

4.2 POPULATION, EMPLOYMENT AND HOUSING

This section of the EIR addresses some of the socioeconomic impacts associated with buildout of the proposed General Plan Update. The setting discussion presents the baseline information required for establishing changes due to the proposed General Plan Update. Impacts related to buildout of the General Plan are then analyzed based on population, employment and housing changes compared to current conditions. This section is based on data contained in the Housing Element of the General Plan Update. Additional information incorporated into this section was derived from the Department of Finance (DOF), 1990 and 2000 Census data and data prepared by the California Employment Development Department (EDD) dated June 2001, as well as projections from the Southern California Association of Governments (SCAG) regional projections dated April 2001.

4.2.1 ENVIRONMENTAL SETTING

POPULATION

According to the 2000 Census, there are approximately 51,488¹ persons residing in Cerritos (refer to [Table 4.2-1, *Regional Population Projections*](#), for a summary of regional, County and City projections for population, housing and employment). This represents a decrease of over 3.3 percent since 1990. Future projections estimate a yearly population increase of approximately 0.74 percent over the next 20 years resulting in a projected resident population of 59,100 persons in 2020.²

Cerritos' population decrease from 1990 to 2000 was in contrast to the 7.4 percent population increase for Los Angeles County. However, Cerritos' population as a percentage of Los Angeles County is anticipated to remain stable at approximately 0.50 percent over the next 20 years. The population for Los Angeles County over the next 20 years is projected to grow by 23.5 percent and Cerritos by 14.8 percent.

HOUSING

The majority of the 15,692³ dwelling units in Cerritos are single-family residential units (93 percent) built during the 1960s, 1970s and 1980s. Since the 1980s, the volume of

¹ 2000 population and housing figures differ from those presented in the Housing Element as 2000 Census information was used for this section and Department of Finance information was required for the Housing Element.

² Southern California Association of Governments (SCAG) 2001 Regional Transportation Plan (RTP), 2020 projections.

³ Dwelling units in the City in 2001, according to the US Census (Report E5a). The number increased to 15,709 dwelling units in 2002.

growth has decreased dramatically as the City approaches buildout. The housing stock growth between 1990 and 2000 only represents 1.1 percent of the total dwelling units in the City. The City's 0.5 percent share of County dwelling units in 2000 (15,612 of 3,270,909) is projected to slightly decrease to 0.4 percent (15,880 of 4,054,050) by the year 2020.

According to the 2000 Census, approximately 85.6 percent of the residential units are single-family detached houses, 7.8 percent are single-family attached units (town homes, condominiums, etc.), 4.4 percent are multi-family units and 2.0 percent are mobile homes. Cerritos has a 1.4 percent vacancy rate of which 79.1 percent of the occupied dwelling units are owner-occupied.

**Table 4.2-1
Regional Population Projections (1990 – 2020)**

Year	Population, Households, & Employment			Total Growth		Percentage Growth	
	1990	2000	2020	1990-2000	2000-2020	1990-2000	2000-2020
Population							
Cerritos	53,240 ¹	51,488 ²	59,100 ³	(1,752)	7,612	(3.3)	14.8
Los Angeles County	8,863,164 ¹	9,519,338 ²	11,760,000 ³	656,174	2,240,662	7.4	23.5
Region	14,640,832 ¹	16,516,006 ²	21,305,000 ³	1,875,174	4,788,994	12.8	28.9
Housing Units							
Cerritos	15,365 ¹	15,612 ²	15,880 ⁴	247	268	1.6	1.7
Los Angeles County	3,163,343 ¹	3,270,909 ²	4,054,050 ⁴	107,566	783,141	3.4	23.9
Region	5,180,240 ¹	5,722,039 ⁶	7,254,450 ⁴	541,799	1,532,411	10.5	26.7
Employment							
Cerritos	28,306 ¹	24,366 ²	31,200 ³	(3,940)	6,834	(13.9)	28.0
Los Angeles County	4,203,792 ¹	4,312,264 ²	5,156,000 ³	108,472	843,736	2.3	19.5
Region	7,064,508 ¹	7,536,949 ²	9,571,000 ³	472,441	2,034,051	6.6	26.9
Sources: ¹ 1990 Census ² 2000 Census ³ Southern California Association of Governments (SCAG) RTP growth projections, 2001, based on 1990 Census. ⁴ SCAG Regional Transportation Plan, April 2001.							
Note: In 2003, SCAG is updating the projections in the Regional Transportation Plan to be based on the 2000 Census. The RTP growth projections are estimated to be completed by SCAG by the end of 2003.							

