

Section 5.2
POPULATION AND EMPLOYMENT





5.2 POPULATION AND EMPLOYMENT

Information in this section is based on 2004 *Regional Transportation Plan (RTP)* growth forecasts, published by the Southern California Association of Governments (SCAG), adopted April 2004; 1990 and 2000 U.S. Census data; 2007 population and employment 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 (as amended), and the *Los Angeles County Santa Clarita Valley Area Plan*, adopted December 1990, 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 *Regional Housing Needs Assessment (RHNA)* provides an analysis of area-wide needs as well as a "fair share" distribution mechanism to assign responsibility for meeting housing needs for all economic segments of the community. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. SCAG's *Regional Comprehensive Plan and Guide (1996)* is intended to serve the region as a general guide to the growth and changes that can be anticipated during the next 20 years and beyond. SCAG's 2004 RTP growth forecasts are used as the basis of analysis for population and employment forecasts within Los Angeles County. SCAG's demographic data is developed to enable proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. Population 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.¹ 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.

SCAG is comprised of the following six counties and 14 subregions:

Six Counties: Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties

Fourteen Subregions: Arroyo Verdugo Cities, City of Los Angeles, Coachella Valley Association of Governments, Gateway Cities Council of Governments, Imperial Valley Association of Governments, Las Virgenes Malibu Council of Governments, North Los Angeles County, Orange County Council of Governments, San Bernardino Associated Governments, San Gabriel Valley Council of Governments, South Bay Cities Council of Governments, Ventura Council of Governments, Western Riverside Council of Governments, and Westside Cities Council of Governments (WCCOG).

¹ Los Angeles County website www.lacounty.info, July 6, 2006.



Population

The City of Santa Clarita is located in Los Angeles County, one of the counties that comprise the SCAG region, and is included in the SCAG North Los Angeles County subregion. According to SCAG, since the 2000 Census to 2005, population in the six-county region has grown from 16.6 million to 18.1 million persons, an increase of 9.0 percent.² All of the counties in the SCAG region experienced at least nine percent growth in population, with the exception of Los Angeles County (7.0 percent growth) and Ventura County (8 percent growth).³ The population projection for the year 2020 for the SCAG region is an estimated 21.1 million persons, representing a population increase of approximately 16.6 percent (3.0 million persons) between 2005 and 2020.⁴ SCAG attributes the growth in population for the region to natural increases and net in-migration.⁵

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.⁶ 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 1, 2007, the County's population was an estimated 10,331,939 persons.⁷ SCAG projects the County's population to reach 11,501,884 by the year 2020.⁸

According to SCAG, the North Los Angeles County subregion had a total population of 614,502 persons in 2005.⁹ The population within the North Los Angeles County subregion is projected to grow by approximately 57 percent to 967,387 persons by the year 2020, which equals a 3.83% annual growth rate.¹⁰

Employment

In 2000, the civilian labor force in Los Angeles County totaled approximately 4,307,762 persons.¹¹ An estimated 8.2 percent of the County's civilian labor force (354,347 persons) was unemployed at the time of the Census.¹² The majority of the County's labor force (approximately 34.3 percent) was employed in management, professional, and related occupations. The next highest percentage of the labor force (approximately 27.6 percent) was employed in sales and office occupations.¹³

² 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).

³ Ibid.

⁴ Ibid.

⁵ 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.

⁶ 1990 and 2000 Census Data.

⁷ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007*, with 2000 Benchmark. Sacramento, California, May 2007.

⁸ Southern California Association of Governments, *2004 Regional Transportation Plan* growth forecasts, City Projections, adopted April 2004.

⁹ Ibid.

¹⁰ Ibid.

¹¹ 1990 and 2000 Census Data.

¹² Ibid.

¹³ 2000 U.S. Census Data.



According to SCAG projections, the North Los Angeles County subregion had a total of 182,284 jobs in 2005.¹⁴ Employment projections for North Los Angeles County subregion project that there will be 253,417 jobs by the year 2020.¹⁵ Based on SCAG employment and housing projections, the job to housing balance for the North Los Angeles County subregion is projected to be 0.87:1 in year 2020.¹⁶

CITY OF SANTA CLARITA

Population

The City of Santa Clarita's 2000 population was an estimated 151,088 persons, representing a 36.6 percent increase over the 1990 population of 110,642 persons.¹⁷ From 1990 to 2000, the City of Santa Clarita's population grew at an annual growth rate of 3.7 percent a year. As of January 1, 2007, the City's population was an estimated 177,158 persons.¹⁸ From 2000 to 2007, the City of Santa Clarita's population grew at an annual growth rate of 2.5 percent a year.

Population growth is expected to continue in Santa Clarita. SCAG estimates the population of Santa Clarita to reach 211,367 persons by 2020.¹⁹ This represents a population growth of approximately 19.3 percent between 2007 and 2020 under SCAG projections, and represents approximately a 1.5 percent annual growth rate, which is less than the 2004 SCAG projections.

Employment

In 2000, the City of Santa Clarita's civilian labor force consisted of approximately 79,149 persons, with 75,361 persons employed.²⁰ At the time of the 2000 Census, an estimated 4.8 percent of the City's civilian labor force (3,788 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, and the next highest percentage of the City's labor force (28.0 percent) was employed in sales and office occupations.²¹

According to SCAG projections, the City of Santa Clarita had a total of 50,292 jobs in 2005.²² SCAG estimates the City's employment will be 64,012 employees by 2020.²³ The City of Santa Clarita estimated the City's employment trends, with a projection of 64,316 employees by the year

¹⁴ Ibid.

