

**SCAG Demographic & Growth Forecast - South Bay Cities**

Variable*		Population (Pop)		Household (House)		Employment (Employ)		Difference			Percent Change (2012 to 2040)			Weight (Diff/Diff Total)			Percent Change x Weight		
City	Year	2012	2040	2012	2040	2012	2040	Pop	House	Employ	Pop	House	Employ	Pop	House	Employ	Pop	House	Employ
Torrance		146,500	159,800	56,100	62,000	102,300	117,600	13,300	5,900	15,300	9.1%	10.5%	15.0%	0.19	0.20	0.24	1.7%	2.1%	3.5%
Carson		92,000	107,900	25,300	30,800	58,500	69,700	15,900	5,500	11,200	17.3%	21.7%	19.1%	0.22	0.19	0.17	3.9%	4.1%	3.3%
El Segundo		16,700	17,300	7,100	7,400	38,400	45,400	600	300	7,000	3.6%	4.2%	18.2%	0.01	0.01	0.11	0.0%	0.0%	2.0%
Gardena		59,400	68,700	20,600	24,200	28,900	33,500	9,300	3,600	4,600	15.7%	17.5%	15.9%	0.13	0.12	0.07	2.0%	2.1%	1.1%
Hawthorne		85,300	87,000	28,600	30,000	27,200	32,100	1,700	1,400	4,900	2.0%	4.9%	18.0%	0.02	0.05	0.08	0.0%	0.2%	1.4%
Hermosa Beach		19,600	20,400	9,500	9,800	7,400	10,000	800	300	2,600	4.1%	3.2%	35.1%	0.01	0.01	0.04	0.0%	0.0%	1.4%
Inglewood		110,900	129,000	36,600	43,300	31,000	37,400	18,100	6,700	6,400	16.3%	18.3%	20.6%	0.25	0.23	0.10	4.2%	4.2%	2.0%
Lawndale		33,000	33,900	9,700	10,100	6,700	8,200	900	400	1,500	2.7%	4.1%	22.4%	0.01	0.01	0.02	0.0%	0.1%	0.5%
Lomita		20,500	21,200	8,100	8,400	4,600	5,400	700	300	800	3.4%	3.7%	17.4%	0.01	0.01	0.01	0.0%	0.0%	0.2%
Manhattan Beach		35,300	37,100	14,000	14,800	18,000	20,700	1,800	800	2,700	5.1%	5.7%	15.0%	0.03	0.03	0.04	0.1%	0.2%	0.6%
Palos Verdes Estates		13,600	13,900	5,100	5,200	2,300	2,900	300	100	600	2.2%	2.0%	26.1%	0.00	0.00	0.01	0.0%	0.0%	0.2%
Rancho Palos Verdes		42,000	42,300	15,600	15,700	5,800	6,200	300	100	400	0.7%	0.6%	6.9%	0.00	0.00	0.01	0.0%	0.0%	0.0%
Redondo Beach		67,200	74,000	29,000	33,000	24,000	29,800	6,800	4,000	5,800	10.1%	13.8%	24.2%	0.10	0.14	0.09	1.0%	1.9%	2.2%
Rolling Hills		1,900	2,000	700	700	100	100	100	0	0	5.3%	0.0%	0.0%	0.00	0.00	0.00	0.0%	0.0%	0.0%
Rolling Hills Estates		8,100	8,600	3,000	3,100	5,900	6,800	500	100	900	6.2%	3.3%	15.3%	0.01	0.00	0.01	0.0%	0.0%	0.2%
<b>Totals</b>		752,000	823,100	269,000	298,500	361,100	425,800	71,100	29,500	64,700	Total Overall Percent Change (weighted)						13.1%	14.9%	18.8%

\* Data is from the 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction table. Year 2012 was used as the base year.