EMPLOYMENT PROFILE

Labor force data obtained from the State of California Employment Development Department, reports that in 2001, Cerritos had a 2.8 percent unemployment rate with 30,660 residents employed out of a labor force of 31,550 residents. Los Angeles

County's unemployment rate was significantly higher at 5.7 percent, where 4,598,200 of the County residents were employed out of the 4,875,200 County residents in the labor force.

While employment has decreased for the City of Cerritos, Los Angeles County and for the region, since 1990, employment is anticipated to increase over the next 20 years, as shown in *Table 4.2-1, Regional Population Projections*. Annual employment growth for Cerritos is projected to be slightly lower than projected for the County at 1.4 percent and 1.5 percent respectively. *Table 4.2-2, Cerritos/Los Angeles County Employment Profile*, indicates that educational, health and social services are the largest source of jobs for both the City and County. The second largest job category for both the City and County is manufacturing. However, the retail trade employs the third largest portion of City residents (2,944 or 12.1 percent), while the professional, scientific and management profession employ the third largest portion of County residents (455,069 or 11.5 percent).

**Table 4.2-2
Cerritos/Los Angeles County Employment Profile**

Type of Industries	Cerritos		Los Angeles County	
	Number	Percent	Number	Percent
Agriculture, Fishery, Mining & Forestry	19	0.1%	10,188	0.3%
Construction	785	3.2%	202,829	5.1%
Manufacturing	3,788	15.5%	586,627	14.8%
Transportation, Communications, & Utilities	1,586	6.5%	198,375	5.0%
Wholesale Trade	1,623	6.7%	184,369	4.7%
Retail Trade	2,944	12.1%	416,390	10.5%
Information	824	3.4%	213,589	5.4%
Finance, Insurance & Real Estate	1,968	8.1%	272,304	6.9%
Other Services	902	3.7%	233,193	5.9%
Public Administration	1,127	4.6%	124,937	3.2%
Professional, scientific, management, administrative & waste management services	2,502	10.3%	455,069	11.5%
Educational, health and social services	4,968	20.4%	722,792	18.3%
Arts, entertainment, recreation, accommodation & food services	1,340	5.5%	332,753	8.4%
Total	24,366		3,953,415	

Source: 2000 Census.

DEMOGRAPHIC PROFILE

The City of Cerritos has a culturally diverse population. According to 2000 Census data, approximately 10.4 percent (5,349 of 51,488) of the population is Hispanic or Latino, while the remaining 89.6 percent (46,139 of 51,488) of the population is non-Hispanic. As shown in Table 4.2-3 below, approximately 30,187 persons (58.6 percent) are Asian or Pacific Islander, 13,851 persons (26.9 percent) are white, and approximately 3,432 persons (6.7 percent) are black or African/American.

Los Angeles County has a higher Hispanic population making up 44.6 percent of the residents. However, of the non-Hispanic population, the County is less diverse with 48.7 percent of the population white (4,637,062 persons) and 11.9 percent Asian (1,137,500).

**Table 4.2-3
Cerritos/Los Angeles County Race Characteristics**

Race	City of Cerritos		Los Angeles County	
	Population	Percent of Total	Population	Percent of Total
White	13,851	26.9	4,637,062	48.7
Black or African-American	3,432	6.7	930,957	9.8
American Indian and Alaska Native	142	0.3	76,988	0.8
Asian or Pacific Islander	30,187	58.6	1,164,553	12.2
Other Race	1,930	3.7	2,709,778	23.5
Two or more races	1,946	3.8	469,781	4.9
Total	51,488	100.0	9,519,338	100.0

Source: 2000 Census, Race only. The data in this table does not include the subject of Hispanic or Latino and Race.

