

5.0 ENVIRONMENTAL IMPACT ANALYSIS

14. POPULATION, HOUSING, AND EMPLOYMENT

1. INTRODUCTION

This section of the Draft EIR analyzes the Project's potential impacts on population, housing, and employment. Data regarding population, housing, and employment within the Santa Clarita Valley (Valley) Planning Area was derived from the Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan), while data for the unincorporated areas of the County of Los Angeles (County) and for the Southern California Associations of Governments' (SCAG) region were obtained from SCAG, as discussed further below.

2. ENVIRONMENTAL SETTING

a. Regulatory Setting

(1) Regional Regulations

The Southern California Associations of Governments is the federally designated metropolitan planning organization for six Southern California counties, including Los Angeles County. Regional land use plans that include the Project Site and surrounding area include SCAG's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (2012–2035 RTP/SCS), Growth Vision Report, Regional Comprehensive Plan, and Regional Housing Needs Assessment (RHNA).

(a) 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy

The mission of the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy is “leadership, vision and progress which promote economic growth, personal well-being, and livable communities for all Southern Californians.”^{1,2} In contrast to previous versions of the RTP, the new plan places a greater emphasis on sustainability and integrated planning and identifies mobility, economy, and sustainability as the three

¹ SCAG 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy, p. viii, available at <http://rtpscs.scag.ca.gov/Pages/2012-2035-RTP-SCS.aspx>, accessed March 4, 2015.

² Although the 2008 RTP was in effect at the time of the Project's Notice of Preparation (NOP), given the passage of time since the NOP, the updated 2012–2035 RTP/SCS is addressed in this Draft EIR.

principles most critical to the future of the region. As part of this new approach, the 2012–2035 RTP/SCS establishes commitments to: reduce emissions from transportation sources in order to comply with Senate Bill (SB) 375; improve public health; and meet the National Ambient Air Quality Standards. The 2012–2035 RTP/SCS also establishes High-Quality Transit Areas, which are described as generally walkable transit villages or corridors that are within one-half mile of a well-served transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours.³ Local jurisdictions are encouraged to focus housing and employment growth within High-Quality Transit Areas. The Project Site is not located within a High-Quality Transit Area.⁴ However, as SCAG reviews new regional projects based on consistency with the adopted RTP/SCS, the Project's consistency with the regional goals and guiding policies established in the 2012–2035 RTP/SCS is addressed in **Section 5.11**, Land Use and Planning, of this Draft EIR.

(b) Growth Vision Report

The Growth Vision Report presents a comprehensive growth vision for the six-county SCAG region.⁵ The fundamental goal of the Growth Vision Report is to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income. Accordingly, decisions regarding growth, transportation, land use, and economic development are directed to promote and sustain for future generations the region's mobility, livability, and prosperity. To organize the strategies for improving the quality of life in the SCAG region, four regional growth principles are defined and provide a framework for local and regional decision making. Specific policy and planning strategies also are defined to achieve each of the principles. The Project's consistency with relevant Growth Vision principles and strategies is addressed in **Section 5.11**, Land Use and Planning, of this Draft EIR.

(c) Regional Comprehensive Plan

SCAG has also prepared the 2008 Regional Comprehensive Plan in response to SCAG's Regional Council directive in the 2002 Strategic Plan to define solutions to interrelated housing, traffic, water, air quality, and other regional challenges.⁶ The 2008 Regional Comprehensive Plan is an advisory document that describes future conditions if current trends continue, defines a vision for a healthier region, and recommends action

³ SCAG 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy, p. 114.

⁴ *Ibid*, Exhibit 4.9: High-Quality Transit Areas (HQTA) SCAG Region, p. 136.

⁵ Southern California Compass Growth Vision Report, June 2004, www.compassblueprint.org/Documents/scag-growthvision2004.pdf, accessed March 4, 2015.

⁶ SCAG, 2008 Regional Comprehensive Plan, www.scag.ca.gov/rcp/pdf/finalrcp/f2008RCP_ExecSum.pdf, accessed March 4, 2015.

plans to achieve defined goals by 2035. The Regional Comprehensive Plan may be used voluntarily by local jurisdictions in developing local plans and addressing local issues of regional significance. The plan incorporates the Growth Vision principles and strategies, and the action plans include recommended near-term policies and longer-term initiatives that developers and key stakeholders should consider for implementation, as well as potential policies for consideration by local jurisdictions and agencies when conducting project review.

