

4.17 POPULATION, HOUSING, AND EMPLOYMENT

1. SUMMARY

The population of the City of Santa Clarita in January 2008 was 177,045, occupying a total of 58,714 households. By year 2010, the City's population is expected to increase to 181,974 persons, occupying a total of 59,086 households. In that same year, population and households within the northern portions of Los Angeles County are expected to increase to 719,991 and 215,650, respectively.

Assuming an average household size of 3.09 persons,¹ the 1,117 dwelling units within the proposed project would generate a resident population of 3,452 persons. The addition of 1,117 dwelling units to the City's housing stock represents 1.9 percent of projected dwelling units within the City for year 2010 (59,086 units).

Alternatively, the proposed project also provides a residential overlay that would allow for a conversion of up to 250,000 square feet of office floor area to 233 attached dwelling units. If implemented, this conversion would permit a maximum of 1,350 dwelling units and 700,000 square feet of commercial floor area. Utilizing the same assumptions identified in the prior paragraph, the 1,350 dwelling units within the proposed project would generate a resident population of 4,172 persons. The addition of 1,350 dwelling units to the City's housing stock represents 2.3 percent of projected dwelling units within the City for year 2010 (59,086 units).

City employment projections show that employment within the City will grow to 62,227 in year 2010 and 87,474 in year 2030, representing an increase of 41 percent. Within the City, data collected by the Southern California Association of Governments (SCAG) shows that the jobs/housing ratio for years 2010 and 2030 would be 1.05:1 and 1.08:1, respectively. This demonstrates that the City will become more employment rich over the next 25 years.

Based on the analysis in this section, the proposed project would not create significant impacts with regards to population, housing, or employment.

2. INTRODUCTION

Information on population, housing stock, and employment for the City of Santa Clarita and Los Angeles County was derived from the California Department of Finance (DOF), the City of Santa Clarita (see <http://www.santa-clarita.com/cityhall/demog.htm#demog>), and SCAG (see <http://www.scag.ca.gov/forecastt/index.htm>). Existing planning documents, such as the City of Santa Clarita general plan (June 1991), Los Angeles County Santa Clarita Valley Areawide Plan (December 1990), Draft One Valley One

¹ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark*.

Vision (OVOV) General Plan (2009), City of Santa Clarita General Plan Draft Housing Element (January 2009), and Los Angeles County Housing Element (2001) also were referenced. As two of the referenced planning documents are more than 10 years old, demographic projections from these documents are not used in this impact analysis. Rather, more current forecasts are used.

3. EXISTING CONDITIONS

a. Population

A significant amount of the existing population growth in Los Angeles County over the past two decades has occurred in the northern portions of the County, including both the Santa Clarita Valley and Antelope Valley. In 2000, the City of Santa Clarita had the fourth largest population within the County, following the cities of Los Angeles, Long Beach, and Glendale. The cities of Santa Clarita, Palmdale, and Lancaster also were the fastest-growing cities between 1990 and 2000, maintaining annual average growth rates significantly higher than the County as a whole. During that decade, the Santa Clarita Valley grew by almost 60,000 residents (approximately 39 percent), reaching a population of 212,611 by 2000.² Average household size increased from 2.93 to 3.09 persons per household between 1990 and 2000.³

In 2008, the estimated population of the entire Santa Clarita Valley was 252,000, with 75,000 residing in unincorporated County areas.⁴ According to the DOF, the population of Santa Clarita in January of 2008 was 177,045, an increase of 17 percent over the population in 2000.⁵ By contrast, the population of Los Angeles County as a whole grew 8.9 percent during this period. The City's growth during this period is partially due to the annexation of adjoining communities. In 2006, the City annexed three areas that added 2,643 units and 7,901 residents to the City's population.

Table 4.17-1 provides population projections supplied for the City of Santa Clarita from 2010 to 2035. As shown, the population within the City is projected to grow by 32 percent by 2035, as compared to the 81 percent forecasted growth within the northern portions of Los Angeles County.

² City of Santa Clarita Draft Land Use Element (December 2008), L-18.

³ City of Santa Clarita Draft Land Use Element (December 2008), L-19.

⁴ City of Santa Clarita Draft Land Use Element (December 2008), L-6.

⁵ State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2007 and 2008* (May 2008).