4.4.2 STANDARDS OF SIGNIFICANCE

SIGNIFICANCE CRITERIA

In accordance with CEQA, the effects of a project are evaluated to determine if they will result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts which are identified. The criteria, or standards, used to determine the significance of impacts may vary depending on the nature of the project. Population, Housing and Employment impacts resulting from implementation of the proposed General Plan Update could be considered significant if they cause any of the following results:

- ❑ Induce substantial population growth in an area, either directly (for example, proposing new homes and business) or indirectly (for example, through extension roads or other infrastructure);
- ❑ Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere (refer to Section 7.0, *Effects Found Not To Be Significant*); and/or
- ❑ Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (refer to Section 7.0, *Effects Found Not To Be Significant*).

Based on these standards, the effects of the proposed project have been categorized as either 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.

The characteristics of a project that can trigger population, employment or housing changes are 1) actual development of residential, commercial and industrial space, or 2) changes in land use development intensity standards.

4.2.3 IMPACTS AND MITIGATION MEASURES

POPULATION GROWTH

- POPULATION GROWTH ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN UPDATE IS ANTICIPATED TO RESULT IN AN INCREASE IN POPULATION WITHIN THE CITY IN THE PLANNING HORIZON YEAR OF 2020.

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Impact Analysis: As of January 1, 2001, the California Department of Finance (DOF) estimated the City of Cerritos population to be 52,100 persons. Upon buildout, the residential development potential permitted by the General Plan Update would result in the construction of 179 additional dwelling units within Cerritos. These additional units are anticipated to increase the population by 909 persons. Complete buildout of the residential development permitted by the proposed General Plan Update and full occupation of the units would increase the total population within Cerritos to approximately 53,009 persons.

The projected population figures for the City of Cerritos at buildout are generally consistent with population projections contained in the Southern California Association of Governments (SCAG) 2001 Regional Transportation Plan (RTP). The SCAG

demographic data is developed to enable the proper planning of infrastructure and facilities. The 2001 RTP projects the population of Cerritos to reach 59,100 by 2020. Therefore, the addition of 909 residents as a result of implementation of the proposed General Plan Update would not be the main source of population growth. Rather, it is assumed to be attributed to the natural increase in population.⁴ While the proposed General Plan Update population is less than SCAG's projection for the City, it is consistent with SCAG's 2020 projections, and therefore, impacts are considered to be less than significant.

Policies in the Proposed General Plan Update: The Land Use Element contains the following policies.

- LU-2.1 Achieve a land use balance through the following methods:
- Provision of incentives for desired commercial and industrial uses;
 - Coordination of land use and circulation patterns to ensure proper circulation capacity and infrastructure;
 - Promotion of a variety of housing types and affordability to meet the development goals of the Housing Element; and
 - Provision of needed housing opportunities to support employment growth.
- LU-2.2 Coordination of redevelopment and planning activities and resources to balance land uses, amenities and civic facilities in order to sustain or improve the quality of life.
- LU-2.3 Coordination of strategies with Los Angeles County, Gateway Cities Council of Governments, and other appropriate agencies and/or organizations to meet housing and employment needs.
- LU-2.4 Attract and maintain land uses that generate revenue for the City of Cerritos, while maintaining a balance of other community needs such as housing, open space and public facilities.
- LU-2.5 Evaluation of land use intensities in conjunction with the review of any zone change and/or General Plan Amendment to permit density or modify intensity. Factors to be considered include, but are not limited to, the maximum intensity allowed for the applicable land use designation in the General Plan, circulation patterns, environmental constraints and compatibility with surrounding land uses.
- LU-7.3 Encourage the development of permanent infill commercial, office and/or residential uses on vacant or underutilized sites less than ½-acre in size that abut residential land uses on two sides. Landscape

⁴ Natural increase is the net gain after subtracting the number of death from the number of births.

demonstration gardens, public art or other community oriented programs may also be considered for said sites on a temporary basis.

