
IV. ENVIRONMENTAL IMPACT ANALYSIS

J. POPULATION, HOUSING, AND EMPLOYMENT

ENVIRONMENTAL SETTING

City of El Segundo

According to the Southern California Association of Governments (SCAG), the City of El Segundo was forecasted to have a year 2000 population of 16,419 persons, 7,298 housing units, and employment for 66,490 persons (see Table IV.J-1).¹ SCAG forecasts that by the year 2005, the City of El Segundo will have a total population of 16,699 persons (an increase of 1.7 percent), 7,374 housing units (an increase of 1.0 percent), and will provide employment for 74,289 persons (an increase of 10.5 percent). For the period of 2005 to 2010, SCAG forecasts continued, although slight, growth in the City of El Segundo; the citywide population is expected to reach 16,939 persons (an increase of 1.4 percent), housing will reach 7,489 housing units (an increase of 1.5 percent), and employment will total 80,405 jobs (an increase of 7.6 percent). For the period of 2010 to 2015, forecasted growth in the City of El Segundo continues; the citywide population is expected to reach 17,293 persons (an increase of 2.0 percent), housing will reach 7,605 units (an increase of 1.5 percent), and employment will total 87,024 jobs (an increase of 7.6 percent).

South Bay Cities Subregion

The City of El Segundo is located in SCAG's South Bay Cities Subregion. In addition to El Segundo, this Subregion consists of the following cities: Carson, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, Torrance, and the Harbor City/San Pedro communities of Los Angeles.² In 2000, SCAG had forecasted the South Bay Subregion to have a total population of 857,654 persons, 299,976 housing units, and provided employment for 450,158 persons. For the period from 2000 to the year 2005, SCAG forecasts population in the South Bay Subregion to

¹ SCAG Forecast 1997. This is the most current forecast adopted by SCAG. According to the 2000 Census, the City of El Segundo had a population of 16,033 and 7,261 housing units. U.S. Census Bureau, 2000 Census, Table P1 Total Population, and Table H1 Housing Units, June 18, 2002. SCAG is currently in the process of updating its forecast to reflect 2000 Census data. Because the analysis presented in this Section is based upon the project increments of population, housing and employment growth, the small differences between the Census 2000 data and SCAG 2000 baseline do not affect the analysis presented herein.

² South Bay Cities Council of Governments website <http://www.southbaycities.org>, June 18, 2002.

increase to 872,133 (an increase of 1.7 percent), housing units will reach 304,201 units (an increase of 1.4 percent), and employment will reach 478,435 (an increase of 4.4 percent). For the period from 2005 to the year 2010, SCAG forecasts population in the South Bay Cities Subregion to increase to 884,530 (an increase of 1.4 percent), housing units will reach 310,677 units (an increase of 2.1 percent), and employment will reach 500,610 jobs (an increase of 4.4 percent). For the period from 2010 to 2015, SCAG forecasts continued growth for the South Bay Cities Subregion with the population reaching 902,803 persons (an increase of 2.0 percent), housing units will total 317,141 units (an increase of 2.0 percent), and employment will reach 524,605 jobs (an increase of 4.6 percent). Population, housing, and employment statistics for the City of El Segundo and the South Bay Cities Subregion are summarized in Table IV.J-1.

