

5.8 POPULATION AND HOUSING

SUMMARY

According to most recent City data, a total of 177,418 people resided in the City of Santa Clarita in 2006. As of January 2006, there were 53,774 occupied housing units within the City, and a 3.16 percent vacancy rate. By year 2020 (the closest to the project buildout year of 2019), the City's population is expected to increase to 210,220 persons with a total of 75,078 households. In that same year, population within the Santa Clarita Valley is projected to be 313,290 compared to 213,178 persons in 2000.¹ According to the 2000 Census, there were approximately 48,576 jobs in the City of Santa Clarita. SCAG employment projections show that employment within the City will grow to 58,345 in year 2010 and to 61,973 in 2020.

The master plan proposes an enrollment cap of 1,700 students, including 1,500 full-time and 200 part-time students and The Master's College has a current student enrollment of approximately 1,100. This analysis assumes a worse case analysis that all 600 additional students would reside within the City of Santa Clarita. Using the January 2006 Department of Finance figure for average household size within the City, the 54 condominium units proposed for future construction would house 167 persons. Other project components, including the extensions of Dockweiler Drive and Deputy Jake Drive, and the dedication of 20.5 acres of vacant land for future parkland/open space purposes would not generate a resident population. Additionally, removal of a 0.75-million-gallon water tank followed by installation of a 5.0-million-gallon water tank would not generate a resident population. Overall, the project would add 767 persons to the City of Santa Clarita population. Master plan implementation would create 25 new faculty and 83 new staff positions at The Master's College. Construction associated with all project components would also generate temporary jobs throughout project implementation. Relative to the year 2020 City and Santa Clarita Valley population projections, population and employment generated by the project is considered negligible (1.1 and 0.2 percent of the 2020 projections, respectively). Therefore, population and employment impacts would be less than significant. Additionally, as the project would add rather than displace housing in the City, housing impacts would be less than significant.

*Cumulative buildout of the Santa Clarita Valley would result in a population of 443,658, 145,176 housing units, and 146,483 jobs. These numbers are greater than those projected in the Santa Clarita Valley Area Plan; however, the Area Plan only projects growth for year 2010, while buildout of the Valley is expected to occur far into the future. Cumulative population, housing, and employment impacts would be less than significant under the significance criteria utilized in this impact analysis. Environmental impacts of this growth in other areas of concern addressed in this EIR are discussed throughout **Section 5.0, Environmental Impact Analysis**.*

¹ City of Santa Clarita. "City of Santa Clarita Profile." 2007. www.santa-clarita.com/cityhall/demog.htm#demog.

EXISTING CONDITIONS

Information on population, housing stock and employment for the City of Santa Clarita and the Santa Clarita Valley was derived from the California Department of Finance, from the City of Santa Clarita, the City's web site (<http://www.santa-clarita.com/cityhall/demog.htm#demog>), and from the Web site of the Southern California Association of Governments (SCAG) (<http://www.scag.ca.gov/forecast/rtpgf.htm>). Existing planning documents, such as the Housing Element of the City of Santa Clarita General Plan (May 2004), Los Angeles County Santa Clarita Valley Area Plan (December 1990), and Los Angeles County Housing Element (2001) are also referenced. As two of the City and County planning documents are more than ten years old, demographic projections from these documents are not used in this impact analysis. Rather, up-to-date forecasts from the City of Santa Clarita are used.

Population

Most of the population within the Santa Clarita Valley resides in the City of Santa Clarita, which had an estimated population of 177,418 in 2006.² According to the most recent City data, in 2000, a total of 213,178 persons lived in the Santa Clarita Valley as a whole.³ **Table 5.8-1, City of Santa Clarita and Santa Clarita Valley Population Forecasts**, provides City of Santa Clarita population projections for both the City and the Santa Clarita Valley from 2000 through 2020.