Table 4.17-1
Population Forecasts – 2010 to 2035

Region/City	Population						Percent Change 2010–2030
	2010	2015	2020	2025	2030	2035	
City of Santa Clarita	181,974	193,866	205,935	217,660	229,023	239,923	32%
North Los Angeles County Subregion	719,991	839,943	960,006	1,076,970	1,190,462	1,299,449	81%

Source:

Adopted 2008 RTP Growth Forecast by City, available at <http://www.scag.ca.gov/forecast/index.htm> (accessed March 24, 2009).

The project site is currently not developed, except for a small portion that is used for an equipment storage yard and a single-family residence. These uses do not generate significant population for the City.

b. Housing

According to the DOF, there were 58,714 households in the City of Santa Clarita in January 2008.⁶ The average housing occupancy was 3.09 persons per household. Between 2000 and 2008, the City's housing stock increased by 6,258 units, including 2,643 units that were annexed into the City in 2006. The remaining 3,615 units were newly constructed within the City. Average housing production over the eight-year period was 426 units per year.⁷

As shown in **Table 4.17-2**, the number of households in the City is expected to grow to 59,086 in 2010, and then to 80,687 in 2035, representing an increase of 37 percent. Within the northern portions of Los Angeles County, growth is expected to increase by 76 percent.

⁶ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark*.

⁷ State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2007 and 2008* (May 2008).

Table 4.17-2
Housing Forecasts – 2010 to 2035

Region/City	Housing						Percent Change 2010–2030
	2010	2015	2020	2025	2030	2035	
City of Santa Clarita	59,086	64,081	69,344	73,453	77,422	80,687	37%
North Los Angeles County Subregion	215,650	253,750	293,899	325,241	355,511	380,417	76%

Source:

Adopted 2008 RTP Growth Forecast by City, available at <http://www.scag.ca.gov/forecast/index.htm> (accessed March 24, 2009)

California planning and zoning laws require each city and county to prepare and adopt long-term comprehensive general plans. While there are seven mandatory elements for general plans in the state, the housing element is deemed to have “preeminent importance.”⁸ In fact, this is the only element that is subject to approval by the state. This approval process occurs as part of the Regional Housing Needs Assessment (RHNA) that is conducted by the State Department of Housing and Community Development pursuant to Government Code section 65584, in conjunction with the appropriate regional agency (in this case, SCAG). The RHNA process examines existing and projected population, housing, and economic characteristics to determine the need for housing in a given region, including both market rate and affordable housing.⁹ The regional housing needs allocation process ensures that local governments share the responsibility for accommodating the housing needs of all economic levels.

SCAG adopted its current RHNA on July 12, 2007, which includes housing needs by income for the City of Santa Clarita between the years 2006 to 2014.¹⁰ The forecast for the City is presented below in **Table 4.17-3, Citywide Housing Needs – Year 2006 to 2014**.

⁸ *Committee for Responsible Planning v. City of Indian Wells* (1989) 209 Cal.App.3d 1005, 1013.

⁹ The U.S. Department of Housing and Urban Development's definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened.

¹⁰ SCAG, *Regional Housing Needs Assessment*, http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf (accessed March 24, 2009).

Table 4.17-3
Citywide Housing Needs – Year 2006 to 2014

Income Level	% of Needed Units	Needed Housing Units
Very Low (50% or less of median)	26	2,493
Low (51% to 80% of median)	16.2	1,560
Moderate (80% to 120% of median)	17.3	1,657
Above Moderate (>120% of median)	40.5	3,888
Totals	100	9,598

Source: SCAG, Regional Housing Needs Assessment, http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf (accessed March 24, 2009); and, City of Santa Clarita General Plan Draft Housing Element (January 2009).

As shown, the City of Santa Clarita has a need for 2,493 very-low-income and 1,560 low-income housing units by year 2014.