**Table IV.J-1
Population, Housing and Employment Forecasts for the
City of El Segundo and South Bay Cities Subregion**

Area	Population	Housing	Employment
City of El Segundo			
2000 Census ¹	16,033	7,261	Not Available
SCAG Forecasts ²			
2000	16,419	7,298	66,490
2005	16,699	7,374	74,289
2010	16,939	7,489	80,405
2015	17,293	7,605	87,024
Percent Change 2000 to 2005	+ 1.7%	+ 1.0%	+ 10.5%
Percent Change 2005 to 2010	+ 1.4%	+ 1.5%	+ 7.6%
Percent Change 2010 to 2015	+ 2.0%	+ 1.5%	+ 7.6%
South Bay Cities Subregion³			
2000	857,654	299,976	450,158
2005	872,133	304,201	478,435
2010	884,530	310,677	500,610
2015	902,803	317,141	524,605
Percent Change 2000 to 2005	+ 1.7%	+ 1.4%	+ 5.9%
Percent Change 2005 to 2010	+ 1.4%	+ 2.1%	+ 4.4%
Percent Change 2010 to 2015	+ 2.0%	+ 2.0%	+ 4.6%
<p>1. U.S. Census Bureau, 2000 Census, Table P1 Total Population, and Table H1 Housing Units, June 18, 2002. 2. SCAG New Growth Data Table, 1997. 3. SCAG New Growth Data Table, 1997.</p>			

ENVIRONMENTAL IMPACTS

Threshold of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would have a significant impact on population, housing and employment if it would substantially exceed population, housing and employment forecasts for the area in which it is located, induce substantial growth or concentration of population, or displace a large number of people.

Project Impacts

Construction

Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo

Construction of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would result in increased employment opportunities in the construction field, which could potentially result in increased permanent population and demand for housing in the vicinity of the Sepulveda/Rosecrans Rezoning Site. However, the employment patterns of construction workers in Southern California are such that it is not likely that they would relocate their households as a consequence of the construction employment associated with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The construction industry differs from most other industry sectors in several ways:

- There is no regular place of work. Construction workers regularly commute to job sites that change many times over the course of a year. Their sometimes lengthy daily commutes are facilitated by the off-peak starting and ending times of the typical construction workday.
- Many construction workers are highly specialized (e.g., crane operators, steelworkers, masons, etc.) and move from job site to job site as dictated by the demand for their skills.
- The work requirements of most construction projects are highly specialized. Workers remain at a job site only for the time frame in which their specific skills are needed to complete a particular phase of the construction process.

Therefore, project-related construction workers would not be likely to relocate their place of residence as a consequence of working on the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development, and significant housing or population impacts would not result from construction of the project.

Operation

Sepulveda/Rosecrans Site Rezoning

Employment

Operation of the development permitted under the proposed Sepulveda/Rosecrans Site Rezoning would provide employment for approximately 1,904 persons³ by project completion in the year 2012. As shown in Table IV.J-1, SCAG has forecasted that the total City of El Segundo employment level will be approximately 87,024 employees by the year 2015. This would be an increase of 20,534 jobs over the City's forecasted year 2000 total employment. Thus, the estimated gross employee generation associated with the proposed Sepulveda/Rosecrans Site Rezoning would account for approximately 9.2 percent of SCAG's forecasted total employment growth for the City of El Segundo during this period. In terms of SCAG's employment forecast for the South Bay Cities Subregion, the project's projected gross employment would account for 2.5 percent of the forecasted growth for the Subregion between the years 2000 and 2015. Employment resulting from the proposed Sepulveda/Rosecrans Site Rezoning would be consistent with SCAG projections for the City of El Segundo and the South Bay Cities Subregion through 2015. Therefore, impacts associated the Sepulveda/Rosecrans Site Rezoning related to employment would be less than significant.

Housing/Population

A review of Table IV.J-1 reveals that the City of El Segundo is a jobs rich city, with far more employment opportunities than the available housing stock can accommodate. According to the 2000 Census, the City of El Segundo had a resident population of 16,033 people and housing stock of 7,261 units. At the same time, the City of El Segundo provided employment for 66,490 persons. Furthermore, the SCAG projections clearly indicate that job growth is expected to far exceed the increase in the City's housing inventory; while employment is expected to increase 10.5 percent from 2000 to 2005, housing is expected to increase only 1.0 percent. No improvement in this situation is expected during the period from 2005 to 2010 when employment is expected to increase 7.6 percent, while housing will only increase by 1.5 percent. The same trend follows for the period of 2010 to

³ *Based upon total commercial development of 850,000 square feet permitted under the proposed C-4 zone and 2.24 employees per 1,000 square feet (Los Angeles Unified School District, School Fee Justification Studies, September, 2002). Development of the industrial gas production facility permitted under the proposed C-4 zone would not generate new employment, as this facility would be unmanned. Continuation of the existing lumber distribution facility in its current location would not generate additional employment nor would expansion of an existing recreational vehicle storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site.*

2015. From this data it can be seen that the vast majority of employees in the City of El Segundo commute to work from other communities throughout the South Bay subregion and the six-county SCAG region, and will continue to do so in the future.