Table 5.8-1
City of Santa Clarita and Santa Clarita Valley Population Forecasts

City/Valley	Population			Percent Change 2000 to 2020
	2000	2010	2020	
Santa Clarita Valley	213,178	243,104	313,290	47%
City of Santa Clarita	151,088	181,092	210,220	39%
City Percent of Valley	70.1	74.5	67.1	--

Source: City of Santa Clarita, January 2007

As shown, the population within the valley is projected to grow by 47 percent by 2020, while population in the City is projected to grow by 39 percent. The City's proportionate share of population within the

² City of Santa Clarita. "Demographics, Santa Clarita Profile." 2007. http://www.santa-clarita.com/cityhall/cd/ed/community_profile/demographics.asp

³ Ibid.

valley is also shown to decrease from 70.1 percent to 67.1 percent over the 20-year timeframe represented in the table.

The Master's College campus currently houses 762 students in on-campus dormitories and off-campus apartments. Faculty and staff housing is not provided on The Master's College campus.

Housing

According to the 2000 Census, there were approximately 48,842 households in the City of Santa Clarita.⁴ According to most recent California Department of Finance data, as of January 2006, there were 53,774 occupied housing units within the City, and a 3.16 percent vacancy rate. There was also an average of 3.087 persons per household. Based on forecasts provided by the City, the number of households in the City is expected to grow to 64,675 in 2010, and then to 75,078 in 2020, while the number of households in the Santa Clarita Valley is expected to grow to 92,175 and 121,578 in those respective years. City housing, therefore, would represent 70.2 and 61.8 percent of the projected housing for the Santa Clarita Valley for those years, respectively.

Employment

According to the 2000 Census, there were approximately 48,576 employees in the City of Santa Clarita⁵ resulting in a jobs/housing ratio of 0.99:1 ($48,576/48,842 = 0.99$). More than one-third of these employees were in the service sector, followed by 18 percent in retail and wholesale trade, and 13 percent in manufacturing. Year 2000 employment in the City represented 26.0 percent of the total employment in the North Los Angeles County Region (186,500 employees).

City employment projections show that employment within the City will grow to 58,345 in year 2010 and to 61,973 in 2020. Compared to year 2000, these projections represent employment increases of 20.1 and 27.6 percent for these years, respectively. Within Santa Clarita Valley, year 2010 employment is projected to be 76,345 and year 2020 employment is projected to be 95,473, with the City's 2010 and 2020 employment representing 76.4 and 64.9 percent of these totals, respectively.

The Master's College currently employs 127 faculty members (57 full time and 70 part time) and 177 staff members (142 full time and 35 part time).

⁴ Southern California Association of Governments, Information Services, October 29, 2002.

⁵ Ibid.

PROJECT IMPACTS

Significance Threshold Criteria

According to the City of Santa Clarita Environmental Guidelines, a project would have a significant effect on the environment if it would

- 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 (especially affordable housing); or
- displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Population

Implementation of the proposed master plan would include the development of a new 27,000-square-foot dormitory building which would provide 120 beds for students, and expansion of two existing dormitory buildings, which would provide an additional 80 beds. Assuming one person per bed, the new and expanded dormitories would increase the on-campus residential population by 200 students, resulting in a total resident student population of 906. In addition to the proposed dormitory rooms, the master plan sets a student enrollment cap of 1,700 students, which would be reached incrementally over the 10-year master plan buildout. Based on a current student enrollment of approximately 1,100, at master plan buildout the project would introduce a population increase of 600 to the City of Santa Clarita. While The Master's College requires that all unmarried students who are not living with their parents reside on campus, it is unlikely that all 600 additional students would live within the City of Santa Clarita. Therefore, this analysis considers a worst-case scenario. In addition, the project would involve site preparation for the future construction of 54 condominium units. Assuming an average household size of 3.087 persons,⁶ these 54 condominium units would result in a population increase of 167. Other project components, including the extension of Dockweiler and Deputy Jake Drives, removal of a 0.75-million-gallon water tank followed by installation of a 5.0-million-gallon water tank, and the dedication of 20.5 acres of vacant land for parkland/open space purposes would not generate a resident population. In total, the project would result in an increase to the population of the City of Santa Clarita of 767.

⁶ California State Department of Finance. "City/County Population and Housing Estimates." January 1, 2006.