The project site is currently not developed, except for a small portion that is used for an equipment storage yard and a single-family residence. These uses do not generate any housing to assist the City in meeting its projected housing needs.

c. Employment

The total number of jobs in the Santa Clarita Valley in 2005 was 124,200, of which 74,889 jobs (approximately 60 percent) were located within the City limits. The remaining 49,311 jobs were located in the unincorporated County areas, primarily west of I-5.¹¹ From 1992 to 2005, approximately 40,000 new jobs were created in the Santa Clarita Valley. Between 2000 and 2005, job growth averaged about 3,900 jobs per year. Most of this job growth occurred in the manufacturing, services, retail trade, and construction sectors.¹²

As shown in **Table 4.17-4**, City employment projections show that employment within the City will grow to 62,227 in year 2010 and 87,474 in the year 2030, representing an increase of 41 percent. In comparison, the northern portions of Los Angeles County are forecasted to have a 52 percent growth in employment.

¹¹ City of Santa Clarita Draft Land Use Element (December 2008), L-23.

¹² City of Santa Clarita Draft Land Use Element (December 2008), L-22.

Table 4.17-4
Employment Forecasts – 2010 to 2030

Region/City	Employment						Percent Change 2010–2030
	2010	2015	2020	2025	2030	2035	
City of Santa Clarita	62,227	68,605	72,678	77,466	82,579	87,474	41%
North Los Angeles County Subregion	193,386	218,637	234,761	253,717	273,957	293,334	52%

Source:

Adopted 2008 RTP Growth Forecast by City, available at <http://www.scag.ca.gov/forecast/index.htm> (accessed March 24, 2009)

Within the City, SCAG data shows that the jobs/housing ratio for years 2010 and 2030 would be 1.05:1 ($62,227/59,086 = 1.05$) and 1.08:1 ($87,474/80,687 = 1.08$), respectively. This demonstrates that the City will become more employment rich over the next 25 years.

The project site is currently undeveloped, except for a small portion that is used as an equipment storage yard and a single-family residence. These uses do not generate employment for the City.

4. PROJECT IMPACTS

a. Significance Threshold Criteria

Appendix G of the *California Environmental Quality Act (CEQA) Guidelines* provides that potentially significant impacts on population and housing would occur if the proposed project 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.

The proposed project is evaluated relative to these significance criteria below.

b. Population

Assuming an average household size of 3.09 persons,¹³ the 1,117 dwelling units within the proposed project would generate a resident population of 3,452 persons ($1,117 \text{ units} \times 3.09 \text{ persons/unit} = 3,452 \text{ persons}$). This population increase is considered minimal (at only 2.0 percent of the City's projected 2010 population of 181,974) as it does not represent a substantial portion of the projected population for the City and would not induce substantial growth.

The proposed project also includes a residential overlay over the corporate office campus site within PA-2 that would allow for a conversion of up to 250,000 square feet of office floor area to 233 attached residential units. If implemented, this conversion would permit a maximum of 1,350 residential units, which would generate a resident population of 4,172 persons ($1,350 \text{ units} \times 3.09 \text{ persons/unit} = 4,172 \text{ persons}$). This population increase also is considered minimal (at only 2.3 percent of the City's projected 2010 population of 181,974) as it does not represent a substantial portion of the projected population for the City and would not induce substantial growth.

Although the proposed project would increase the population within the City of Santa Clarita, as discussed above, the population increase would not be substantial and is within the City's projections for the year 2010 population. In addition, the proposed project would supply a portion of the housing needed for the City to accommodate the projected population increase. Therefore, the proposed project would not induce substantial population growth in the area, either directly or indirectly, and impacts under this significance criterion would be less than significant.

c. Housing

The proposed project would add 1,117 residential units to the City's housing inventory. This increase represents 1.9 percent of projected housing units within the City for year 2010 (59,086 units). If implementation of the residential overlay were to occur, an additional 233 multifamily residential units would be constructed resulting in a total of 1,350 units. This increase represents 2.3 percent of the project housing units within the City for year 2010 (59,086 units).

The proposed project would result in the elimination of one single-family home to make way for up to 1,350 residential units. As a result, the proposed project would neither displace substantial numbers of existing housing or people, nor necessitate the construction of replacement housing elsewhere. Therefore, impacts would be less than significant under those significance criteria.

¹³ State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2007 and 2008* (May 2008).

d. Employment

The project site is currently vacant, except for a small portion that is used as an equipment storage yard and a single-family residence. Because this storage yard does not directly generate employment and can be relocated to another location at the time of project construction, if necessary, there would be no net loss of employment as a result of the proposed project.