While the Sepulveda/Rosecrans Site Rezoning is expected to generate approximately 1,904 new jobs, for several reasons, it is not expected to generate a demand for 1,904 housing units. Typical skills required for many of the uses proposed by the project (i.e., retail, restaurant, fitness center) are of the type that are filled by workers and students who are already present in the local labor force. It is reasonable to expect, therefore, that many of the new employees will be drawn from the local labor force and student population readily available in the City of El Segundo and surrounding communities.

Nevertheless, the labor force requirements of the more specialized positions in retail and restaurant services may cause some workers to look for new housing in El Segundo and surrounding communities, and therefore the project may result in increased demand for housing. While the number of new employees that will require new housing is not known, a “worst case scenario” has been evaluated which assumes that all employees would relocate (i.e., a total demand for 1,904 housing units would be associated with the proposed Sepulveda/Rosecrans Site Rezoning).

According to Table IV.J-1, the City of El Segundo is forecasted to have a housing stock of approximately 7,605 dwelling units by the year 2015. According to the California Department of Finance, as of January 1, 2003, the City of El Segundo had a citywide rental vacancy rate of 2.8 percent.⁴ For the purposes of this analysis, it is assumed the citywide vacancy rate in the year 2015 would remain at 2.8 percent. Based on this assumption, approximately 213 units would be vacant and available for occupancy in the City in the year 2015. Using the assumptions, the housing stock within the City of El Segundo could not accommodate the potential housing demand created by the proposed Sepulveda/Rosecrans Site Rezoning project.

The housing market for the project’s employees is greater than the political boundaries of the City of El Segundo. The relevant housing market for project employees could reasonably be expected to include the area within a 9.7-mile radius from the Sepulveda/Rosecrans Rezoning Site, the average distance for a Los Angeles County commuter. This radius would include most of the South Bay Cities Subregion (located to the south and southeast of the Sepulveda/Rosecrans Rezoning Site) plus additional communities to the north and east (including the Cities of Inglewood, Culver City, parts of Los Angeles, and Santa Monica).

⁴ *State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2003, Revised 2002 and Revised 2001, with 2000 DRU Benchmark, at <http://www.dof.ca.gov/html/demograp/E-5text2.htm>.*

This means that the relevant housing market in which these 1,904 households may choose to locate contains significantly more housing units than the 213 units projected to be available within the City of El Segundo by the year 2015. According to Table IV.J-1, the South Bay Cities Subregion is expected to have a year 2015 housing stock of 317,141 units. According to the California Department of Finance, as of January 1, 2003, the South Bay Cities Subregion had an overall housing vacancy rate of 3.47 percent.⁵ Assuming a similar vacancy rate of 3.47 percent in the year 2015, the South Bay Cities Subregion would have approximately 11,005 vacant units available for occupancy.

It should also be noted that the Sepulveda/Rosecrans Rezoning Site is located at the northern end of the South Bay Cities Subregion. There is a comparable area of additional housing located within the 9.7-mile commute radius (but not within the South Bay Cities Subregion) located to the north and east of the Sepulveda/Rosecrans Rezoning Site in Culver City, Los Angeles and Santa Monica. When this additional area is considered, the number of potentially available housing units could conceivably double. Thus, the total market area within a 9.7-mile commute radius of the Sepulveda/Rosecrans Rezoning Site could contain as many as 600,000 housing units. Assuming the same vacancy rate of 3.47 percent, approximately 20,820 vacant housing units could be available within the 9.7-mile commute radius of the Sepulveda/Rosecrans Rezoning Site by the year 2010. Subtracting the project's estimated maximum demand of 1,904 units from the estimated 20,820 units of vacant housing within a 9.7-mile radius would leave over 18,900 vacant units still available for regional growth. Thus, it is expected that the maximum (worst-case) housing demand generated by the project could be accommodated by the existing housing stock within the average 9.7-mile commute distance from the Sepulveda/Rosecrans Rezoning Site, without generating demand for new housing construction. Therefore, the proposed Sepulveda/Rosecrans Site Rezoning would result in less than significant impacts related to housing.