LU-8.2 Use redevelopment financing in conjunction with code enforcement activities to assist in the rehabilitation of non-residential and residential developments.

LU12.1 Balance size and number of units to achieve appropriate (limit) intensity.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

EMPLOYMENT GROWTH

- BUILDOUT OF THE CITY OF CERRITOS IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN UPDATE WOULD RESULT IN THE ADDITION OF APPROXIMATELY 1,360 JOBS WITHIN THE CITY IN THE PLANNING HORIZON YEAR OF 2020.

Level of Significance Before Mitigation/Policies: Less Than Significant Impact.

Impact Analysis: As of June 2002, the EDD estimated that Cerritos had approximately 29,840 jobs within the City. Implementation of the proposed General Plan Update would result in 1,360 additional employment opportunities, for a total of 31,200 jobs citywide in the year 2020.

SCAG'S 2001 RTP projects the Los Angeles County would have approximately 4,054,050 employment opportunities in the year 2020 and Cerritos is projected to have 31,200 employment opportunities in the year 2020. According to SCAG, employment growth within the City of Cerritos would remain consistent within the sub-regional forecast for the year 2020. The increase in employment opportunities would be gradual over the next 20 years; therefore, impacts are considered to be less than significant.

Policies in the Proposed General Plan Update: The Land Use Element contains the following policies:

- LU-2.1 Achieve a land use balance through the following methods:
- Provision of incentives for desired commercial and industrial uses;
 - Coordination of land use and circulation patterns to ensure proper circulation capacity and infrastructure;
 - Promotion of a variety of housing types and affordability to meet the development goals of the Housing Element; and

- Provision of needed housing opportunities to support employment growth.
- LU-2.2 Coordination of redevelopment and planning activities and resources to balance land uses, amenities and civic facilities in order to sustain or improve the quality of life.
- LU-2.3 Coordination of strategies with Los Angeles County, Gateway Cities Council of Governments, and other appropriate agencies and/or organizations to meet housing and employment needs.
- LU-2.4 Attract and maintain land uses that generate revenue for the City of Cerritos, while maintaining a balance of other community needs such as housing, open space and public facilities.
- LU-2.5 Evaluation of land use intensities in conjunction with the review of any zone change and/or General Plan Amendment to permit density or modify intensity. Factors to be considered include, but are not limited to, the maximum intensity allowed for the applicable land use designation in the General Plan, circulation patterns, environmental constraints and compatibility with surrounding land uses.
- LU-8.1 Direct Redevelopment Agency investments to those economic activities and locations with the greatest potential economic return.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

HOUSING

- BUILDOUT OF THE CITY OF CERRITOS IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN UPDATE WOULD RESULT IN THE ADDITION OF 179 DWELLING UNITS TO THE CITY'S HOUSING STOCK IN THE PLANNING HORIZON YEAR OF 2020.

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Impact Analysis: The proposed General Plan Update would allow for the construction of an additional 179 dwelling units within the City, resulting in a total of 15,871 dwelling units at buildout.

Residential development within the City is based on target density. Development could occur at densities either greater or lower than these targets. The Land Use and Housing Elements of the proposed General Plan Update include a discussion of the

circumstances under which development could occur at maximum densities. Development that confers a special public benefit, for example affordable housing, would be able to occur at maximum densities.

The projected housing figures for the City of Cerritos at buildout are generally consistent with housing projections in the SCAG 2001 RTP. The RTP projects that the City of Cerritos would have a total of 15,880 dwelling units by the year 2020. In addition, the RTP projects that Los Angeles County would have approximately 4,054,050 dwelling units in the year 2020. The proposed General Plan Update increase in dwelling units is slightly lower than SCAG's projections for the City due to the decrease in population between 1990 and 2000 Census. The increase in housing would be gradual over the next 20 years; therefore, impacts are considered to be less than significant.

