

Section 5.2

**POPULATION, EMPLOYMENT, AND HOUSING**

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## 5.2 POPULATION, EMPLOYMENT, AND HOUSING

Information in this section is based on the *2020 Regional Growth Forecasts*, published by the Southern California Association of Governments (SCAG), adopted April 2001, 1990, and 2000 U.S. Census data; 2006 population and housing data published by the California Department of Finance; and data from the City of Santa Clarita. Existing planning documents, such as the *City of Santa Clarita General Plan*, adopted June 1991, *Los Angeles County Santa Clarita Valley Area Plan*, adopted December 1990, and the *Los Angeles County Housing Element*, adopted 2001, are also referenced.

### 5.2.1 ENVIRONMENTAL SETTING

SCAG is the responsible agency for developing and adopting regional growth forecasts for Los Angeles County. SCAG's *2020 Regional Growth Forecasts* is used as the basis of analysis for population, housing, and employment forecasts within the County. Population, housing, and employment characteristics for the County of Los Angeles and the City of Santa Clarita are provided below.

#### REGIONAL CHARACTERISTICS

Los Angeles County encompasses approximately 4,084 square miles.<sup>1</sup> It is bordered by the Pacific Ocean to the south, Orange County to the southeast, San Bernardino County to the east, Ventura County to the northwest, and Kern County to the north. Los Angeles County also includes the islands of San Clemente and Santa Catalina.

#### **Population**

The City of Santa Clarita is located in Los Angeles County, one of the six counties that comprise the SCAG region. According to SCAG, since the 2000 Census, population in the six-county region (Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial Counties) has grown from 16.6 million to 22.9 million persons, an increase of 12.8 percent. All of the counties in the SCAG region experienced at least 12 percent growth in population, with the exception of Los Angeles County, which grew by 7.4 percent.<sup>2</sup> The population projection for the year 2010 for the SCAG region is an estimated 20.5 million persons, representing a population increase of approximately 25 percent (4.2 million persons) between 1998 and 2010. SCAG attributes the growth in population for the region to natural increases and net in-migration.<sup>3</sup>

The County of Los Angeles' 2000 population was an estimated 9,519,338 persons, representing a 7.4 percent increase over the 1990 population of 8,863,164 persons.<sup>4</sup> Los Angeles County has the largest population of any county in the nation, with approximately 29 percent of California's residents living in the County. As of January 2006, the County's population was an estimated

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<sup>1</sup> Los Angeles County website [www.lacounty.info](http://www.lacounty.info), July 6, 2006.

<sup>2</sup> SCAG forecasts are the 2001 RTP (April 2001) Population, Household, and Employment forecasts for Los Angeles County.

<sup>3</sup> Natural increase is defined as the excess of births over deaths. Net in-migration is defined as the total number of people entering the region minus the people leaving the region.

<sup>4</sup> 1990 and 2000 Census Data.



10,245,572 persons.<sup>5</sup> SCAG projects the County's population to reach 11,501,884 by the year 2020. According to the U.S. Census, the Santa Clarita Valley had a total population of 213,178 persons in 2000. The population within the Valley is projected to grow by approximately 47 percent by 2020 to 313,290 persons.<sup>6</sup>

## Housing

According to the 2000 U.S. Census data, the housing stock in Los Angeles County was an estimated 3,270,909 housing units. This represents an increase of approximately 3.4 percent over the estimated 3,163,343 housing units reported in the 1990 U.S. Census. As of January 2006, the County's housing stock was an estimated 3,364,750 housing units, with a vacancy rate of 4.20 percent.<sup>7</sup> The average number of persons per household in the County was 3.123 (May 2006). Based on forecasts provided by the City, the number of households in the Santa Clarita Valley is expected to grow to 92,175 by the year 2010, and 121,578 by the year 2020.