(d) Regional Housing Needs Assessment

The Regional Housing Needs Assessment is a key tool for SCAG and its member governments to plan for growth. Communities can then address how to meet the identified needs through the Housing Element of their respective General Plans. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth in order to enhance quality of life and improve access to jobs, transportation, and housing, without adversely impacting the environment. The RHNA is produced periodically by SCAG, as mandated by state law, to coincide with the region's schedule for preparing Housing Elements. It consists of two measurements of housing need: existing need and future need.

The existing need assessment is based on data from the most recent U.S. Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30 percent of their income for housing, as well as severe overcrowding.

The future housing need is determined primarily based on historical growth patterns, job creation, household formation rates, and other factors to estimate how many households will be added to each community over the projection period. The housing need for new households is then adjusted to account for an ideal level of vacancy needed to promote housing choice, maintain price competition, and encourage acceptable levels of housing upkeep and repair. The RHNA also accounts for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors—household growth, vacancy need, and replacement need—form the “construction need” assigned to each community. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

The 5th Cycle Regional Housing Needs Assessment Allocation Plan, which covers the planning period from October 2013 to October 2021, was adopted by the Regional

Council on October 4, 2012.⁷ Unincorporated Los Angeles County was assigned a RHNA of 30,145 units for the current planning period.⁸

Finally, the RHNA considers how each jurisdiction might grow in ways to decrease the concentration of low income households in certain communities. The need for new housing is distributed among income groups so that each community can move closer to the regional average income distribution.

(e) Regional Growth Forecast

As part of its responsibilities, SCAG prepares socioeconomic forecasts in five-year increments, currently projected through the year 2035. The forecasts are relied upon by SCAG for preparation of the RTP, Regional Transportation Improvement Program (RTIP), and RHNA, and by the South Coast Air Quality Management District (SCAQMD) in preparation of their Air Quality Management Plan (AQMP). Consistency with the growth forecast at the subregional level is one criterion that SCAG uses in exercising its federal mandate to review “regionally significant” development projects for conformity with regional plans. The applicable forecast for use in this analysis is the 2012 RTP Regional Growth Forecast.

Based on the 2012 RTP Regional Growth Forecast, the population, household, and employment forecasts between 2008 and 2035 for the SCAG region and unincorporated County are provided in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), on page 5.14-5.⁹ Using SCAG’s forecasts, data for population, households, and employment was interpolated for 2014 (existing conditions) and 2024 (the Project buildout year). For the SCAG region, an interpolation of the population and household forecasts projects a total of 20,310,467 people and 6,689,200 households in 2024, or the addition of 1,531,467 residents (+8.16 percent) and 553,200 households (+9.02 percent) between 2014 and 2024. An interpolation of the employment forecast projects a total of 8,689,200 employees in 2024, or 611,867 additional employees (+7.58 percent) between 2014 and 2024 in the SCAG region.

⁷ SCAG, *RHNA & Housing*, www.scag.ca.gov/programs/pages/housing.aspx, accessed , March 4, 2015.

⁸ SCAG, *5th Cycle Regional Housing Needs Assessment Final Allocation Plan 1/1/2014–10/1/2021*, p. 2, www.scag.ca.gov/Documents/5thCyclePFinalRHNAplan.pdf, accessed , March 4, 2015.

⁹ *The SCAG region encompasses six counties, including Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura counties as well as 191 cities.* Source: SCAG, *About SCAG*, www.scag.ca.gov/about/Pages/Home.aspx, accessed March 4, 2015.