The project proposes 164,000 square feet of commercial retail uses, 646,000 square feet of office uses, and 140,000 square feet of hospitality uses (200-room hotel/s). Using the SCAG employment generation factor of 2.36 employees per 1,000 square feet of commercial retail uses and 3.14 employees per 1,000 square feet of office uses,¹⁴ these uses would generate a total of 3,288 employees (540 commercial retail employees, 2,568 office employees and 180 hotel employees). With implementation of the residential overlay option, 250,000 square feet of office space would be removed resulting in a reduced project employment generation of 1,963 employees. This increase represents 5.3 percent of the employment within the City for year 2010 (62,227 jobs). In summary, the proposed project, with or without application of the residential overlay, would result in a substantial increase in jobs.

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 is 1.05:1 ($62,227/59,086 = 1.05$), indicating that the City will have slightly more available jobs than housing. The original purpose of achieving jobs/housing balance within the region, as outlined in SCAG's Regional Comprehensive Plan and Guide (2008), was to result in a balanced development and a reduction in vehicle miles traveled within the region and, thereby, a reduction in roadway congestion, fuel consumption, and air emissions. SCAG's ultimate jobs/housing goal for the northern portion of Los Angeles County is 1.50:1. The proposed project is consistent with the SCAG jobs/housing goal through its inclusion of up to 950,000 square feet of commercial and office uses.

The MTA oversees transit planning in the Los Angeles County area, and has a long-range plan for future rail transit. Average weekday ridership on the Antelope Valley Line of the Metrolink, which serves the Santa Clarita Valley, was 7,374 people, in 2008.¹⁵ An eventual Metrolink extension along the SR-126 corridor to Ventura County is part of the long-range transit plans prepared by Ventura County, City of Santa Clarita, and SCAG. It is likely that some project residents would use mass transit as a means to commute to and from work. Further, the proposed project would facilitate use of public transit services through inclusion of the proposed, on-site Vista Canyon Metrolink Station and bus transfer station, which

¹⁴ The Natelson Company, Inc., *Employment Density Study Summary Report Prepared for Southern California Association of Governments* (October 31, 2001).

¹⁵ Metrolink 2008 Fact Sheet, <http://www.metrolinktrains.com/documents/About/MetrolinkFactSheet.pdf> (accessed March 2009).

would place housing within close proximity to public transit facilities and provide transit facilities (e.g., bus turnouts, bus stops, and appurtenant structures) along all prominent roadways.

5. MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

No population/housing/employment mitigation measures have been incorporated into the project design.

6. MITIGATION MEASURES PROPOSED BY THIS EIR

As the proposed project would not result in potentially significant impacts to population, housing, or employment, no mitigation measures are required. (*State CEQA Guidelines*, Subsection 15126.4(a)(3) ["Mitigation measures are not required for effects which are not found to be significant."].)

7. CUMULATIVE IMPACTS

As required by CEQA, potential cumulative impacts to population, housing, and employment caused by the proposed project and other past, present, and probable future projects are assessed in this section under two different scenarios: (1) Santa Clarita Valley Cumulative Build-Out Scenario (buildout of the existing City of Santa Clarita General Plan and the existing Los Angeles County Santa Clarita Valley Area Plan), and (2) the proposed OVOV General Plan Build-Out Scenario.

a. Santa Clarita Valley Cumulative Build-Out

This cumulative "Santa Clarita Valley Cumulative Build-Out Scenario" entails buildout of all lands under the current land use designations indicated in the existing Santa Clarita Valley Areawide Plan and the existing General Plan, plus the proposed project, plus all known active pending existing General Plan Amendment requests for additional urban development in the unincorporated area of Santa Clarita Valley and the City of Santa Clarita.

Upon buildout under this scenario, and assuming an average household size of 3.09 persons,¹⁶ the City of Santa Clarita General Plan existing population plus new development (including the proposed project plus the ancillary annexation area) would total 449,592 persons and 145,499 dwelling units. If the residential overlay is applied, then the population would total 450,312 persons and 145,732 dwelling units.

¹⁶ State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2007 and 2008* (May 2008).