Average of the Population, Household & Employment (weighted)	15.6%
=	

Average of the Population, Household & Employment (weighted)	0.56%
per Year for 28 years =	

<b>Average of the Population, Household &amp; Employment (weighted) for 23 years =</b>	<b>12.8%</b>
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<b>Torrance Annual Growth Rate = 0.525%</b>
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### SCAG Demographic & Growth Forecast - City of Torrance

Variable	Population		Household		Employment	
Year	2012	2040	2012	2040	2012	2040
<b>Number*</b>	146,500	159,800	56,100	62,000	102,300	117,600
Difference (2040 - 2012)	13,300		5,900		15,300	
Percent Change (2012 to 2040)	9.08%		10.52%		14.96%	
Average Change of Polulation, Household & Eimployment	11.52%					
Average per Year Change (over 28 years)	0.41%					

\*Data is from the 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction table. Year 2012 was used as the base year.

Counts taken in Year 2017

Use 0.41% per year  
 Projected 23 years (2017 to 2040) = 9.43%  
**rounded up = 10.00%**

TABLE 11 City Forecast 2040

County	City Name	2012 Population	2040 Population	2012 Household	2040 Household	2012 Employment	2040 Employment
Imperial	Brawley City	25,800	42,900	7,600	15,000	8,000	16,800
Imperial	Calexico City	40,200	62,200	10,200	19,300	8,300	17,500
Imperial	Calipatria City	7,600	9,600	1,000	1,600	1,300	2,200
Imperial	El Centro City	44,100	61,000	13,100	19,900	20,300	43,800
Imperial	Holtville City	6,100	8,000	1,800	2,500	1,000	2,000
Imperial	Imperial City	15,800	25,400	4,600	8,800	3,400	9,500
Imperial	Westmorland City	2,300	2,700	600	700	300	500
Imperial	Unincorporated	37,700	70,300	10,400	24,700	16,400	32,300
Los Angeles	Agoura Hills City	20,500	22,700	7,300	8,200	12,500	15,300
Los Angeles	Alhambra City	84,000	88,800	29,300	31,900	28,000	33,500
Los Angeles	Arcadia City	56,700	65,900	19,600	22,900	28,900	34,400
Los Angeles	Artesia City	16,600	18,000	4,500	5,000	5,000	5,800
Los Angeles	Avalon City	3,800	5,100	1,500	2,100	2,500	3,000
Los Angeles	Azusa City	47,100	55,000	12,800	15,600	16,600	20,600
Los Angeles	Baldwin Park City	76,100	83,600	17,200	19,300	16,500	19,500
Los Angeles	Bell City	35,700	36,900	8,900	9,200	12,400	13,700
Los Angeles	Bellflower City	77,100	79,600	23,700	24,400	13,600	14,700
Los Angeles	Bell Gardens City	42,300	44,000	9,700	10,100	9,400	10,500
Los Angeles	Beverly Hills City	34,400	37,200	14,900	16,200	57,700	68,900
Los Angeles	Bradbury City	1,100	1,200	400	400	100	200
Los Angeles	Burbank City	103,300	118,700	42,500	48,400	106,800	145,000
Los Angeles	Calabasas City	23,800	24,500	8,700	9,100	16,700	17,300
Los Angeles	Carson City	92,000	107,900	25,300	30,800	58,500	69,700
Los Angeles	Cerritos City	49,300	50,900	15,500	16,000	30,400	33,700
Los Angeles	Claremont City	35,500	39,400	11,700	13,200	17,400	19,700
Los Angeles	Commerce City	12,900	13,500	3,400	3,600	44,600	49,100
Los Angeles	Compton City	97,300	100,900	23,100	24,000	25,400	28,200
Los Angeles	Covina City	48,200	51,600	15,900	17,200	25,300	29,500
Los Angeles	Cudahy City	23,800	23,800	5,600	5,600	2,900	2,900
Los Angeles	Culver City City	39,100	40,700	16,800	17,500	44,100	53,000
Los Angeles	Diamond Bar City	56,000	63,900	17,900	21,200	15,400	19,300
Los Angeles	Downey City	112,500	121,700	33,900	37,300	47,500	53,000