**Table 5.14-1
SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035)**

Forecast	Population	Households	Employment
SCAG Region-Wide Forecast			
Year 2008 ^a	17,895,000	5,814,000	7,738,000
Year 2014 ^b	18,779,000	6,136,000	8,076,000
Year 2020 ^a	19,663,000	6,458,000	8,414,000
Year 2024 ^c	20,310,467	6,689,200	8,687,867
Year 2035 ^a	22,091,000	7,325,000	9,441,000
2014–2024 Difference	1,531,467	553,200	611,867
2014–2024 Change (%)	8.16%	9.02%	7.58%
Unincorporated County of L.A. Forecast			
Year 2008 ^a	1,052,800	298,100	237,000
Year 2014 ^b	1,105,950	317,105	251,550
Year 2020 ^a	1,159,100	336,110	266,100
Year 2024 ^c	1,223,207	354,614	279,967
Year 2035 ^a	1,399,500	405,500	318,100
2014–2024 Difference	117,257	37,509	28,417
2014–2024 Change (%)	10.60%	11.83%	11.30%
Santa Clarita Valley Forecast			
Year 2008 ^d	249,606	76,993	118,133
Year 2014 ^e	281,274	91,369	128,400
Year 2020 ^d	312,942	105,745	138,666
Year 2024 ^f	335,152	113,539	144,797
Year 2035 ^d	396,231	134,973	161,659
2014–2024 Difference	53,878	22,170	16,398
2014–2024 Change (%)	19.16%	24.26%	12.77%
<p>^a SCAG regional growth forecast adopted for the 2012–2035 RTP/SCS (available at http://scag.ca.gov/documents/2012adoptedgrowthforecastpdf.pdf)</p> <p>^b Based on a straight-line interpolation from 2008 to 2020 values in the SCAG regional growth forecast adopted for the 2012–2035 RTP/SCS.</p> <p>^c Based on a straight-line interpolation from 2020 to 2035 values in the SCAG regional growth forecast adopted for the 2012–2035 RTP/SCS.</p> <p>^d Derived from SCAG's regional growth forecasts for the Traffic Analysis Zones (TAZs) located within the Valley. For those TAZs located partially within and partially outside the Valley, an area-weighted approach was used to approximate growth within the Valley boundaries.</p> <p>^e Based on a straight-line interpolation from 2008 to 2020 values in the SCAG regional growth forecasts for TAZs (see note d, above).</p> <p>^f Based on a straight-line interpolation from 2020 to 2035 values in the SCAG regional growth forecasts for TAZs (see note d, above).</p> <p>Source: SCAG and Eyestone Environmental, 2014.</p>			

As shown in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), an interpolation of the population and household forecasts projects a total of 1,223,207 people and 354,614 households within the unincorporated County in 2024, or an additional 117,257 people (+10.60 percent) and 37,509 households (+11.83 percent) between 2014 and 2035. The employment forecast interpolation yields a total of 279,967 employees in 2024, or 28,417 additional employees (+11.30 percent) between 2014 and 2024 in the unincorporated County.

As also shown, an interpolation of the population and household projections yields a total of 335,152 people and 113,539 households within the Valley in 2024, or an additional 53,878 people (+19.16 percent) and 22,170 households (+24.26 percent) between 2014 and 2024.^{10,11} The employment forecast interpolation yields a total of 144,797 employees in 2024, or 16,398 additional employees (+12.77 percent) between 2014 and 2024 in the Valley.

(2) County Regulations

(a) County of Los Angeles General Plan

As discussed in more detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the County General Plan (General Plan) directs future growth and development in the County's unincorporated areas and establishes goals, policies, and objectives that pertain to the entire County. While the current General Plan was adopted in 1980, its Housing Element was updated in 2014 in accordance with state requirements. This Element includes an assessment of future housing needs, identifies land availability/constraints to housing, provides quantified housing objectives (for 2014 through 2021), and defines goals and policies to promote housing development to meet the identified needs. Additionally, the Housing Element includes an Adequate Sites Inventory that identifies sites to accommodate the fair share of the regional housing need for the County's unincorporated areas, also known as the Regional Housing Needs Assessment allocation. As previously discussed, the unincorporated areas have been assigned an RHNA allocation of 30,145 residential units for the 2014-2021 Housing Element planning period. Housing Element goals and policies relevant to the Project include: the provision of a wide range of housing types in sufficient supply to meet the needs of current and future residents; ensuring adequate

¹⁰ Growth projections for the Valley were derived from SCAG's regional growth forecasts for the Traffic Analysis Zones (TAZs) located within the Valley. For those TAZs located partially within and partially outside the Valley, an area-weighted approach was used to approximate growth within the Valley boundaries. A straight-line interpolation of 2020 and 2035 data was used to calculate 2024 projections.

