

**J. EMPLOYMENT**

**ENVIRONMENTAL SETTING**

The Add Area area is located within the planning area of the Southern California Association of Governments (SCAG). SCAG is the Southern California region’s federally-designated metropolitan planning organization for such issues as transportation, growth management, hazardous waste management, and air quality.

The Project Site and Add Area are located within the Chatsworth - Porter Ranch Community Plan Area of the City of Los Angeles. According to the LADCP - Demographics Division, 51,023 people were employed within the Chatsworth - Porter Ranch Community Plan Area in 2000.

**Project Site**

The Project Site is currently developed with approximately 310,000 square feet of office space used for research and development, approximately 12,500 square feet of industrial space, and 4,000 square feet of warehouse/storage space. Currently, approximately 1,000 people are employed at the Project Site.<sup>67</sup>

**Add Area**

The Add Area is currently developed with approximately 125,000 square feet of industrial and manufacturing space, approximately 27,000 square feet of office space, and approximately 128,000 square feet of storage/warehouse space. As shown in **Table 39: Existing Add Area Employees**, approximately 429 people are employed within the Add Area.

**TABLE 39**  
**EXISTING ADD AREA EMPLOYEES**

Land Use	Unit	Factor	Employees
Industrial	125,000	1.5 emp / 1,000 sf	188
Office	27,000	4.17 emp / 1,000 sf	113
Warehouse	128,000	1.0 emp / 1,000 sf	128
Total			429

**SOURCE:** LAUSD School Facilities Plan, February 24, 1998. Table 6-1, “Employees per Square Foot of Building Area,” Page 6-2.

<sup>67</sup> Letter from Vahan H. Pezeshkian, City of Los Angeles DOT to Darryl Fisher, LADCP. July 9, 1997.

**THRESHOLDS OF SIGNIFICANCE**

A project would result in a potentially significant impact to employment

- if it exceeds the SCAG forecasts for employment in the project area; or
- if a project substantially reduces employment in the project area.

**ENVIRONMENTAL IMPACTS**

**Project Site**

**Table 40: Proposed Project Site Employees** indicates the number of employees anticipated to be generated as a result of each development scenario of the proposed Project at the Project Site. Scenario 2: Office has the potential to generate the most employees, with an anticipated 4,074 employees as a result of the proposed Project at the Project Site. This is an increase of approximately 3,074 employees at the Project Site. According to the employment data for 2000, an increase of approximately 3,074 employees would create a total of approximately 54,097 jobs within the Chatsworth - Porter Ranch Community Plan Area. This increase does not exceed the SCAG projection of approximately 66,290 jobs by 2010 within the Chatsworth - Porter Ranch Plan Area. Therefore, the proposed Project at the Project Site will result in a less than significant impact to employment.

**TABLE 40  
 PROPOSED PROJECT SITE EMPLOYEES**

Scenario	Land Use	Unit	Factor	Employees
1	Retail	340,000 sf	2.5 emp/1,000sf	850
	Senior Housing	588,000 sf	.33 emp/1,000sf	195
	<b>Total</b>			<b>1,045</b>
2	Office	930,000 sf	4.17 emp/1,000sf	3,879
	Senior Housing	588,000 sf	.33 emp/1,000sf	195
	<b>Total</b>			<b>4,074</b>
3	Retail	250,000 sf	2.5 emp/1,000sf	625
	Senior Housing	588,000 sf	.33 emp/1,000sf	195
	<b>Total</b>			<b>820</b>
4	Office	690,000 sf	4.17 emp/1,000sf	2,878
	Senior Housing	588,000 sf	.33 emp/1,000sf	195
	<b>Total</b>			<b>3,073</b>

**SOURCE:** LAUSD School Facilities Plan, February 24, 1998. Table 6-1, "Employees per Square Foot of Building Area," Page 6-2.

