.

Mitigation Measures: No mitigation is required.

Level of Significance: Less Than Significant Impact.

¹⁴ State of California, Employment Development Department Labor Market Information Division, Monthly Labor Force Data for Cities and Census Designated Places (CDP) March 2014 - Preliminary, Data Not Seasonally Adjusted, April 18, 2014.



5.9.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Population and housing impacts resulting from Project implementation would be less than significant.

5.9.7 SOURCES CITED

City of El Segundo, *City of El Segundo 2014-2021 Housing Element*, Adopted February 14, 2014.

City of El Segundo Business Website, http://elsegundobusiness.com/biz_top.htm, Accessed April 24, 2013.

City of El Segundo, *El Segundo South Campus Specific Plan*, February 2013.

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State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011- 2014*. Sacramento, California, May 2014.

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U.S. Census Bureau, *2000 Census*.

U.S. Census Bureau, *2010 Census*.