Using published employment generation factors for Los Angeles County, **Table 4.17-6**, provides a breakdown of total cumulative buildout employment by category. As shown, the estimated employment at buildout of the Santa Clara Valley, including the proposed project with the ancillary annexation areas, would be 146,502 jobs. The employment generation does not include the Special Generators identified in **Table 4.17-5**, 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 4.17-5
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario

Land Use Types	Cumulative Build-out w/o Project¹	Project with Annexation	Cumulative Total	Project with Overlay with Annexation	Cumulative Total
Single-Family	93,412 du	96 du	93,508 du	105 du	93,517 du
Multi-Family	47,621 du	1,021 du	48,642 du	1,254 du	48,875 du
Mobile Home	2,699 du		2,699 du		2,699 du
Commercial Retail	18,866,030sq. ft.	164,000 sq. ft.	19,030,030 sq. ft.	164,000 sq. ft.	19,030,030 sq. ft.
Hotel	2,071 rooms	200 rooms	2,271 rooms	200 rooms	2,271 rooms
Sit-Down Restaurant	283,790 sq. ft.		283,790 sq. ft.		283,790 sq. ft.
Fast Food Restaurant	23,600 sq. ft.		23,600 sq. ft.		23,600 sq. ft.
Movie Theater	3,300 seats		3,300 seats		3,300 seats
Health Club	54,000 sq. ft.		54,000 sq. ft.		54,000 sq. ft.
Car Dealership	411,000 sq. ft.		411,000 sq. ft.		411,000 sq. ft.
Elem./Middle School	278,590 students	431 students	279,021 students	520 students	279,110 students
High School	12,843 students	112 students	12,955 students	132 students	12,975 students
College	29,948 students		29,948 students		29,948 students
Hospital	247,460 sq. ft.		247,460 sq. ft.		247,460 sq. ft.
Library	171,790 sq. ft.		171,790 sq. ft.		171,790 sq. ft.
Church	501,190 sq. ft.		501,190 sq. ft.		501,190 sq. ft.
Day Care	785,000 sq. ft.		785,000 sq. ft.		785,000 sq. ft.
Industrial Park	41,743,950 sq. ft.		41,743,950 sq. ft.		41,743,950 sq. ft.
Business Park	8,424,330 sq. ft.		8,424,330 sq. ft.		8,424,330 sq. ft.
Manufacturing/ Warehouse	3,932,470 sq. ft.		3,932,470 sq. ft.		3,932,470 sq. ft.
Utilities	1,150,240 sq. ft.		1,150,240 sq. ft.		1,150,240 sq. ft.
Commercial Office	6,380,520 sq. ft.	646,000 sq. ft.	7,026,520 sq. ft.	396,000 sq. ft.	6,776,520 sq. ft.
Medical Office	133,730 sq. ft.		133,730 sq. ft.		133,730 sq. ft.

Land Use Types	Cumulative Build-out w/o Project ¹	Project with Annexation	Cumulative Total	Project with Overlay with Annexation	Cumulative Total
Golf Course	1,209.0 ac		1,209.0 ac		1,209.0 ac
Developed Parkland	477.3 ac	6.3 ac	483.6 ac	6.3 ac	483.6 ac
Undeveloped Parkland	1,000.0 ac		1,000.0 ac		1,000.0 ac
Special Generator ²	413.0 sg		413.0 sg		413.0 sg

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

¹ Santa Clarita Valley Consolidated Traffic Model, (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan and Santa Clarita Valley Area-wide Plan, and active pending General Plan Amendment requests.

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

Using published employment generation factors for Los Angeles County, **Table 4.17-7**, provides a breakdown of total cumulative buildout employment by category. As shown, the estimated employment at buildout of the Santa Clara Valley, including the proposed project with the residential overlay would be 145,724 jobs. The employment generation does not include the Special Generators identified in **Table 4.17-5**, 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 4.17-6
Employment Generation Profile – Santa Clarita Valley Cumulative Build-Out Scenario:
Project

Land Use	Cumulative Build-out – Project with Annexation	Employment Generation Factor	Number of Employees
Commercial Retail	19,030,030 sq. ft.	2.36 per tsq. ft. ^{2,3}	44,911
Hotel	2,271 rooms	0.90 per room ⁸	2,044
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
Elementary/Middle School	278,886 students	0.11 per student ^{4,5}	30,678
High School	12,928 students	0.11 per student ^{4,5}	1,422
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