According to SCAG projections, the City of Santa Clarita would have a population of 210,220 persons by the year 2020, representing growth of 59,132 over the year 2000 population. Population growth associated with the proposed master plan and 54 condominium units would account for 1.1 percent of projected growth within the City through year 2020. This increase in population is considered minimal and would not induce substantial population growth within the City. Project impacts would be less than significant.

Housing

Implementation of the proposed master plan would include the development of a new 27,000-square-foot dormitory building which would provide 120 beds for students, and expansion of two existing dormitory buildings, which would provide an additional 80 beds. In addition, the project would involve site preparation for the future construction of 54 condominium units. The project does not propose the removal of existing housing and, therefore, would not displace substantial numbers of existing housing or displace substantial numbers of people. The increase in housing units proposed represents 1 percent of projected housing unit increase within the City for year 2020 and does not represent substantial growth. Project impacts would be less than significant.

Employment

The proposed master plan would result in the need for 25 additional faculty and 83 staff members on The Master's College campus. Based on City projections, employment within the City of Santa Clarita will reach 61,973 in 2020. Additional faculty and staff resulting from master plan implementation would represent 0.2 percent of the total project employment growth through 2020. Construction associated with all project components would also generate temporary jobs periodically through buildout. This increase in employment is considered minimal and would not induce substantial population growth within the City. Project impacts would be less than significant.

MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

No mitigation measures pertaining to population and housing have been incorporated into the project.

MITIGATION MEASURES PROPOSED BY THIS PROJECT

The proposed project would not result in significant impacts to population, housing, or employment; consequently no mitigation measures are recommended by this EIR.

CUMULATIVE IMPACTS

In order to analyze the cumulative impacts of this project in combination with other expected future growth, the amount and location of growth expected to occur in addition to that of the project were predicted. For this section of the EIR, one cumulative development scenario is compared with existing conditions to meet California Environmental Quality Act (CEQA) requirements: the Santa Clarita Valley Cumulative Build-Out Scenario (refer to **Section 5.0, Environmental Impact Analysis**, for additional information on this scenario).

The Santa Clarita Valley Cumulative Build-Out Scenario entails buildout of all lands under the current land use designations indicated in the City of Santa Clarita General Plan and the Los Angeles County Santa Clarita Valley Area Plan, plus the proposed project, plus all known active pending General Plan Amendment requests for additional urban development in the City of Santa Clarita and the unincorporated area of Santa Clarita Valley. A list of the future development activity (with and without the project) expected in the valley under the Santa Clarita Valley Cumulative Build-Out Scenario is presented below in **Table 5.8-2, Cumulative Development Activity – Santa Clarita Valley Cumulative Buildout Scenario**.

According to the 2000 Census, the Santa Clarita Valley had a population of 151,052 persons, approximately 48,883 dwelling units, and 51,594 jobs. Based on the Santa Clarita Valley Cumulative Buildout Scenario land use data provided above and using an average person per household figure of 3.056 persons for the residential uses and employment generation factors for non-residential uses, there will be a population total of 443,658 persons, 145,176 dwelling units, and 146,485 jobs in the valley, including existing uses and The Master's College Master Plan project, at Santa Clarita Valley buildout.

Using published employment generation factors for Los Angeles County, **Table 5.8-3, Employment Generation Profile – Santa Clarita Valley Cumulative Buildout Scenario**, provides a breakdown of total cumulative buildout employment by category. The employment generation does not include the Special Generators identified in **Table 5.8-2**, independent contractors, or employment directly generated by residential uses, such as on-site property managers and maintenance personnel, etc., for multi-family residential uses. This employment would represent only a very small percentage of the overall employment base of the valley.