Plaza El Segundo

Employment

Operation of the proposed Plaza El Segundo would provide employment for approximately 952 persons (Table IV.J-2). As shown in Table IV.J-1, SCAG has forecasted that the total City of El Segundo employment level will be approximately 80,405 employees by the year 2010. This is an increase of 13,915 jobs over the City's forecasted year 2000 total employment. Thus, the Plaza El Segundo's estimated employee generation would account for approximately 6.8 percent of SCAG's forecasted total employment growth for the City of El Segundo during this period. In terms of SCAG's employment forecast for the South Bay Cities Subregion, the Plaza El Segundo's projected gross employment would

⁵ *State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2003, Revised 2002 and Revised 2001, with 2000 DRU Benchmark, at <http://www.dof.ca.gov/html/demograp/E-5text2.htm>.*

account for 1.9 percent of the forecasted growth for the Subregion between the years 2000 and 2010. Employment resulting from the proposed Plaza El Segundo Development would be consistent with SCAG projections for the City of El Segundo and the South Bay Cities Subregion through 2010. Therefore, the Plaza El Segundo would result in a less than significant impact regarding employment.

**Table IV.J-2
Employment Generation for the Proposed Plaza El Segundo**

Type of Development	Size (gsf)	Employee Generation Factor¹	Total Employees
Retail - Shopping Center	330,000	2.24 employees/ 1,000 sq. ft.	739
Fitness Center/Spa	50,000	2.24 employees/ 1,000 sq. ft.	112
Restaurant	45,000	2.24 employees/ 1,000 sq. ft.	101
Total			952
<i>1. Los Angeles Unified School District, School Fee Justification Studies for Los Angeles Unified School District, Table ES-1, September 2002.</i> <i>Source: Christopher A. Joseph & Associates.</i>			

Housing/Population

The analysis presented above demonstrates that additional housing demand associated with the proposed Sepulveda/Rosecrans Site Rezoning would be accommodated by existing housing supply in the South Bay Cities Subregion and surrounding cities to the north and northeast of the Sepulveda/Rosecrans Rezoning Site, even in the unlikely event that all new employees on the Sepulveda/Rosecrans Rezoning Site were to relocate. The proposed Plaza El Segundo would implement the proposed C-4 zoning on a portion of the Sepulveda/Rosecrans Rezoning Site. Thus the proposed Plaza El Segundo would not pose additional issues related to increased employment and housing demand. The proposed Plaza El Segundo would result in less than significant impacts related to housing.

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning

Implementation of the proposed Sepulveda/Rosecrans Site Rezoning in conjunction with the various related projects identified in Section III.B would further increase employment opportunities in the City of El Segundo and surrounding areas. As indicated in Table IV.J-3, the proposed Sepulveda/Rosecrans Site Rezoning in conjunction with the related projects would cumulatively generate approximately 62,646 new jobs. Job growth is considered a beneficial effect and, while the project’s incremental contribution to regional job growth would be considered cumulatively considerable, such job growth would not be considered an adverse cumulative impact, as discussed below.

Based upon the foregoing, SCAG employment forecasts clearly underestimate the potential employment growth in the City of El Segundo, and to a lesser extent, in the South Bay Cities Subregion as well. While the provision of employment is generally considered a beneficial effect of a project, this discrepancy in employment forecasts may adversely affect SCAG's regional planning efforts. Specifically, Policy 1, bullet 1 of the Growth Management chapter of SCAG's Regional Comprehensive Plan and Guide states:

The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.