¹¹ For comparison, the Area Plan estimates the Valley population at full buildout of the Area Plan would include approximately 460,000 to 485,000 residents. The Project's residential population would represent 1.09 to 1.15 percent of this total population.

sites to accommodate the County's RHNA allocation; creating sustainable communities with access to employment opportunities, community facilities and services, and other amenities; and encouraging mixed-use developments along major commercial and transportation corridors.

The General Plan also includes a Land Use Element that sets forth Countywide policy for the general location and intensity of land use. Relevant policies relate to the concentration of well-designed high-density housing in and adjacent to centers to provide convenient access to jobs and services. Additionally, the Economic Development Element sets forth policy recommendations for an economic development strategy for the County. Relevant policies support efforts to improve the business climate, provide advantages for commerce and industry, and eliminate business disincentives.

As also discussed further in **Section 5.11**, Land Use and Planning, of this EIR, the County circulated a draft General Plan update, entitled Los Angeles County General Plan 2035 (Draft General Plan), in January 2014 and a Draft EIR addressing the Draft General Plan in June 2014. This Draft General Plan contains a new Land Use Element that includes a stated goal of vibrant, livable, and healthy communities with a mix of land uses, services, and amenities. The Draft General Plan also includes a new Economic Development Element that includes a stated goal of fostering economic development and growth. A new Housing Element is not included in the Draft General Plan, as the Housing Element was updated in 2014 in accordance with state requirements

The General Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, of this EIR indicates the Project would be consistent with relevant General Plan policies related to population, housing, and employment.

(b) Santa Clarita Valley Area Plan: One Valley One Vision 2012

As discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the recently updated Area Plan, serves as a long-term guide for development in the Valley Planning Area over the next 20 years. The Area Plan ensures consistency between the General Plans of the County and the City of Santa Clarita (City) in order to achieve common goals. The Area Plan's Land Use Element includes policies that provide for a diversity of housing types, promote creation of strong regional and local economies, and promote job creation.

The Area Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, of this EIR, indicates the Project would be consistent with applicable Area Plan policies related to population, housing, and employment.

(3) Previously Adopted Plans and Mitigation

(a) Newhall Ranch RMDP/SCP and EIS/EIR

The Project Site is included in the project area for the Applicant's Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), shown in **Figure 3-5**, RMDP/SCP Project Area, in **Section 3.0**, Project Description, of this Draft EIR, which covers certain aspects of resource management for the Project and other nearby developments. As discussed in greater detail in **Section 4.1**, Environmental and Regulatory Setting, the RMDP component of the Newhall Ranch RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the River and tributary drainages within the 11,999-acre Newhall Ranch Specific Plan (Specific Plan) area and along the extension of Magic Mountain Parkway through the Project Site. The SCP component of the Newhall Ranch RMDP/SCP project is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *Fernandina*) (spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan area, the Valencia Commerce Center planning area, and the Project Site, in order to conduct conservation planning and preserve design on the Project Applicant's land holdings in Los Angeles County that contain known spineflower populations.

The Newhall Ranch RMDP/SCP project was the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH No. 2000011025) by the U.S. Army Corps of Engineers (Corps) and the California Department of Fish and Wildlife (CDFW).^{12,13} At the time CDFW certified the EIR portion of the EIS/EIR in December 2010, it also adopted the Mitigation Monitoring and Reporting Plan (MMRP) for the RMDP/SCP project. This regulatory plan, required under CEQA, describes the mitigation measures, monitoring, and/or reporting plan for the Newhall Ranch RMDP/SCP project (including the Entrada South Project Site). The Newhall Ranch RMDP/SCP EIS/EIR determined that impacts pertaining to population, housing and employment would be less than significant. Thus, no mitigation measures were required.

¹² *Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, Final Joint Environmental Impact Statement and Environmental Impact Report, June 2010.*

¹³ *The California Department of Fish and Game was officially renamed the California Department of Fish and Wildlife as of January 1, 2013.*

b. Existing Conditions

(1) Population

(a) Regional and Unincorporated County Conditions

As shown in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), an interpolation of data from the adopted regional growth forecast indicates that the SCAG regional population is 18,779,000, and the unincorporated County population is 1,159,100 people in 2014.