**Table 5.8-2
Cumulative Development Activity – Santa Clarita Valley Cumulative Buildout Scenario**

Land Use Types	Cumulative Buildout without Project¹	Project	Cumulative Buildout with Project
Single Family	93,720 du		93,720 du
Multi-Family	48,703 du	54 du	48,757 du
Mobile Home	2,699 du		2,699 du
Commercial Retail	19,899,030 sq. ft.		19,899,030 sq. ft.
Hotel	2,071 rooms		2,071 rooms
Sit-Down Restaurant	283,790 sq. ft.		283,790 sq. ft.
Fast Food Restaurant	23,600 sq. ft.		23,600 sq. ft.
Movie Theater	3,300 seats		3,300 seats
Health Club	54,000 sq. ft.		54,000 sq. ft.
Car Dealership	411,000 sq. ft.		411,000 sq. ft.
Elem./Middle School	278,953 students		278,953 students
High School	12,843 students		12,843 students
College	29,348 students	600 students	29,948 students
Hospital	247,460 sq. ft.		247,460 sq. ft.
Library	171,790 sq. ft.		171,790 sq. ft.
Church	501,190 sq. ft.		501,190 sq. ft.
Day Care	785,000 sq. ft.		785,000 sq. ft.
Industrial Park	41,743,950 sq. ft.		41,743,950 sq. ft.
Business Park	8,424,330 sq. ft.		8,424,330 sq. ft.
Manufact./Warehouse	3,932,470 sq. ft.		3,932,470 sq. ft.
Utilities	1,150,240 sq. ft.		1,150,240 sq. ft.
Commercial Office	6,380,520 sq. ft.		6,380,520 sq. ft.
Medical Office	133,730 sq. ft.		133,730 sq. ft.
Golf Course	1,238.0 ac		1,238.0 ac
Developed Parkland	493.3 ac		493.3 ac
Undeveloped Parkland	1,000.0 ac		1,000.0 ac
Special Generator ²	413.0 sg		413.0 sg

Source: City of Santa Clarita

du = dwelling unit; sq. ft. = square feet; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model (2004). Includes existing development, buildout under the existing City of Santa Clarita General Plan and Santa Clarita Valley Area Plan and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Agua Dulce Airport.

**Table 5.8-3
Employment Generation Profile – Santa Clarita Valley Cumulative Buildout Scenario**

Land Use	Cumulative Buildout w/ Project	Employment Generation Factor	Number of Employees
Commercial Retail	19,899,030 sq. ft.	2.36 per tsq. ft. ^{2/3}	46,962
Hotel	2,071 rooms	0.90 per room ⁸	1,864
Sit-Down Restaurant	283,790 sq. ft.	2.36 per tsq. ft. ^{2/3}	670
Fast Food Restaurant	23,600 sq. ft.	2.36 per tsq. ft. ^{2/3}	56
Movie Theater	3,300 seats	0.01 per seat ⁵	33
Health Club	54,000 sq. ft.	2.36 per tsq. ft. ^{2/3}	127
Car Dealership	411,000 sq. ft.	2.36 per tsq. ft. ²	970
Elem./Middle School	279,340 students	0.11 per student ^{4/5}	30,727
High School	12,958 students	0.11 per student ^{4/5}	1,425
College	29,948 students	0.11 per student ^{4/5}	3,294
Hospital	247,460 sq. ft.	3.00 per tsq. ft. ⁸	742
Library	171,790 sq. ft.	1.00 per tsq. ft. ⁸	172
Church	501,190 sq. ft.	0.50 per tsq. ft. ⁸	251
Day Care	785,000 sq. ft. ¹	0.20 per student ²	2,855
Industrial Park	41,743,950 sq. ft.	0.56 per tsq. ft. ²	23377
Business Park	8,424,330 sq. ft.	0.56 per tsq. ft. ²	4,718
Manufacturing/Warehouse	3,932,470 sq. ft.	0.94 per tsq. ft. ^{2/6}	3,697
Utilities	1,150,240 sq. ft.	0.69 per tsq. ft. ²	794
Commercial Office	6,380,520 sq. ft.	3.13 per tsq. ft. ²	19,971
Medical Office	133,730 sq. ft.	3.13 per tsq. ft. ²	419
Golf Course	1,238.0 ac	1.44 per acre ²	1,783
Developed Parkland	493.3 ac	3.18 per acre ^{3/8}	1,578
Undeveloped Parkland	1,000.0 ac	0.0 per acre	0
Special Generator	413.0 sg	NA	--
		Total	146,485

Source: City of Santa Clarita

du = dwelling unit; sq. ft. = square feet; ac = acres; sg = special generator; tsq. ft. = thousand square feet; NA = not available

¹ Assumes 55 square feet per student or 14,273 students.