## Employment

In 2000, the civilian labor force in the County of Los Angeles totaled approximately 4,307,762 persons. An estimated 8.2 percent of the County's civilian labor force (354,347 persons) was unemployed at the time of the Census. The majority of the County's labor force (approximately 34.3 percent) was employed in management, professional, and related occupations. The next highest concentration of the labor force (approximately 27.6 percent) was found in sales and office occupations.<sup>8</sup> Employment projections for Santa Clarita Valley project that there will be 125,901 jobs within the Valley by the year 2010, and 162,537 jobs by the year 2020.<sup>9</sup>

## CITY OF SANTA CLARITA

### Population

The City of Santa Clarita's 2000 population was an estimated 151,088 persons, representing a 36.5 percent increase over the 1990 population of 110,642 persons. As of January 1, 2006, the City's population was an estimated 167,412 persons.<sup>10</sup> From 1990 to 2000, the City of Santa Clarita's population grew at an annual growth rate of 3.65 percent a year. From 2000 to 2006, the City of Santa Clarita's population grew at an annual growth rate of 1.8 percent a year.

Population growth is expected to continue in Santa Clarita. SCAG estimates the population of Santa Clarita to reach 187,795 persons by 2010, 200,104 persons by 2015, and 211,367 persons by 2020.<sup>11</sup> This represents a population growth of approximately 26 percent between 2006 and 2020 under

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<sup>5</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities Counties and the State, 2001-2006, with 2000 Benchmark*. Sacramento, California, May 2006.

<sup>6</sup> SCAG forecasts are the 2001 RTP (April 2001) Population, Household, and Employment forecasts for Los Angeles County.

<sup>7</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities Counties and the State, 2001-2006, with 2000 Benchmark*. Sacramento, California, May 2006.

<sup>8</sup> 2000 U.S. Census Data.

<sup>9</sup> North Los Angeles County Subregion 2020 Growth Projection Report, October 1995.

<sup>10</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities Counties and the State, 2001-2006, with 2000 Benchmark*. Sacramento, California, May 2006.

<sup>11</sup> Southern California Association of Governments 2004 RTP Growth Forecast, City Projections, adopted June 2004.



SCAG projections, and represents approximately a 1.8 percent annual growth rate. As a result, the 2004 SCAG projections correspond to the City's estimates.

## Housing

According to 2000 U.S. Census data, the total housing stock in the City of Santa Clarita was an estimated 52,456 housing units. This represents an increase of approximately 22 percent over the estimated 41,133 housing units reported in the 1990 U.S. Census. From 1990 to 2000, the City of Santa Clarita's housing stock grew at an annual growth rate of 2.2 percent a year. In January 2006, the State estimated the City's housing stock was 55,530 housing units, with a vacancy rate of 3.16 percent.<sup>12</sup> From 2000 to 2006, the City of Santa Clarita's housing stock grew at an annual growth rate of 1.0 percent. The average number of persons per household in the City was 3.087 (January 2006).

Based on forecasts provided by the City, the number of households in the City is expected to grow to 64,675 by 2010, and to 75,078 by 2020. City housing, therefore, would represent 70.2 and 61.8 percent of the projected housing for the Santa Clarita Valley for those years, respectively. According to SCAG projections, the number of housing units is expected to increase to 62,837 units by 2010, 67,832 units by 2015, and 72,833 units by 2020, representing an approximately 31.20 percent increase in housing units between 2006 and 2020.<sup>13</sup>

## Employment

In 2000, the City of Santa Clarita's civilian labor force consisted of approximately 79,149 persons.<sup>14</sup> At the time of the 2000 Census, an estimated 4.8 percent of the City's civilian labor force (3,799 persons) was unemployed. Similar to the County of Los Angeles, the majority (approximately 40.9 percent) of the City's labor force was employed in management, professional and related occupations, while the second highest percentage of the City's labor force (14.1 percent) was employed in service occupations.<sup>15</sup>

SCAG estimates the City's employment trends with 57,248 employees by 2010, 67,832 employees by 2015, and 72,833 employees by 2020. The City of Santa Clarita *General Plan* estimated the City's employment trends, with a projection of 63,255 employees by the year 2010 and 63,859 employees by the year 2020. However, based upon a historical employment growth of 2.49 percent (from 1990 through 2000), it could be projected that there would be approximately 101,219 employees by the year 2010, 114,464 employees by the year 2015, and 129,442 employees by the year 2020.<sup>16</sup>

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<sup>12</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities Counties and the State, 2001-2006, with 2000 Benchmark*. Sacramento, California, May 2006.