Furthermore, Policy 1, bullet 3 of the Growth Management chapter states:

The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.

To the extent that employment forecasts are used by SCAG to implement the regions' growth policies, underestimates of future employment in the City of El Segundo and the South Bay Cities Subregion may hinder planning for the timing, financing, and location of public facilities, utility systems, and transportation systems. However, the Regional Comprehensive Plan and Guide (including the Growth Management chapter) is to be periodically reviewed, and those sections that are found to be out of date are to be updated as needed. Furthermore, SCAG is currently developing a special program for monitoring the progress of the region. With the implementation of this monitoring and updating program, such discrepancies between forecasts and actual changes on the ground will be rectified. Therefore, the self-correcting nature of the forecasts would ensure that ongoing infrastructure planning efforts will remain consistent with regional growth trends.

In addition, as discussed in Section IV.H, Land Use, the proposed Sepulveda/Rosecrans Site Rezoning would be consistent with the applicable City of El Segundo General Plan policies and would not include inappropriate uses for the Sepulveda/Rosecrans Rezoning Site nor would any inconsistency regarding cumulative growth occur. Based upon this consistency, the proposed Sepulveda/Rosecrans Site Rezoning and other cumulative growth within the City of El Segundo have been accounted for in the City's long range planning. Furthermore, because SCAG's regional planning incorporates the City of El Segundo's General Plan into its growth forecasts, this cumulative growth may be deemed consistent with SCAG's forecasts and growth policies. Therefore, no significant impacts to the City of El Segundo (or to SCAG's regional planning) due to cumulative employment growth are anticipated.

Table IV.J-3
Proposed Sepulveda/Rosecrans Site Rezoning Project and Related Projects
Estimated Employment Generation

Land Use	Size (SF)	Employee Generation Factor	Total Projected Employees
Office	8,048,465 sf	3.50 employees/1,000 sq. ft. ^[2]	28,170
Multi-Family Residential	9,295 du	N/A	0
Single-Family Residential	973 du	N/A	0
Hotel	rooms	1.13 employees/1,000 sq. ft. ^[2]	2,004 ^[1]
Restaurant	146,275 sf	2.24 employees/1,000 sq. ft. ^[2]	328
Retail/Commercial	3,337,554 sf	2.24 employees/1,000 sq. ft. ^[2]	7,476
Child Care Facility	7,000 sf	Size/450 ^[3]	16
Marina	1,083 slips	0.1 employees/slip ^[6]	108
Museum	33,000 sf	2.24 employees/1,000 sq. ft. ^[2]	74
Congregate Care Facility	75 du	2.78 employees/1,000 sq. ft. ^[2]	104 ^[1]
Community Uses	680,000 sf	2.24 employees/1,000 sq. ft. ^[2]	1,523
Library	12,500 sf	2.24 employees/1,000 sq. ft. ^[2]	28
Parking Structure	1,815 spaces	0.0022 employees/space ^[2]	4
LAX Airport Facilities	18.0 MAP	0.00005 employees/passenger ^[5]	900
LMU	2,632 students	N/A	0
Industrial	860,700 sf	2.70 employees/1,000 sq. ft. ^[2]	2,324
Airport Related Industrial	1,036,000 sf	2.70 employees/1,000 sq. ft. ^[2]	2,797
Fitness	78,125 sf	2.24 employees/1,000 sq. ft. ^[2]	175
Medical/Dental	41,463 sf	2.78 employees/1,000 sq. ft. ^[2]	115
Gas Station	5,000 sf	2.24 employees/1,000 sq. ft. ^[2]	11
Auto Uses	807,504 sf	2.24 employees/1,000 sq. ft. ^[2]	1,809
Warehouse/Storage/Self Storage	299,403 sf	2.70 employees/1,000 sq. ft. ^[2]	808
Research & Development	300,000 sf	3.04 employees/1,000 sq. ft. ^[2]	912
Data Center	38,000 sf	3.50 employees/1,000 sq. ft. ^[2]	133
High Bay Lab	55,772 sf	3.50 employees/1,000 sq. ft. ^[2]	195
Technology/Telecommunications	65,000 sf	3.50 employees/1,000 sq. ft. ^[2]	228
Office/High Technology/Industrial	3,000,000 sf	3.50 employees/1,000 sq. ft. ^[2]	10,500
Schools	170,548 sf (440 students)	N/A	0
Subtotal			60,742
Proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Subtotal			1,904
Cumulative Total			62,646
<ol style="list-style-type: none"> 1. Assumes approximately 500 sq.ft./room. 2. Los Angeles Unified School District, School Fee Justification Studies, September 2002. 3. City of El Segundo General Plan DEIR, December 1991; the General Plan's Source: Economic Practices Manual, California Office of Planning and Research. 4. MAP = Million Annual Passengers. 5. Source: Hector Huezeal, Project Planning and Development, Los Angeles World Airports, August 29, 2001. 6. Christopher Joseph & Associates. 			