Policies in the Proposed General Plan Update: The Land Use and Housing Elements contain the following policies:

- LU-2.1 Achieve a land use balance through the following methods:
- Provision of incentives for desired commercial and industrial uses;
 - Coordination of land use and circulation patterns to ensure proper circulation capacity and infrastructure;
 - Promotion of a variety of housing types and affordability to meet the development goals of the Housing Element; and
 - Provision of needed housing opportunities to support employment growth.
- LU-2.2 Coordination of redevelopment and planning activities and resources to balance land uses, amenities and civic facilities in order to sustain or improve the quality of life.
- LU-2.3 Coordination of strategies with Los Angeles County, Gateway Cities Council of Governments, and other appropriate agencies and/or organizations to meet housing and employment needs.
- LU-2.4 Attract and maintain land uses that generate revenue for the City of Cerritos, while maintaining a balance of other community needs such as housing, open space and public facilities.
- LU-2.5 Evaluation of land use intensities in conjunction with the review of any zone change and/or General Plan Amendment to permit density or modify intensity. Factors to be considered include, but are not limited to, the maximum intensity allowed for the applicable land use designation in the General Plan, circulation patterns, environmental constraints and compatibility with surrounding land uses.

- LU-4.1 Require that commercial and industrial development that abuts residential or educational uses be adequately screened and buffered from the residential neighborhood or educational facility.
- LU-8.2 Use redevelopment financing in conjunction with code enforcement activities to assist in the rehabilitation of non-residential and residential developments.
- LU-9.1 Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses.
- LU-9.2 Allow non-residential activity in residential areas only when the character and the quality of the neighborhood can be maintained.
- LU-9.3 Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood.
- LU-9.4 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
- LU-9.5 Develop and implement appropriate traffic controls to protect residential neighborhoods from the impacts of through traffic, such as safety hazards, speeding, noise and other disturbances.
- LU-9.6 Allow development only with adequate physical infrastructure (e.g., transportation, sewers, utilities, etc.) and social services (e.g., education, public safety, etc.).
- LU-9.7 Allow redevelopment of underutilized school sites commensurate with the surrounding residential neighborhood and availability of services.
- LU-10.2 Discourage the construction of new housing at substantially lower densities than the maximum permitted by the General Plan, particularly on sites designated for medium density housing.
- HOU-1.1 Facilitate the development of housing for all household types, including special needs.
- HOU-1.2 Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal.
- HOU-1.3 Maintain and expand residential grant program (residential assistance program) for low-income households and special needs groups.

C E R R I T O S G E N E R A L P L A N E I R

- HOU-1.4 Require the preservation of affordable housing, when possible.
- HOU-2.2 Provide incentives to affordable housing developers in the form of financial contributions, density bonus, land contributions, development standard flexibility and fee waivers.
- HOU-2.3 Support the development and enforcement of Federal and State anti-discrimination laws.
- HOU-2.4 Minimize permit and development review costs for affordable housing.
- HOU-2.5 Promote flexibility in development standards for innovative developments.
- HOU-3.1 Encourage the maintenance and repair of existing housing.
- HOU-3.2 Support neighborhood associations in the pursuit of City Wide Pride.
- HOU-3.3 Encourage the conservation of natural resources and the reduction of energy conservation through the promotion of alternative energy sources.
- HOU-3.4 Investigate the need for lead-based paint and asbestos hazards reduction program and establish program, if needed.
- HOU-4.1 Improve housing assistance for low and moderate-income household to obtain ownership.
- HOU-4.2 Utilize public and private funds to assist first-time homebuyers.
- HOU-4.3 Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

4.2.4 UNAVOIDABLE SIGNIFICANT IMPACTS

All population, housing and employment impacts associated with implementation of the proposed General Plan Update would be less than significant by adherence to and/or compliance with the policies in the proposed General Plan Update. No unavoidable significant population, employment and housing impacts would occur as a result of buildout of the proposed General Plan Update.