<sup>13</sup> *Ibid.*

<sup>14</sup> 2000 Census Data.

<sup>15</sup> *Ibid.*

<sup>16</sup> 1990 and 2000 Census Data.



## 5.2.2 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix A of this EIR. The Initial Study includes questions relating to population, employment, and housing. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

- ◆ 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; or
- ◆ Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

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.

## 5.2.3 IMPACTS AND MITIGATION MEASURES

### EMPLOYMENT

- ◆ **IMPLEMENTATION OF PHASE 1 OF THE HMNMH MASTER PLAN WOULD INVOLVE THE ADDITION OF APPROXIMATELY 80,000 SQUARE FEET OF MEDICAL OFFICE USES AND 125,000 SQUARE FEET OF HOSPITAL USES, PROVIDING A GREATER AMOUNT OF EMPLOYMENT OPPORTUNITIES.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* The project proposes the development of an 80,000-square-foot medical office building (MOB) in Phase 1. Based upon a study conducted by James Brinkley Company, typical MOBs range from a low of 1,466 gross square feet (GSF) per provider to a high of 2,125 GSF per provider, averaging 1,796 GSF per provider.<sup>17</sup> For purposes of the analysis, it was assumed that 20 percent of the total space in the MOB is devoted to diagnostic and treatment support services. Based upon the average size of 1,796 square feet per provider offices (POs), the remaining 64,000 square feet would be able to support approximately 36 POs. It is estimated that each PO supports a staff ratio of 4.7 staff per provider, which includes staff located in administrative buildings.

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<sup>17</sup> EIP Associates, *Kaiser Permanente Redwood City Medical Center Master Plan Draft EIR*, 2002.



Therefore, an increase of 64,000 net square feet of MOB space would result in an increase of 204 (36 practitioners and 168 support staff) positions. Based on employment projections provided by HMNMH, ultimate buildout of the Master Plan hospital uses (additional 322,839 square feet) would require an additional 208 hospital staff, which is approximately one employee for every 1,552 square feet of hospital space. As such, the additional hospital uses under the Phase 1 development program (125,363 square feet) would provide employment for an additional 81 hospital staff. Given that the City is seeking to expand employment opportunities within the City, the additional 285 employees are considered to be a beneficial impact of implementing the proposed project and a beneficial impact to the City.

The jobs/housing ratio for the City of Santa Clarita in 2000 was 0.99:1, while the projected jobs/housing ratio for the City in year 2010 would be 0.90:1, indicating that the City will become increasingly housing rich. The original purpose of achieving jobs/housing balance within the region as outlined in SCAG's *Regional Comprehensive Plan and Guide* (1995) was to result in a balanced development and a reduction in vehicle miles traveled within a region and, thereby, a reduction in roadway congestion, fuel consumption, and air emissions. SCAG's population/housing goal for the North County Region is 1.30:1. Phase 1 of the proposed project would contribute to the SCAG jobs/housing goal of 1.30:1 for the North County Region by providing an additional 285 employment positions. Therefore, the proposed project would have a less than significant employment impact.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

- ◆ **IMPLEMENTATION OF PHASE 2 OF THE HMNMH MASTER PLAN WOULD INVOLVE THE ADDITION OF APPROXIMATELY 120,000 SQUARE FEET, PROVIDING A GREATER AMOUNT OF EMPLOYMENT OPPORTUNITIES.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* Phase 2 of the proposed project involves the development of two 60,000-square-foot MOBs, for a total of 120,000 square feet of new MOB space in Phase 2. Based upon the generation factors previously described, an increase of 200,000 square feet of MOB space and 125,363 square feet of hospital space (for both Phases 1 and 2) would result in an increase of 304 MOB positions (53 practitioners and 251 support staff) and 81 hospital staff, respectively, for a total of 385 employment positions. Phase 2 would result in an additional 100 MOB employees over the employees added as a result of Phase 1. Given that the City is seeking to expand employment opportunities within the City, the additional 385 employees are considered to be a beneficial impact of implementing the proposed project and a beneficial impact to the City.