² The Natelson Company, Inc., *Employment Density Study Summary Report Prepared for Southern California Association of Governments* (October 31, 2001).

³ Assumes uses are within a modern retail center and employment generation factors for such centers are used.

⁴ Santa Clara Unified School District. "Fast Facts About SCUUSD." 2002. <http://www.scu.k12.ca.us/main.html>.

⁵ Daryl Zerfass, Austin-Foust and Associates, Inc. (daryl@austinfoust.com). "RE: SCVCTM Question No. 2." November 19, 2002. Rosemarie Mamaghani, Impact Sciences, Inc. (rosem@impactsociences.com).

⁶ This is an average of manufacturing employment generation (1.21 per tsq. ft.) and warehouse employment generation (0.66 per tsq. ft.)

⁷ This is an average of local park employment generation (5.71 per acre) and regional park employment generation (0.65 per acre)

⁸ Telephone interview with Glenn Blossom consultant to Southern California Association of Governments. Los Angeles, California. June 27, 1990.

As shown in **Table 5.8-4, Comparison of Adopted Santa Clarita Valley Growth Projections**, cumulative buildout for the Santa Clarita Valley will be greater than the projections in the adopted Los Angeles County Santa Clarita Valley Area Plan.⁷ This is not an issue of major concern as the Area Plan projections are for year 2010 and the Santa Clarita Valley is not expected to be built out by that time. The buildout year for the valley is unknown.

**Table 5.8-4
Comparison of Adopted Santa Clarita Valley Growth Projections**

	Total Cumulative Buildout	Adopted County Area Plan (2010)¹	Difference (Area Plan minus Cumulative)
Population	443,658	270,000	(173,658)
Housing	145,176	93,400	(51,776)
Employment	146,483	111,000	(35,483)

Source: City of Santa Clarita, February 2006

du = dwelling unit; sq. ft. = square feet; ac = acres; sg = special generator; tsq. ft. = thousand square feet; NA = not available

¹ Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan Comprehensive Update: December 6, 1990 (Los Angeles, California: Adopted by Los Angeles County Board of Supervisors February 16, 1984), 7.

Cumulative Population, Housing and Employment Summary

From a physical perspective, buildout of the Santa Clarita Valley, including the proposed project, would result in additional population, housing, and employment opportunities in undeveloped portions of the Santa Clarita Valley. Using the same significance threshold criteria used for the project, it is determined that

- it is not possible to evaluate cumulative population, housing, and employment impact significance relative to official regional or local population projections because year of valley-wide buildout would occur well beyond existing adopted SCVAP projections (2010) and SCAG projections (2025);
- the Santa Clarita Valley Buildout Scenario 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; and
- it is possible that, in the course of valley-wide buildout, existing housing, including affordable housing may 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 valley is expected to grow considerably and, given the requirements of the Regional Housing Needs Assessment for the City and the North Los Angeles

⁷ Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan Comprehensive Update: December 6, 1990, (Los Angeles, California: Adopted by Los Angeles County Board of Supervisors 16, February 1984), 7.

County Region 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.

The jobs/housing ratio at valley buildout is projected to be 1.01:1 ($146,483/145,176 = 1.01$), indicating an approach towards a jobs/housing balance, but one that is still short of the RCPG goal of 1.30:1. As mass transit to the Santa Clarita Valley increases and improves, and as vehicular gas mileage and emissions improve, roadway congestion, fuel consumption, and air emissions in the North County Region (and the air basin) would decrease, which is the original purpose of the jobs/housing concept.

CUMULATIVE MITIGATION MEASURES

No significant cumulative impacts to population, housing, or employment would result from valley buildout, which would include the proposed project; consequently no mitigation measures are recommended by this EIR.

UNAVOIDABLE SIGNIFICANT IMPACTS

Project-Specific Impacts

No significant project-specific impacts to population, housing, or employment would occur with project implementation.

Cumulative Impacts

No significant cumulative impacts to population, housing, or employment would result from valley buildout, which would include the proposed project.