Land Use	Cumulative Build-out – Project with Annexation	Employment Generation Factor	Number of Employees
Day Care	785,000 sq. ft.	0.20 per student ²	2,855
Industrial Park	41,743,950 sq. ft.	0.56 per tsq. ft. ²	23,377
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	7,026,520 sq. ft.	3.13 per tsq. ft. ²	21,993
Medical Office	133,730 sq. ft.	3.13 per tsq. ft. ²	419
Golf Course	1,209.0 ac	1.44 per acre ²	1,741
Developed Parkland	483.6 ac	3.18 per acre ^{3,8}	1,538
Undeveloped Parkland	1,000.0 ac	0.0 per acre	0
Special Generator ²	413.0 sg	n/a	--
		Total	146,502

du = dwelling unit; sq. ft. = square feet; ac = acres; sg = special generator; tsq. ft. = thousand square feet; n/a = 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 SCUSD," <http://www.scu.k12.ca.us/main.html> (November 19, 2002).

⁵ Daryl Zeffass, Austin-Foust and Associates, Inc., "RE: SCVCTM Question No. 2." (November 19, 2002).

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 SCAG (June 27, 1990).

Table 4.17-7
Employment Generation Profile – Santa Clarita Valley Cumulative Build-Out Scenario:
Project with Residential Overlay

Land Use	Cumulative Build-out – Project with Residential Overlay	Employment Generation Factor	Number of Employees
Commercial Retail	19,030,030 sq. ft.	2.36 per tsq. ft. ^{2,3}	44,911
Hotel	2,271 rooms	0.90 per room ⁸	2,044
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

Land Use	Cumulative Build-out – Project with Residential Overlay	Employment Generation Factor	Number of Employees
Elementary/Middle School	278,921 students	0.11 per student ^{4, 5}	30,681
High School	12,936 students	0.11 per student ^{4, 5}	1,423
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.	0.20 per student ²	2,855
Industrial Park	41,743,950 sq. ft.	0.56 per tsq. ft. ²	23,377
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	6,776,520 sq. ft.	3.13 per tsq. ft. ²	21,211
Medical Office	133,730 sq. ft.	3.13 per tsq. ft. ²	419
Golf Course	1,209.0 ac	1.44 per acre ²	1,741
Developed Parkland	483.6 ac	3.18 per acre ^{3, 8}	1,538
Undeveloped Parkland	1,000.0 ac	0.0 per acre	0
Special Generator ²	413.0 sg	n/a	--
		Total	145,724

du = dwelling unit; sq. ft. = square feet; ac = acres; sg = special generator; tsq. ft. = thousand square feet; n/a = 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," <http://www.scu.k12.ca.us/main.html> (November 19, 2002).

⁵ Daryl Zerfass, Austin-Foust and Associates, Inc., "RE: SCVCTM Question No. 2." (November 19, 2002).

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 SCAG (June 27, 1990).

As shown in **Table 4.17-8**, cumulative buildout for the Santa Clarita Valley will be greater than the projections in the adopted Los Angeles County Santa Clarita Valley Areawide Plan.¹⁷ This is not an issue of major concern as the Areawide Plan projections are for year 2010, and the Santa Clarita Valley is not expected to be built out by that time.

¹⁷ Los Angeles County Department of Regional Planning, *Santa Clarita Valley Area Plan Comprehensive Update: December 6, 1990* (adopted February 16, 1984), p. 7.

Table 4.17-8
Comparison of Adopted Santa Clarita Valley Growth Projections

	Adopted County Areawide Plan (2010)¹	Total Cumulative Build-out with Annexation	Difference (Area Plan minus Cumulative)	Total Cumulative Build-out with Residential Overlay and Annexation	Difference (Areawide Plan minus Cumulative)
Population	270,000	449,592	(179,592)	450,312	(180,312)
Housing	93,400	145,499	(52,099)	145,732	(52,332)
Employment	111,000	146,502	(35,502)	145,724	(34,724)

¹ Los Angeles County Department of Regional Planning, *Santa Clarita Valley Areawide Plan Comprehensive Update: December 6, 1990* (adopted February, 16 1984), p. 7.