The jobs/housing ratio for the City of Santa Clarita in 2000 was 0.99:1, while the projected jobs/housing ratio for the City in year 2010 would be 0.90:1, indicating that the City will become increasingly housing rich. The original purpose of achieving jobs/housing balance within the region as outlined in SCAG's *Regional Comprehensive Plan and Guide* (1995) was to result in a balanced development and a reduction in vehicle miles traveled within a region and, thereby, a reduction in



roadway congestion, fuel consumption, and air emissions. SCAG's population/housing goal for the North County Region is 1.30:1. Phases 1 and 2 of the proposed project would contribute to the SCAG jobs/housing goal of 1.30:1 for the North County Region by providing an additional 385 employment positions. Therefore, the proposed project would have a less than significant employment impact.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

- ◆ **BUILDOUT OF THE HMNMH MASTER PLAN WOULD INVOLVE THE ADDITION OF APPROXIMATELY 322,839 SQUARE FEET OF MEDICAL OFFICE USES AND 260,780 SQUARE FEET OF HOSPITAL USES, PROVIDING A GREATER AMOUNT OF EMPLOYMENT OPPORTUNITIES.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* Buildout of the HMNMH Master Plan would involve development of an additional 260,780 square feet of MOB's and an additional 322,839 square feet of hospital and administrative uses. The HMNMH anticipates a total staff of 1,503 persons (208 positions greater than the existing 1,295 positions) upon buildout of the hospital and administrative facilities. Based upon the generation factors previously described, development of an additional 268,780 square feet of MOB's would result in a total of 662 additional employment opportunities. Therefore, buildout of the HMNMH Master Plan would result in a total of 870 additional employment positions. Given that the City is seeking to expand employment opportunities within the City, the additional 870 employees are considered to be a beneficial impact of implementing the proposed project and a beneficial impact to the City.

The jobs/housing ratio for the City of Santa Clarita in 2000 was 0.99:1, while the projected jobs/housing ratio for the City in year 2010 would be 0.90:1, indicating that the City will become increasingly housing rich. The original purpose of achieving jobs/housing balance within the region as outlined in SCAG's *Regional Comprehensive Plan and Guide* (1995) was to result in a balanced development and a reduction in vehicle miles traveled within a region and, thereby, a reduction in roadway congestion, fuel consumption, and air emissions. SCAG's population/housing goal for the North County Region is 1.30:1. The proposed project would contribute to the SCAG jobs/housing goal of 1.30:1 for the North County Region by providing an additional 870 employment positions. Therefore, the proposed project would have a less than significant employment impact.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.



## **HOUSING DEMAND**

### **◆ IMPLEMENTATION OF PHASE 1 OF THE HMNMH MASTER PLAN COULD RESULT IN AN INCREASED DEMAND FOR HOUSING.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* In January 2006, the State estimated the City's housing stock was 55,530 housing units, with an annual growth rate of 1.0 percent a year. Applying the historical growth rate of 1.0 percent a year, the City is estimated to include a total of 56,085 housing units by the year 2007 (completion of Phase 1), an increase of 555 housing units. Under the proposed project, the increase in the number of staff due to the HMNMH Master Plan would be part of that forecast demand for housing. 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 (i.e., family income levels and the cost and availability of suitable housing in the local area). Due to the uncertainty that exists with regard to the number of new employees that may choose to relocate to the City, a more conservative analysis of impacts associated with the City's permanent population is provided. For analysis purposes, it is assumed that 71 persons (25 percent) of the proposed project's new employees (285 employees for Phase 1) would choose to relocate to the City, creating a demand for 71 housing units. The increased number of new employees would account for a small proportion (approximately 0.13 percent of 2007 projections) of the total projected increase in the City's housing supply.