(b) Santa Clarita Valley

According to the Area Plan, between 1990 and 2000, the Valley grew by almost 60,000 residents to reach a population of 212,611 by 2000, a population growth of over 39 percent.¹⁴ In 2008, the estimated population of the Valley was 252,000 persons with 75,000 residing in unincorporated County areas and the remainder residing within the City of Santa Clarita (City).^{15,16} More recent data indicate an estimated 2014 Valley population of 278,616 persons, of whom 71,492 are located in the unincorporated County.^{17,18}

(c) Project Site

As shown in **Figure 3.4**, Aerial Photo of Project Site, in **Section 3.0**, Project Description, of this Draft EIR, the Project Site is generally comprised of vacant land, with limited agricultural uses in the northernmost portion, a small plant nursery used by the adjacent Six Flags Magic Mountain, and abandoned oil wells and associated unpaved access roads scattered throughout the site. There are no residential buildings on the Project Site and, therefore, there is no residential population.

¹⁴ *Santa Clarita Valley Area Plan: One Valley One Vision 2012, Chapter 2: Land Use Element, p. 28.*

¹⁵ *One Valley One Vision Draft Program EIR, Section 3.19, Population and Housing, p. 3.19-1.*

¹⁶ *For comparison, SCAG estimates a Valley population of 249,606 persons in 2008, as derived from SCAG's regional growth forecasts for the TAZs located within the Valley. For those TAZs located partially within and partially outside the Valley, an area-weighted approach was used to approximate growth within the Valley boundaries. See **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), above.*

¹⁷ *Based on ESRI Business Analyst Estimates, HR&A Advisors, Inc. November 12, 2014 (see **Appendix 5.14**).*

¹⁸ *For comparison, a Valley population of 281,274 persons is estimated in 2014 based on a straight-line interpolation from 2008 to 2020 values in the SCAG regional growth forecasts for TAZs. See **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), above.*

(2) Housing

(a) Regional and Unincorporated County Conditions

As shown in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), an interpolation of data from the adopted regional growth forecast indicates there are 6,136,000 households in the SCAG region and 317,105 households in the unincorporated County in 2014. According to estimates prepared by the California Department of Finance, there are 310,445 actual housing units in the unincorporated County as of 2014, with a vacancy rate of 5.5 percent.¹⁹ The California Department of Finance also estimates an average household size of 3.5 persons in the unincorporated County.²⁰

(b) Santa Clarita Valley

As of 2008, there were approximately 80,000 dwelling units within the Valley, of which 23,000 were in the unincorporated areas and 57,000 were within the City.^{21,22} The Santa Clarita Valley Chamber of Commerce reports a housing vacancy rate of 3.65 percent as of 2005 (compared to 4.65 percent in the County at that time).²³ More recent data indicate an estimated 93,125 housing units in the Valley in 2014, of which 21,319 are located in the unincorporated County, with an average vacancy rate of 4.66 percent.^{24,25}

¹⁹ California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011–2014, with 2010 Census Benchmark, as of January 1, 2014, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2014*, www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php, accessed March 5, 2015.

²⁰ *Ibid.*

²¹ *One Valley One Vision Draft Program EIR, Section 3.19, Population and Housing*, p. 3.19-2.

²² For comparison, SCAG estimates 76,993 Valley households in 2008, as derived from SCAG's regional growth forecasts for the TAZs located within the Valley. For those TAZs located partially within and partially outside the Valley, an area-weighted approach was used to approximate growth within the Valley boundaries. See **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), above.

²³ Santa Clarita Valley Chamber of Commerce, *Regional Facts & Figures*, www.scvchamber.com/regional-facts--figures.html, accessed March 5, 2015.

²⁴ Based on ESRI Business Analyst Estimates, HR&A Advisors, Inc. November 12, 2014 (see **Appendix 5.14**).

²⁵ For comparison, 91,369 Valley households are estimated in 2014 based on a straight-line interpolation from 2008 to 2020 values in the SCAG regional growth forecasts for TAZs. See **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), above.

(c) Project Site

As previously discussed, there are no residential buildings on the Project Site.