Table 11 City Forecast 2040 Continued

County	City Name	2012 Population	2040 Population	2012 Household	2040 Household	2012 Employment	2040 Employment
Los Angeles	Duarte City	21,500	24,300	7,000	8,200	10,100	11,900
Los Angeles	El Monte City	114,200	137,200	27,800	34,700	28,000	35,700
Los Angeles	El Segundo City	16,700	17,300	7,100	7,400	38,400	45,400
Los Angeles	Gardena City	59,400	68,700	20,600	24,200	28,900	33,500
Los Angeles	Glendale City	193,200	214,000	72,400	81,100	111,300	127,000
Los Angeles	Glendora City	50,500	54,300	17,200	18,900	20,000	23,000
Los Angeles	Hawaiian Gardens City	14,300	15,900	3,600	4,000	4,800	5,600
Los Angeles	Hawthorne City	85,300	87,000	28,600	30,000	27,200	32,100
Los Angeles	Hermosa Beach City	19,600	20,400	9,500	9,800	7,400	10,000
Los Angeles	Hidden Hills City	1,900	2,000	600	600	300	300
Los Angeles	Huntington Park City	58,500	67,400	14,600	17,400	15,600	18,600
Los Angeles	Industry City	500	500	100	100	67,700	74,700
Los Angeles	Inglewood City	110,900	129,000	36,600	43,300	31,100	37,400
Los Angeles	Irwindale City	1,400	2,000	400	500	18,800	21,500
Los Angeles	La Cañada Flintridge City	20,400	21,600	6,900	7,300	6,500	8,300
Los Angeles	La Habra Heights City	5,400	6,200	1,800	1,900	200	400
Los Angeles	Lakewood City	80,600	84,700	26,600	28,200	18,900	21,400
Los Angeles	La Mirada City	48,800	52,100	14,700	15,800	17,400	20,200
Los Angeles	Lancaster City	158,300	209,900	47,400	65,300	45,800	59,600
Los Angeles	La Puente City	40,100	50,200	9,500	12,400	6,300	8,700
Los Angeles	La Verne City	31,800	32,900	11,400	12,100	12,200	14,300
Los Angeles	Lawndale City	33,000	33,900	9,700	10,100	6,700	8,200
Los Angeles	Lomita City	20,500	21,200	8,100	8,400	4,600	5,400
Los Angeles	Long Beach City	466,300	484,500	163,800	175,500	153,200	181,700
Los Angeles	Los Angeles City	3,845,500	4,609,400	1,325,500	1,690,300	1,696,400	2,169,100
Los Angeles	Lynwood City	70,300	76,100	14,700	16,200	9,200	10,900
Los Angeles	Malibu City	12,700	14,100	5,300	5,600	8,500	10,300
Los Angeles	Manhattan Beach City	35,300	37,100	14,000	14,800	18,000	20,700
Los Angeles	Maywood City	27,500	28,900	6,600	6,900	3,600	4,000
Los Angeles	Monrovia City	36,800	40,300	13,800	15,300	19,700	23,300
Los Angeles	Montebello City	63,000	67,300	19,100	21,000	27,500	30,800