Since not all HMNMH employees would choose to live in Santa Clarita, they would be expected to choose residences within the primary housing market area (Los Angeles County). The remaining 214 new employees would seek residence in the primary housing market or beyond. The project-related increase in the demand of 214 units for housing by the year 2007 would have an insignificant percentage (0.03 percent) of the projected growth of 67,943 housing units in Los Angeles County.<sup>18</sup> Therefore, impacts resulting from increased housing would be less than significant.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

### **◆ IMPLEMENTATION OF PHASE 2 OF THE HMNMH MASTER PLAN COULD RESULT IN AN INCREASED DEMAND FOR HOUSING.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* By the year 2015 (completion of Phase 2) the City is estimated to include a total of 60,732 housing units, an increase of 5,202 housing units from 2006 estimates of 55,530. Under the proposed project, the increase in the number of staff due to the HMNMH Master Plan would be part of that forecast demand for housing. For analysis purposes, it is assumed that 96 persons (25 percent) of the proposed project's new employees (385 employees for Phases 1 and 2) would choose to relocate to the City, creating a demand for 96 housing units, which represents 25 additional

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<sup>18</sup> Based upon an historical growth rate of 2.1 percent.



housing units over Phase 1. The increased number of new employees would account for a small proportion (approximately 0.16 percent of 2015 projections) of the total projected increase in the City's housing supply.

Since not all HMNMH employees would choose to live in Santa Clarita, they would be expected to choose residences within the primary housing market area (Los Angeles County). The remaining 289 new employees would seek residence in the primary housing market or beyond. The project-related increase in the demand of 289 units for housing by the year 2015 would have an insignificant percentage (0.05 percent) of the projected growth of 610,050 housing units in Los Angeles County.<sup>19</sup> Therefore, impacts resulting from increased housing would be less than significant.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

◆ **BUILDOUT OF THE HMNMH MASTER PLAN COULD RESULT IN AN INCREASED DEMAND FOR HOUSING.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* Applying the historical growth rate of 1.0 percent a year, the City is estimated to include a total of 70,508 housing units by the year 2030 (buildout of the HMNMH Master Plan), an increase of 14,978 housing units from 2006. For analysis purposes, it is assumed that 218 persons (25 percent) of the proposed project's new employees (870 employees for buildout) would choose to relocate to the City, creating a demand for 218 housing units. The increased number of new employees would account for a small proportion (approximately 1.46 percent) of the total projected increase in the City's housing supply.

Since not all HMNMH employees would choose to live in Santa Clarita, they would be expected to choose residences within the primary housing market area (Los Angeles County). The remaining 652 new employees would seek residence in the primary housing market or beyond. The project-related increase in the demand of 652 units for housing by the year 2030 would have an insignificant percentage (0.22 percent) of the projected growth of 295,928 housing units in Los Angeles County.<sup>20</sup> Therefore, impacts resulting from increased housing would be less than significant.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

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<sup>19</sup> Based upon an historical growth rate of 2.1 percent.

<sup>20</sup> Based upon an historical growth rate of 0.34 percent.



## **POPULATION**

### **◆ IMPLEMENTATION OF PHASE 1 OF THE HMNMH MASTER PLAN COULD INDUCE POPULATION GROWTH IN THE CITY.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* As previously described, employment generated by the proposed project may result in direct growth in the City's population since the potential exists that future employees (and their families) may choose to relocate to the City. For analysis purposes, it is assumed that 71 persons (25 percent) of the proposed project's new employees (285 employees for Phase 1) would choose to relocate to the City, creating a demand for 71 housing units, and a resultant population increase of approximately 219 persons (based on an estimate of 3.087 persons per household).