(3) Employment

(a) Regional and Unincorporated County Conditions

Although Southern California is currently in the midst of an economic expansion, unemployment rates remain high. Low paying sectors such as retail, consumer services, dining, hospitality, and agriculture have been the fastest growing industries for job growth in Southern California since the “Great Recession” ended in June 2009.²⁶ Within the County, the unemployment rate is contracting but likewise remains high. The County has had the lowest rate of job growth among the 32 largest metro areas in the United States since 1990 and has not created any net new jobs since then.²⁷ One of the principal symptoms of weak job growth amidst positive population growth is the high poverty rate in the County, which is the highest among all counties in California. The Public Policy Institute of California reported in 2013 that the County’s rate is 27 percent and California’s is 22 percent, which is the highest in the nation.²⁸

As shown in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), an interpolation of data from the adopted SCAG regional growth forecast indicates there are 8,076,000 employees in the SCAG region and 251,550 employees in the unincorporated County in 2014.

(b) Santa Clarita Valley

The total number of jobs in the Valley in 2005 was 124,200, of which about 60 percent (74,889) were located within the City limits.²⁹ The remaining 49,311 jobs were located in the unincorporated County areas, primarily west of I-5 within Six Flags Magic Mountain, Stevenson Ranch, and the Valencia Commerce Center (including the

²⁶ Southern California Association of Governments, “A Growing Southern California Concern,” *The 4th Annual Economic Recovery and Job Creation Summit, December 5, 2013, page 8*, http://economy.scag.ca.gov/Economy%20site%20document%20library/2013EconomicSummit_Program.pdf, accessed March 5, 2015.

²⁷ Yu, William, *UCLA Anderson Forecast, “Problems and Solutions for Los Angeles’ Economy: Human Capital, Public Education and Migration,” The UCLA Economic Forecast for the Nation and State, March 2014, page 59.*

²⁸ Bohn, Sara, and Levin, Matt, “Poverty in California,” *Public Policy Institute of California, August 2013*, (www.ppic.org/main/publication_show.asp?i=261).

²⁹ *Santa Clarita Valley Area Plan: One Valley One Vision 2012, Chapter 2: Land Use Element, p. 32.*

Postal Distribution Center). Recent U.S. Census data indicate civilian employment in the Valley of an estimated 129,948 persons.³⁰ As of 2014, Valley employment is estimated at 108,488 jobs, of which 28 percent (30,518 jobs) are located in the unincorporated County.^{31,32} Major Valley employers include Six Flags Magic Mountain, the William S. Hart School District, Princess Cruises, the Henry Mayo Newhall Memorial Hospital, H. R. Textron, and Specialty Labs. The Santa Clarita Valley Chamber of Commerce reports one of the lowest unemployment rates in the County, estimated at 6 percent in April 2014 (compared to 7.6 percent in the County and 7.8 percent in the State).³³

(c) Project Site

As previously discussed, the Project Site is generally comprised of vacant land, with limited agricultural uses in the northernmost portion, a small plant nursery used by the adjacent Six Flags Magic Mountain, and abandoned oil wells and associated unpaved access roads scattered throughout the site. There are no employees on the Project Site.

(4) Jobs/Housing Balance

The jobs/housing balance compares the available jobs and occupied housing (i.e., households) within a community. It is estimated that over half of employed Valley residents travel out of the Valley to work. In 2000, the Valley had a jobs/housing ratio of 0.88, as compared to the County-wide ratio of 1.43 jobs per household. By 2008, the Valley's jobs/housing ratio was estimated to range from 1.3 to 1.5 jobs per household.³⁴ As of 2014, the jobs/housing ratio is estimated as 1.22 for the Valley as a whole (1.14 in the City and 1.50 in the unincorporated County).^{35,36}

³⁰ U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, as published on the Santa Clarita Valley Economic Development Corporation website, "Demographics," available at www.scvtedc.org/businesscenter/demographics, accessed March 5, 2014.

³¹ Based on ESRI Business Analyst Estimates, HR&A Advisors, Inc. November 12, 2014 (see **Appendix 5.14**).

³² For comparison, 128,400 Valley jobs are estimated in 2014 based on a straight-line interpolation from 2008 to 2020 values in the SCAG regional growth forecasts for TAZs. See **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), above.