¹⁵ 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).

¹⁶ Ibid.

¹⁷ 1990 and 2000 Census Data.

¹⁸ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007*, with 2000 Benchmark. Sacramento, California, May 2007.

¹⁹ 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).

²⁰ 2000 Census Data.

²¹ 2000 Census Data.

²² 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).

²³ 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).



2020.²⁴ Based on SCAG employment and housing projections, the job to housing balance for the City of Santa Clarita is projected to be 0.88:1 in year 2020.²⁵

5.2.2 SIGNIFICANCE THRESHOLD CRITERIA

The City of Santa Clarita Local CEQA Guidelines (Resolution 05-38) adopted on April 26, 2005, as well as the City's General Plan and Municipal Code, serve as the basis for identifying thresholds determining the significance of the environmental effects of a project. Where thresholds are not specifically identified, the Initial Study checklist contained in Appendix A of this EIR relating to population and employment have been utilized to formulate additional significance criteria in this section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

- ◆ Result in a net loss of jobs.
- ◆ Cumulatively exceed official regional or local projections.

The proposed HMNMH Master Plan has been evaluated based on these standards. 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

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

Impact Analysis: The project proposes development of 200,000 square feet of medical office buildings (MOB), a 10,000 square-foot Central Plant, a 125,363 square-foot Inpatient Building, and the demolition of an 8,000 square-foot Foundation and Administrative Building. Buildout of the proposed HMNMH Master Plan involves the net increase of 192,000 square feet of MOBs, 125,363 square feet of hospital uses, and 147 new hospital beds (totaling 368 beds).

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.²⁶ For purposes of the analysis, it was assumed that 20 percent of the total space in the medical office buildings is devoted to diagnostic and treatment support services. Based upon the average size of 1,796 square feet per provider offices (POs), the remaining 153,600 square feet would be able to support approximately 86 provider offices. It is estimated that each provider office supports a staff ratio of 4.7 staff per provider, which includes staff located in administrative buildings. As such, the proposed project would generate the demand for approximately 404 support staff. Therefore, an increase of 192,000 net square feet of medical office building space would result in an increase of approximately 490 (86

²⁴ City of Santa Clarita Housing Element Update, adopted May 2004.

²⁵ 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).

²⁶ EIP Associates, *Kaiser Permanente Redwood City Medical Center Master Plan Draft EIR*, 2002.



practitioners and 404 support staff) positions. Based on employment projections provided by HMNMH, ultimate buildout of the Master Plan hospital uses (additional 125,363 square feet) would require an additional 81 hospital staff, which is approximately one employee for every 1,552 square feet of hospital space. Given that the City is seeking to expand employment opportunities within the City, the additional 571 employees is considered to be a beneficial impact of implementing the proposed project and a beneficial impact to the City.

According to SCAG, the jobs/housing ratio for the City of Santa Clarita in 2000 was 0.97:1, while the projected jobs/housing ratio for the City in year 2020 would be 0.88:1, 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* 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 jobs/housing goal for the North Los Angeles County subregion is 0.87:1 in year 2020. Buildout of the proposed project would contribute to the SCAG jobs/housing goal of 0.87:1 for the North Los Angeles County subregion by providing an additional 571 employment positions. Therefore, the proposed project would have a beneficial employment impact. The proposed project does not result in a net loss of jobs in the City, but instead results in a net increase. The proposed project would have a less than significant employment impact and would not result in an exceedance of official regional or local projections.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

POPULATION

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

Impact Analysis: 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. It is assumed (conservatively) that 25 percent of new employees would relocate to the area. Based on a population of 3,099 persons per household, it is estimated that the proposed project may result in an increase of 443 residents.²⁷

The projected increase in population associated with the proposed project would be accounted for in the City's 2020 total estimated population of 211,367 and thus, would not induce substantial growth or concentration of population. The proposed project would also not exceed North Los Angeles County subregion population projections of 967,387 persons for the year 2020. The proposed project would have a less than significant population impact and would not result in an exceedance of official regional or local projections.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

²⁷ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.



5.2.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

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 and employment opportunities throughout the Santa Clarita Valley. Cumulative population and employment growth from implementation of related projects and the proposed project would be approximately 97,943 persons and 35,930 employees. The proposed project's anticipated growth of approximately 443 persons and approximately 571 employees within the City would represent 0.45 percent of cumulative population growth and 1.59 percent of cumulative employment growth. Cumulative population and employment growth calculation tables are included in Appendix C.

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

- ◆ Future growth associated with the proposed project and related projects would increase population. However, the proposed project and related projects identified in Appendix C do not exceed growth projections identified in SCAG's RTP. The proposed project is consistent with the City of Santa Clarita's *Unified Development Code* and would be consistent with the City's *General Plan* upon approval of the required Master Plan. Other proposed projects determined not to be consistent with the City's *General Plan* would require a General Plan Amendment approval prior to development. As such, cumulative development would not result in a significant impact relative to population increase.
- ◆ The buildout of the proposed project and related projects would create jobs, and there would be no net loss of jobs. Cumulative development would not result in a significant impact relative to the net loss of jobs.
- ◆ The buildout of the proposed project and related projects would increase the number of jobs in the City. The direct employment increase would, in turn, indirectly increase the number of households.

As such, population and employment impacts would be less than significant in this regard and would not cumulatively exceed official regional projections.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

5.2.5 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project would result in less than significant population and employment demand impacts without the imposition of mitigation measures. As such, no significant unavoidable impacts would result from implementation of the Henry Mayo Newhall Memorial Hospital Master Plan.