This increase in population is considered minimal (0.13 percent of the City's 2007 population estimate of 170,425) and does not represent a substantial portion of the projected population for the City and would not induce substantial growth or concentration of population. The proposed project would also not exceed Santa Clarita Valley population projections of 243,104 persons by 2010 and 313,290 persons by 2020. The proposed project would have a less than significant population impact under the significance criteria.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

### **◆ IMPLEMENTATION OF PHASE 2 OF THE HMNMH MASTER PLAN COULD INDUCE POPULATION GROWTH IN THE CITY.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* As previously described, employment generated by the proposed project may result in direct growth in the City's population since the potential exists that future employees (and their families) may choose to relocate to the City. For analysis purposes, it is assumed that 96 persons (25 percent) of the proposed project's new employees (385 employees for Phases 1 and 2) would choose to relocate to the City, creating a demand for 96 housing units, and a resultant population increase of approximately 296 persons (based on an estimate of 3.087 persons per household).

This increase in population is considered minimal (0.17 percent of the City's 2007 population estimate of 170,425) and does not represent a substantial portion of the projected population for the City and would not induce substantial growth or concentration of population. The proposed project would also not exceed Santa Clarita Valley population projections of 243,104 persons by 2010 and 313,290 persons by 2020. The proposed project would have a less than significant population impact under the significance criteria.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.



◆ **BUILDOUT OF THE HMNMH MASTER PLAN COULD INDUCE POPULATION GROWTH IN THE CITY.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* As previously described, employment generated by the proposed project may result in direct growth in the City's population since the potential exists that future employees (and their families) may choose to relocate to the City. For analysis purposes, it is assumed that 218 persons (25 percent) of the proposed project's new employees (870 employees at buildout) would choose to relocate to the City, creating a demand for 218 housing units, and a resultant population increase of approximately 673 persons (based on an estimate of 3.087 persons per household).

This increase in population is considered minimal (0.23 percent of the City's 2030 estimated population of 289,376 persons) and does not represent a substantial portion of the projected population for the City and would not induce substantial growth or concentration of population. The proposed project would also not exceed Santa Clarita Valley population projections of 243,104 persons by 2010 and 313,290 persons by 2020. The proposed project would have a less than significant population impact under the significance criteria.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

## 5.2.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

◆ **BUILDOUT OF THE PROPOSED PROJECT, IN CONJUNCTION WITH OTHER CUMULATIVE PROJECTS IN THE SANTA CLARITA VALLEY, WOULD NOT RESULT IN SIGNIFICANT CUMULATIVE POPULATION, EMPLOYMENT, AND HOUSING IMPACTS.**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* Implementation of cumulative projects, including the proposed project, would result in additional population, housing, and employment opportunities in undeveloped portions of the Santa Clarita Valley. Cumulative population, employment, and housing growth from implementation of related projects and the proposed project would be 37,833 persons, 25,870 employees, and 12,280 dwelling units, respectively. The proposed project's anticipated growth of 673 persons, 870 employees, and 218 dwelling units would represent 1.8 percent of cumulative population growth, 3.7 percent of cumulative employment growth, and 1.8 percent of cumulative housing growth. Cumulative population, employment, and housing growth calculation tables are included in Appendix C.

According to the significance threshold criteria, it is determined that:



- ◆ It is expected that growth associated with the proposed project and related projects has been included in the growth projections contained in the *General Plan*.
- ◆ The buildout of the proposed project and related projects will create jobs, and there will be no net loss of jobs. Cumulative development would not result in a significant impact relative to the net loss of jobs.
- ◆ In the course of citywide buildout, existing housing (including affordable housing) could possibly be displaced. This may occur to make way for new development that may be more compatible with local land use designations, to replace aging housing, or for other reasons. Overall, however, the housing stock in the City is expected to grow considerably and, given the housing needs of the City for housing affordable to very low and low income families, it can be reasonably assumed that any loss of affordable housing that may occur would be replaced. Cumulative development would not result in a significant impact relative to loss of existing affordable housing stock.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Not applicable.

## 5.2.5 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project (Phase 1, Phase 2, and buildout) would not result in any significant unavoidable population, employment, or housing impacts with the imposition of the recommended mitigation measures. As such, no significant unavoidable impacts would result from implementation of the Henry Mayo Newhall Memorial Hospital Master Plan.



Henry Mayo Newhall Memorial Hospital  
Master Plan  
Program Environmental Impact Report

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