Table 11 City Forecast 2040 Continued

County	City Name	2012 Population	2040 Population	2012 Household	2040 Household	2012 Employment	2040 Employment
Los Angeles	Monterey Park City	61,300	65,000	20,200	21,500	32,500	36,500
Los Angeles	Norwalk City	105,900	106,300	27,100	27,200	24,100	27,300
Los Angeles	Palmdale City	154,200	201,500	43,100	59,300	29,300	40,300
Los Angeles	Palos Verdes Estates City	13,600	13,900	5,100	5,200	2,300	2,900
Los Angeles	Paramount City	54,500	58,000	13,900	14,800	19,600	22,300
Los Angeles	Pasadena City	140,300	150,700	58,900	62,400	111,000	144,800
Los Angeles	Pico Rivera City	63,400	69,100	16,600	18,400	18,900	22,400
Los Angeles	Pomona City	150,500	190,400	38,600	51,100	55,100	67,200
Los Angeles	Rancho Palos Verdes City	42,000	42,300	15,600	15,700	5,800	6,200
Los Angeles	Redondo Beach City	67,200	74,400	29,000	33,000	24,000	29,800
Los Angeles	Rolling Hills City	1,900	2,000	700	700	100	100
Los Angeles	Rolling Hills Estates City	8,100	8,600	3,000	3,100	5,900	6,800
Los Angeles	Rosemead City	54,300	60,800	14,300	16,400	13,700	16,200
Los Angeles	San Dimas City	33,600	34,500	12,000	12,400	11,200	12,700
Los Angeles	San Fernando City	23,900	26,900	6,000	7,000	10,900	12,700
Los Angeles	San Gabriel City	40,100	46,900	12,600	15,300	14,100	16,800
Los Angeles	San Marino City	13,200	13,300	4,300	4,400	3,600	4,200
Los Angeles	Santa Clarita City	202,000	262,200	67,300	90,300	73,500	95,900
Los Angeles	Santa Fe Springs City	16,600	21,700	4,800	6,500	54,600	62,000
Los Angeles	Santa Monica City	90,700	103,400	47,100	53,900	89,600	103,700
Los Angeles	Sierra Madre City	11,000	11,200	4,800	5,000	1,900	2,100
Los Angeles	Signal Hill City	11,200	12,000	4,200	4,600	13,800	16,500
Los Angeles	South El Monte City	20,300	22,500	4,600	5,200	15,700	17,800
Los Angeles	South Gate City	94,700	111,800	23,200	28,300	20,400	24,000
Los Angeles	South Pasadena City	25,800	27,100	10,500	11,100	9,300	10,500
Los Angeles	Temple City	35,900	40,600	11,600	13,500	6,900	8,400
Los Angeles	Torrance City	146,500	159,800	56,100	62,000	102,300	117,600
Los Angeles	Vernon City	100	300	0	100	43,200	46,100
Los Angeles	Walnut City	29,800	33,800	8,700	10,400	8,400	9,900
Los Angeles	West Covina City	107,000	116,700	31,700	35,000	29,500	34,300

Table 11 City Forecast 2040 Continued

County	City Name	2012 Population	2040 Population	2012 Household	2040 Household	2012 Employment	2040 Employment
Los Angeles	West Hollywood City	34,800	41,800	22,600	27,800	29,800	37,300
Los Angeles	Westlake Village City	8,300	8,800	3,300	3,500	13,300	15,900
Los Angeles	Whittier City	85,900	96,900	28,300	32,600	26,900	31,700
Los Angeles	Unincorporated	1,040,700	1,273,700	292,700	392,400	222,900	288,400
Orange	Aliso Viejo City	49,300	51,000	18,500	19,400	18,900	20,900
Orange	Anaheim City	345,300	403,400	99,200	122,600	177,900	245,600
Orange	Brea City	41,100	50,600	14,500	18,100	46,700	53,700
Orange	Buena Park City	81,800	92,500	24,000	27,900	34,300	39,800
Orange	Costa Mesa City	111,200	116,400	40,000	42,500	84,400	93,200
Orange	Cypress City	48,500	49,700	15,700	16,300	22,100	27,700
Orange	Dana Point City	33,800	35,800	14,200	15,300	11,900	14,100
Orange	Fountain Valley City	56,000	59,300	18,700	19,900	30,400	34,900
Orange	Fullerton City	138,000	160,500	45,500	55,200	60,800	94,100
Orange	Garden Grove City	172,900	178,200	46,200	48,200	51,700	58,500
Orange	Huntington Beach City	193,200	207,100	74,900	81,200	75,800	87,000
Orange	Irvine City	227,100	327,300	81,800	123,400	224,400	320,000
Orange	Laguna Beach City	23,100	23,100	10,800	11,000	12,100	14,100
Orange	Laguna Hills City	30,600	31,500	10,400	10,900	18,500	19,400
Orange	Laguna Niguel City	63,900	72,000	24,300	27,700	18,300	22,100
Orange	Laguna Woods City	16,500	17,100	11,400	11,700	4,400	6,500
Orange	La Habra City	61,100	68,500	19,000	21,700	17,300	19,900
Orange	Lake Forest City	78,500	90,700	26,300	30,500	39,200	49,000
Orange	La Palma City	15,800	15,800	5,100	5,100	7,700	8,500
Orange	Los Alamitos City	11,600	12,100	4,100	4,200	14,200	15,600
Orange	Mission Viejo City	94,500	96,600	33,200	34,100	37,100	39,100
Orange	Newport Beach City	86,300	92,700	38,800	41,700	76,000	79,100
Orange	Orange City	138,500	153,000	43,600	49,300	94,100	105,500
Orange	Placentia City	51,500	58,400	16,600	18,900	19,000	23,500
Orange	Rancho Santa Margarita City	48,500	48,700	16,700	16,800	17,200	19,500
Orange	San Clemente City	64,400	68,000	24,000	25,300	24,800	29,500
Orange	San Juan Capistrano City	35,200	39,500	11,500	13,300	14,700	17,900