**Add Area**

**Table 41: Proposed Add Area Employees** indicates the number of employees anticipated to be generated as a result of the development scenarios analyzed for the Add Area. The most significant employee generation results from Scenario 2: Office increasing the number of employees at the Add Area to approximately 2,444 employees. This would be an increase of approximately 2,015 employees at the Add Area. According to employment data for 2000, an increase of approximately 2,015 employees would create a total of approximately 53,038 jobs within the Chatsworth - Porter Ranch Community Plan Area. This increase is within the SCAG projection of approximately 66,290 jobs by 2010 within the Chatsworth - Porter Ranch Plan Area. Therefore, the development scenarios analyzed for the Add Area will not result in a significant employment impact.

**TABLE 41**  
**PROPOSED ADD AREA EMPLOYEES**

Scenario	Land Use	Unit	Factor	Employees
1	Retail	200,000 sf	2.5 emp/1,000sf	<b>500</b>
2	Office	586,000 sf	4.17 emp/1,000sf	<b>2,444</b>
3	Retail	150,000 sf	2.5 emp/1,000sf	<b>375</b>
4	Office	435,000 sf	4.17 emp/1,000sf	<b>1,814</b>

**SOURCE:** LAUSD School Facilities Plan, February 24, 1998. Table 6-1, "Employees per Square Foot of Building Area," Page 6-2.

**MITIGATION MEASURES**

None required.

**LEVEL OF IMPACT AFTER MITIGATION**

Less than significant.

**CUMULATIVE IMPACTS**

***Related Projects***

Related projects in the project area would generate approximately 9,442 employees as a result of their development. Related projects with the potential to generate employees are shown in **Table 42: Related Project Employees**. According to employment data for 2000, an increase of approximately 9,442 employees would create a total of approximately 60,465 jobs within the Chatsworth - Porter Ranch Community Plan Area. This increase is within the SCAG projection of approximately 66,290 jobs by 2010 within the Chatsworth - Porter Ranch Community Plan Area. Therefore, related projects in the area will result in a less than significant impact to employment.

**TABLE 42**  
**RELATED PROJECT EMPLOYEES**

Project No.	Land Use	Unit	Factor	Employees
1	Retail	28,404 sf	2.5 emp/1,000sf	71
	<b>Total</b>			<b>71</b>
2	Retail	16,580 sf	2.5 emp/1,000sf	41
	<b>Total</b>			<b>41</b>
3	Church	100,000 sf	1.0 emp/1,000sf	100
	Pre-School	45 students	1.0 emp / 10.0 students	5
	<b>Total</b>			<b>105</b>
4	Office	560,000 sf	4.17 emp / 1,000 sf	2,336
	Medical Office	80,000 sf	4.3 emp / 1,000 sf	344
	Hotel	300 room	1.0 emp / room	300
	Retail	2,275,000 sf	2.5 emp / 1,000 sf	5,688
	Commercial	45,000 sf	2.5 emp / 1,000 sf	113
	<b>Total</b>			<b>8,781</b>
6	High School	888 students	1.0 emp / 13.0 students	68
	<b>Total</b>			<b>68</b>
9	Office	80,000 sf	4.17 emp / 1,000 sf	334
	<b>Total</b>			<b>334</b>
10	High School	550 students	1.0 emp / 13.0 students	42
	<b>Total</b>			<b>42</b>
<b>Total</b>				<b>9,442</b>

**SOURCE:** LAUSD School Facilities Plan, February 24, 1998. Table 6-1, "Employees per Square Foot of Building Area," Page 6-2.

***Proposed Project, Add Area, and Related Projects***

As a result of the proposed Project at the Project Site in combination with the development scenarios analyzed for the Add Area and related projects, employment within the Chatsworth - Porter Ranch Community Plan Area could increase by approximately 14,531 jobs. According to 2000 data, this increase would create approximately 65,554 jobs within the Community Plan Area. This total would not exceed the SCAG employment projection of approximately 66,290 jobs within the Planning Area by 2010 and would therefore result in a less than significant cumulative impact to employment.