The employment generated by the Sepulveda/Rosecrans Site Rezoning Project in conjunction with the related projects would have the potential to increase the resident population in the South Bay Cities Subregion and surrounding areas and, consequently, the subregional demand for housing. As can be seen from Table IV.J-1, both population and employment in the South Bay Cities Subregion and surrounding area are expected to rise faster than housing between the years 2000 and 2015. This suggests that housing availability will become increasingly tight, and the average number of residents per dwelling can be expected to increase. A review of the related projects listed in Table III-1, in Section III.B of the EIR, confirms the projections for slow housing growth in the region; only 10,628 new housing units are currently proposed. In addition, approximately 62,646 jobs would be created by the same list of cumulative projects (see Table IV.J-3). Based on the substantial disparity between projected job growth and housing construction, it is concluded that there will be a significant cumulative impact on population growth and housing demand. However, because the proposed Sepulveda/Rosecrans Site Rezoning would not likely result in the relocation and addition of permanent residents to fill the jobs generated by the proposed Sepulveda/Rosecrans Site Rezoning, the incremental contribution of the proposed Sepulveda/Rosecrans Site Rezoning would not contribute substantially to this significant impact.

Plaza El Segundo

Development of the Plaza El Segundo, in conjunction with the various related projects identified in Section III.B would further increase employment opportunities in the City of El Segundo and surrounding areas. As indicated in Table IV.J-4, the Plaza El Segundo in conjunction with the related projects would cumulatively generate approximately 59,222 new jobs. Job growth is considered a beneficial effect and, while the project's incremental contribution to regional job growth would be considered cumulatively considerable, such job growth would not be considered a significant cumulative impact.

For the same reasons discussed above, discrepancies between forecasts and actual changes on the ground will be rectified. Therefore, the self-correcting nature of the forecasts would ensure that ongoing infrastructure planning efforts will remain consistent with regional growth trends. Similarly, the Plaza El Segundo and other cumulative growth within the City of El Segundo has been accounted for in the City's long range planning. Because SCAG's regional planning incorporates the City of El Segundo's General Plan into its growth forecasts, this cumulative growth may be deemed consistent with SCAG's forecasts and growth policies. Therefore, no significant impacts to the City of El Segundo (or to SCAG's regional planning) due to cumulative employment growth are anticipated.

For the same reasons indicated above, the proposed Plaza El Segundo would not likely result in the relocation and addition of permanent residents to fill the jobs generated by the Plaza El Segundo. Therefore, the incremental contribution associated with the proposed Plaza El Segundo would not contribute substantially to the significant cumulative impact on population growth and housing demand.