Table 11 City Forecast 2040 Continued

County	City Name	2012 Population	2040 Population	2012 Household	2040 Household	2012 Employment	2040 Employment
Orange	Santa Ana City	329,200	343,100	73,300	78,000	154,800	166,000
Orange	Seal Beach City	24,400	24,800	13,000	13,300	11,000	12,300
Orange	Stanton City	38,700	41,600	10,700	11,800	7,200	8,500
Orange	Tustin City	77,300	83,000	25,600	27,900	37,600	66,400
Orange	Villa Park City	5,900	6,100	2,000	2,000	1,500	1,700
Orange	Westminster City	91,000	92,800	26,200	26,800	24,200	26,400
Orange	Yorba Linda City	66,200	70,500	21,900	23,400	15,600	17,700
Orange	Unincorporated	120,700	180,100	37,800	56,900	20,700	41,200
Riverside	Banning City	30,100	37,600	10,800	14,000	7,300	14,200
Riverside	Beaumont City	39,400	80,600	12,400	27,200	5,900	18,000
Riverside	Blythe City	20,000	24,600	4,500	6,200	3,700	6,600
Riverside	Calimesa City	8,100	24,800	3,300	10,900	1,300	5,900
Riverside	Canyon Lake City	10,700	11,300	3,900	4,100	1,200	2,700
Riverside	Cathedral City City	52,200	68,100	17,100	26,000	10,800	21,200
Riverside	Coachella City	42,400	146,300	9,200	40,100	8,500	34,400
Riverside	Corona City	156,000	172,300	45,300	52,000	66,400	88,400
Riverside	Desert Hot Springs City	27,800	58,900	9,100	21,900	3,700	12,900
Riverside	Eastvale City	56,500	65,400	14,100	16,500	4,300	9,800
Riverside	Hemet City	80,800	126,500	30,300	52,200	21,000	45,500
Riverside	Indian Wells City	5,100	7,200	2,800	4,400	4,000	7,000
Riverside	Indio City	78,800	123,300	23,800	39,300	16,000	36,800
Riverside	Lake Elsinore City	54,100	111,400	15,200	35,000	11,800	31,700
Riverside	La Quinta City	38,300	47,700	14,900	19,100	12,400	21,500
Riverside	Menifee City	81,600	121,100	28,400	48,100	10,300	23,500
Riverside	Moreno Valley City	197,600	256,600	51,800	73,000	31,400	83,200
Riverside	Murrieta City	105,600	129,800	32,800	43,500	23,200	45,100
Riverside	Norco City	26,900	32,100	7,000	9,200	13,200	25,700
Riverside	Palm Desert City	49,800	61,700	23,400	31,400	36,900	53,600
Riverside	Palm Springs City	45,600	56,900	22,900	31,300	26,300	45,800
Riverside	Perris City	70,700	116,700	16,600	32,700	15,100	32,200
Riverside	Rancho Mirage City	17,600	25,000	8,900	13,600	12,300	20,500
Riverside	Riverside City	310,700	386,600	92,400	118,600	120,000	200,500

