

Section 7.0  
**LONG-TERM IMPLICATIONS OF  
THE PROPOSED PROJECT**

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## 7.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

### 7.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTIONS SHOULD THEY BE IMPLEMENTED

Approval of the HMNMH Master Plan would cause irreversible environmental changes. Implementation of the HMNMH Master Plan would result in the following changes:

- ◆ Alteration of the built environment as a consequence of the Master Plan. The proposed project represents an expansion of the existing medical campus which intensifies uses within the project site.
- ◆ Utilization of various new nonrenewable materials, such as lumber, sand and gravel for construction. The energy consumed in development and maintenance of the project site may be considered a permanent investment.
- ◆ Incremental increases in vehicular activity in the surrounding circulation system, resulting in associated increases in air emissions.

### 7.2 GROWTH INDUCING IMPACTS

In accordance with *CEQA Guidelines* Section 15126.2(d), the following discussion addresses ways in which the proposed project could foster employment or population growth, whether directly or indirectly in the surrounding environments. *CEQA* requires a discussion of how a project could increase population or employment in the areas surrounding the project as well as analysis of the infrastructure and planning changes that would be necessary to implement the project. Section 5.2, Population and Employment, of this EIR includes a discussion of the projects overall effects on population and employment. This section of the EIR discusses the manner in which the proposed project could affect growth in Santa Clarita.

Growth-inducing impacts fall into two general categories: direct and indirect. Direct growth-inducing impacts are generally associated with the provision of urban services to an undeveloped area. The provision of these services to a site and the subsequent development can serve to induce other landowners in the vicinity to convert their property to urban uses. In the case of the HMNMH Master Plan, project implementation will occur on an existing medical campus accessed by a major highway as defined by the City's *General Plan* and bounded on all sides by established neighborhoods. Indirect, or secondary growth-inducing impacts, consist of growth induced in the region by the additional demands for housing, goods and services associated with the population increase caused by, or attracted to, a new project.



The HMNMH Master Plan would result in direct growth by adding approximately 571 additional employment positions. SCAG estimates the City's employment will be 64,012 employees by 2020 and 70,078 employees by 2030.<sup>1</sup> The increase in jobs at the HMNMH campus would directly contribute to overall employment in Santa Clarita and the North Los Angeles County subregion. SCAG's projected jobs/housing balance for the City of Santa Clarita will be 0.88:1 in year 2020 and 0.85:1 in year 2030. SCAG projects the North Los Angeles County subregion will have a job/housing balance of 0.87:1 in year 2020 and 0.79:1 in year 2030. New employment opportunities generated from implementation of the proposed Project would improve the jobs to housing balance within the City of Santa Clarita and the North Los Angeles County subregion.

The direct effects of the project would create two types of secondary effects or indirect growth. First, the direct spending associated with the increased retail activity would stimulate production of associated products and services in the economy. Although this secondary impact would not be substantial in terms of the local economy, existing firms throughout the Santa Clarita Valley, and in some cases beyond, would increase production. They would increase their purchases for materials and supplies, and at some point, they would hire new workers. Second, the new employees would form households. These new households, through spending, would increase demand for housing and a range of related services. Thus, the direct employment increase would, in turn, increase indirect employment, households, and population.

Construction of the proposed project would directly, but temporarily, increase construction employment. Given the relatively limited and standard nature of the construction anticipated, it is to be expected that the demand for construction employment would be met within the existing and future labor market in Santa Clarita and/or the Santa Clarita Valley. Neither a substantial quantity of specialized labor nor construction workers from outside the City or County would be expected to be induced to relocate temporarily or to commute long distances.

The proposed project does not call for the construction of major new roadways or utility systems in undeveloped areas that would stimulate development in those undeveloped areas, although the infrastructure in a portion of the HMNMH campus area would be improved. Thus, the proposed project would not induce growth by removing infrastructural barriers, by providing new infrastructure, and/or creating new transportation access to a previously inaccessible area. In addition, the proposed project would not result in any precedent setting action such as a General Plan Amendment.

In conclusion, growth and the rate of growth shape both the physical and social structure of communities. As indicated above, the proposed project would facilitate and contribute to growth in Santa Clarita. The increase in jobs would be minimal and would contribute to the SCAG's jobs/housing goal of 0.85:1 for the City of Santa Clarita and jobs/housing goal of 0.87:1 for the North County Region in year 2030 by providing an additional 571 employment positions. In accordance with *CEQA Guidelines* Section 15126.2, this discussion of growth inducement is not intended to be characterized as necessarily beneficial, detrimental, or of little significance to the environment. The growth inducement section is provided for information purposes so that the public and local decision-makers have an appreciation of the potential long-term growth implications of the proposed project.

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<sup>1</sup> Southern California Association of Governments, *2004 Regional Transportation Plan* growth forecasts, City Projections, adopted April 2004. Available at <http://www.scag.ca.gov/forecast/downloads/2004GF.xls> (Accessed August 21, 2008).