**Table IV.J-4
Proposed Plaza El Segundo and Related Projects Estimated Employment Generation**

Land Use	Size (SF)	Employee Generation Factor	Total Projected Employees
Office	7,873,465 sf	3.50 employees/1,000 sq. ft. ^[2]	27,557
Multi-Family Residential	6,695 du	N/A	0
Single-Family Residential	448 du	N/A	0
Hotel	3,547 rooms	1.13 employees/1,000 sq. ft. ^[2]	2,004 ^[1]
Restaurant	146,275 sf	2.24 employees/1,000 sq. ft. ^[2]	328
Retail/Commercial	3,187,554 sf	2.24 employees/1,000 sq. ft. ^[2]	7,140
Child Care Facility	7,000 sf	Size/450 ^[3]	16
Marina	1,083 slips	0.1 employees/slip ^[6]	108
Museum	33,000 sf	2.24 employees/1,000 sq. ft. ^[2]	74
Congregate Care Facility	75 du	2.78 employees/1,000 sq. ft. ^[2]	104 ^[1]
Library	12,500 sf	2.24 employees/1,000 sq. ft. ^[2]	28
Parking Structure	1,815 spaces	0.0022 employees/space ^[2]	4
LAX Airport Facilities	18.0 MAP	0.00005 employees/passenger ^[5]	900
LMU	2,632 students	N/A	0
Industrial	860,700 sf	2.70 employees/1,000 sq. ft. ^[2]	2,324
Airport Related Industrial	1,036,000 sf	2.70 employees/1,000 sq. ft. ^[2]	2,797
Fitness	78,125 sf	2.24 employees/1,000 sq. ft. ^[2]	175
Medical/Dental	41,463 sf	2.78 employees/1,000 sq. ft. ^[2]	115
Gas Station	5,000 sf	2.24 employees/1,000 sq. ft. ^[2]	11
Auto Uses	807,504 sf	2.24 employees/1,000 sq. ft. ^[2]	1,809
Warehouse/Storage/Self Storage	299,403 sf	2.70 employees/1,000 sq. ft. ^[2]	808
Research & Development	300,000 sf	3.04 employees/1,000 sq. ft. ^[2]	912
Data Center	38,000 sf	3.50 employees/1,000 sq. ft. ^[2]	133
High Bay Lab	55,772 sf	3.50 employees/1,000 sq. ft. ^[2]	195
Technology/Telecommunications	65,000 sf	3.50 employees/1,000 sq. ft. ^[2]	228
Office/High Technology/Industrial	3,000,000 sf	3.50 employees/1,000 sq. ft. ^[2]	10,500
Schools	170,548 sf (440 students)	N/A	0
Subtotal			58,270
Proposed Plaza El Segundo Development Subtotal			952
Cumulative Total			59,222
<p>1. Assumes approximately 500 sq.ft./room. 2. Los Angeles Unified School District, <i>School Fee Justification Studies</i>, September 2002. 3. City of El Segundo General Plan DEIR, December 1991; the General Plan's Source: Economic Practices Manual, California Office of Planning and Research. 4. MAP = Million Annual Passengers. 5. Source: Hector Huezeal, <i>Project Planning and Development, Los Angeles World Airports</i>, August 29, 2001. 6. Christopher Joseph & Associates.</p>			

MITIGATION MEASURES

As no significant impacts on population, housing and employment associated with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo would occur, no mitigation measures are required. There are no available mitigation measures to address the incremental contribution of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo to the significant cumulative impact related to population growth and housing demand.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

Impacts of the proposed Sepulveda/Rosecrans Site Rezoning on population, housing and employment would be less than significant. Nevertheless, there would be a significant cumulative impact on regional population growth and housing demand. However, there are no feasible mitigation measures that could be applied to the proposed Sepulveda/Rosecrans Site Rezoning to reduce the cumulative regional impact, thus resulting in a significant and unavoidable cumulative impact.

Plaza El Segundo

Impacts of the proposed Plaza El Segundo Development on population, housing and employment would be less than significant. Nevertheless, there would be a significant cumulative impact on regional population growth and housing demand. However, there are no feasible mitigation measures that could be applied to the proposed Plaza El Segundo Development to reduce the cumulative regional impact, thus resulting in a significant and unavoidable cumulative impact.