Table 11 City Forecast 2040 Continued

County	City Name	2012 Population	2040 Population	2012 Household	2040 Household	2012 Employment	2040 Employment
Riverside	San Jacinto City	45,100	79,900	13,200	27,600	5,900	17,800
Riverside	Temecula City	104,100	137,400	32,500	42,900	43,000	63,500
Riverside	Wildomar City	33,000	56,200	10,100	18,100	5,000	13,500
Riverside	Jurupa Valley City	97,000	114,500	25,000	30,400	24,500	32,600
Riverside	Unincorporated	359,500	487,500	112,700	159,200	71,300	160,200
San Bernardino	Adelanto City	31,100	70,000	7,900	18,100	3,900	7,800
San Bernardino	Apple Valley Town	70,200	100,600	23,700	34,800	15,400	27,600
San Bernardino	Barstow City	23,100	35,100	8,100	12,900	8,100	16,800
San Bernardino	Big Bear Lake City	5,100	6,900	2,200	3,000	3,800	5,400
San Bernardino	Chino City	79,400	120,400	21,000	34,000	42,600	50,600
San Bernardino	Chino Hills City	75,800	94,900	23,000	28,300	11,500	18,600
San Bernardino	Colton City	52,800	69,100	15,000	20,800	16,800	29,200
San Bernardino	Fontana City	200,200	280,900	49,600	74,000	47,000	70,800
San Bernardino	Grand Terrace City	12,200	14,200	4,400	5,700	2,200	5,300
San Bernardino	Hesperia City	91,100	129,100	26,400	39,100	14,900	28,300
San Bernardino	Highland City	53,700	66,900	15,500	20,600	5,500	10,200
San Bernardino	Loma Linda City	23,400	29,300	8,800	11,800	16,700	21,100
San Bernardino	Montclair City	37,200	42,700	9,600	11,600	16,500	19,000
San Bernardino	Needles City	4,900	7,000	1,900	2,800	2,200	3,800
San Bernardino	Ontario City	166,300	258,600	45,100	75,300	103,300	175,400
San Bernardino	Rancho Cucamonga City	170,100	204,300	55,400	73,100	69,900	104,600
San Bernardino	Redlands City	69,600	85,500	24,800	32,400	31,700	53,400
San Bernardino	Rialto City	100,800	112,000	25,400	31,500	21,100	30,500
San Bernardino	San Bernardino City	211,900	257,400	59,300	77,100	88,900	128,900
San Bernardino	Twentynine Palms City	25,900	37,300	8,300	11,400	4,300	8,500
San Bernardino	Upland City	74,700	81,700	25,900	28,900	31,700	43,500
San Bernardino	Victorville City	119,600	184,500	33,100	55,400	29,800	52,700
San Bernardino	Yucaipa City	52,300	72,500	18,400	28,200	8,200	15,000
San Bernardino	Yucca Valley Town	21,000	26,300	8,300	12,200	6,100	10,000
San Bernardino	Unincorporated	295,600	344,100	94,200	111,300	57,400	91,100
Ventura	Camarillo City	66,300	79,900	24,800	30,200	35,800	47,300



Table 11 City Forecast 2040 Continued

County	City Name	2012 Population	2040 Population	2012 Household	2040 Household	2012 Employment	2040 Employment
Ventura	Fillmore City	18,800	21,800	5,200	6,300	3,000	5,300
Ventura	Moorpark City	34,800	43,000	10,600	13,100	11,300	16,600
Ventura	Ojai City	7,500	8,400	3,100	3,300	5,100	5,300
Ventura	Oxnard City	200,100	237,300	50,100	60,100	58,100	79,200
Ventura	Port Hueneme City	21,800	22,400	7,100	7,300	6,400	6,700
Ventura	San Buenaventura (Ventura) City	106,700	125,300	40,700	48,400	60,700	66,000
Ventura	Santa Paula City	29,800	39,600	8,500	11,500	7,800	11,700
Ventura	Simi Valley City	125,100	142,400	41,300	47,400	44,000	61,100
Ventura	Thousand Oaks City	127,800	131,700	45,900	47,200	68,200	81,900
Ventura	Unincorporated	96,700	113,600	32,100	37,500	31,800	38,700

Note: All figures are rounded to the nearest 100.