From a physical perspective, buildout of the Santa Clarita Valley would result in additional population, housing, and employment opportunities in undeveloped portions of the Santa Clarita Valley. However, it is not possible to evaluate cumulative population, housing, and employment impact significance relative to official regional or local population projections because the actual year of Valley buildout would occur well beyond the existing projections adopted in the Areawide Plan for year 2010.

With that said, cumulative development would not result in a significant impact relative to the net loss of jobs; the proposed project itself would be job-generating. The jobs/housing ratio at Valley buildout is projected to be approximately 1:1 under both cumulative scenarios, indicating an approach towards a jobs/housing balance, but one that is still short of SCAG's 1.50:1 goal. Further, as mass transit to the Valley increases and improves, and as vehicular gas mileage and emissions improve, roadway congestion, fuel consumption and air emissions would decrease, which is the original purpose of the jobs/housing planning concept.

b. Proposed OVOV General Plan

The OVOV General Plan Build-Out Scenario entails buildout of all lands under the current land use designations indicated in the proposed OVOV General Plan, including the proposed project. A list of the future development activity expected in the Valley under the OVOV General Plan Build-Out Scenario is presented below in **Table 4.17-9, OVOV General Plan Build-Out Land Uses**. The proposed project's contribution to the OVOV General Plan Build-Out under both development scenarios (i.e., with or without the residential overlay) would account for approximately 0.001 percent of the estimated single-family units, 0.03 percent of the estimated multi-family units, 0.01 percent of the estimated commercial center square footage, 0.08 percent of the estimated hotel rooms, 0.01 percent of the estimated elementary

and middle school students, 0.01 percent of the estimated high school students, 0.08 percent of the estimated commercial office square footage (0.05 percent with the residential overlay option), and 0.01 percent of the estimated parkland acreage. Therefore, the proposed project would be consistent with the estimated buildout under the proposed OVOV General Plan.

**Table 4.17-9
OVOV General Plan Build-Out Land Uses**

Land Use Types	Cumulative Build-out of the City of Santa Clarita and City SOI	Proposed Project	Proposed Project with Residential Overlay
Single-Family Residential Units	77,975 du	96 du	96 du
Multi-Family Residential Units	65,327 du	1,021 du	1,254 du
Mobile Home Units	3,420 du		
Senior Active Units	2,352 du		
Commercial Center	21,126,810 sq. ft.	164,000 sq. ft.	164,000 sq. ft.
Commercial Shops	2,104,110 sq. ft.		
Hotel	2,527 rooms	200 rooms	200 rooms
Sit-Down Restaurant	289,720 sq. ft.		
Fast-Food Restaurant	64,420 sq. ft.		
Movie Theater	3,600 seats		
Health Club	138,000 sq. ft.		
Car Dealership	530,000 sq. ft.		
Elementary School/Middle School	51,667 students	296 students	331 students
High School	18,500 students	85 students	93 students
College	36,062 students		
Hospital	365,160 sq. ft.		
Library	91,400 sq. ft.		
Church	997,460 sq. ft.		
Day Care	540 students		
Industrial Park	36,687,270 sq. ft.		
Business Park	7,797,080 sq. ft.		
Manufacturing/Warehouse	3,268,690 sq. ft.		
Utilities	1,032,440 sq. ft.		
Regional Post Office	780,000 sq. ft.		
Commercial Office	8,483,890 sq. ft.	646,000 sq. ft.	396,000 sq. ft.
High-Rise Office	300,000 sq. ft.		
Medical Office	730,560 sq. ft.		

Land Use Types	Cumulative Build-out of the City of Santa Clarita and City SOI	Proposed Project	Proposed Project with Residential Overlay
Post Office	50,000 sq. ft.		
Golf Course	1,338 ac		
Developed Parkland	1,040.2 ac	6.3 acres	6.3 acres
Undeveloped Parkland	890 acres		
Special Generator	380.13 sg		

Source: Written communication with Mike Ascione, City of Santa Clarita, and Susan Tebo (April 2, 2009).

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

Special Generators include Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

8. CUMULATIVE MITIGATION MEASURES

No significant cumulative population, housing, or employment impacts have been identified; therefore, no mitigation measures are required.

9. SIGNIFICANT UNAVOIDABLE IMPACTS

Based upon the above analysis, the proposed project would not result in any project-specific or cumulative unavoidable impacts relative to population, housing, or employment.