³³ Santa Clarita Valley Chamber of Commerce, Regional Facts & Figures, www.scvchamber.com/regional-facts--figures.html, accessed September 30, 2014.

³⁴ Santa Clarita Valley Area Plan: One Valley One Vision 2012, Chapter 2: Land Use Element, p. 33.

³⁵ The ratio reflects an estimated 88,787 occupied units. Based on ESRI Business Analyst Estimates, HR&A Advisors, Inc. November 12, 2014 (see **Appendix 5.14**).

3. ENVIRONMENTAL IMPACTS

a. Methodology

The Project's population and housing impacts are determined based on the proposed number of residential units included in the Project, all of which are conservatively estimated to be occupied (i.e., "households"). The Project's direct population and housing impacts are then compared to SCAG's current population and household growth projections for the SCAG region, the unincorporated County, and the Valley, as interpolated to 2024 (the Project buildout year).

With respect to employment, the focus of environmental analysis prepared under CEQA is a project's potential to cause effects on the *physical* environment.³⁷ Accordingly, the State CEQA Guidelines state that while economic or social information may be included in an EIR, or may be presented in whatever form(s) the lead agency desires, social and economic effects shall not be treated as significant effects on the environment.³⁸ The CEQA Guidelines are very clear in that there must be a physical change resulting from the project directly or indirectly for an impact to be considered significant.³⁹

Social and economic effects, including employment, are, however, relevant CEQA issues to the extent that a chain of cause and effect can be traced from a proposed project through anticipated social and economic changes resulting from the project to physical changes caused in turn by the economic and social changes.⁴⁰ If a project's physical impacts would cause social or economic effects, the magnitude of the social or economic effects may be relevant in determining whether a physical impact is "significant."⁴¹ If the

³⁶ Based on the interpolated SCAG growth forecasts cited in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), above, the Valley's jobs/housing ratio is estimated to be 1.4 in 2014.

³⁷ "Environment" means the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance (Pub. Res. Code § 21060.5).

³⁸ CEQA Guidelines Sections 15131(a) and 15064(f); see also Pub. Resources Code §§ 21100 and 21151. "Significant effect on the environment" means a substantial, or potentially substantial adverse change in the environment (Pub. Res. Code Section 21068).

³⁹ See discussion following CEQA Guidelines Section 15131.

⁴⁰ CEQA Guidelines Sections 15131(a) and 15064(f).

⁴¹ *Ibid.*, Section 15131(b). For example, a project's direct and indirect population can be used to estimate the amount of natural resources, energy resources, and public services that might be consumed as a result of the project, and whether the resulting scale of use is "significant."

physical change causes adverse economic or social effects on people, those adverse effects may be used as the basis for determining that the physical change is significant.⁴²

The Project's direct employment impacts are compared to SCAG's current employment growth projections for the SCAG region, the unincorporated County, and the Valley, as interpolated to 2024 (the Project buildout year).

As set forth above, the analysis of potential population, housing, and employment impacts is based largely on information obtained from SCAG and the Area Plan. Data for the Valley also was obtained from the Santa Clarita Valley Economic Development Corporation, the Santa Clarita Valley Chamber of Commerce, and the U.S. Census.

b. Proposed Design Elements/Project Design Features

As discussed in detail in **Section 3.0**, Project Description, of this Draft EIR, Project development includes 339 single-family residences, 1,235 multi-family residences, and 730,000 square feet of commercial uses anticipated to be comprised of approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail development.⁴³ It also includes a 9.4-acre elementary school, a 5.6-acre public neighborhood park, two recreational centers totaling 2.9 acres, a 27.2-acre Spineflower Preserve, and 101.7 acres of open space.⁴⁴

c. Significance Thresholds

Based on Appendix G of the CEQA Guidelines and other relevant criteria, the Los Angeles County Department of Regional Planning has determined that a project would have a potentially significant impact related to population, housing, and employment based on the following criteria:

⁴² *Ibid.*, Section 15064(f).

⁴³ As discussed in **Section 3.0**, Project Description, of this Draft EIR, some of the residential units may contain a living suite, defined as a room or series of rooms connected to the remainder of the dwelling unit by at least one interior connection, comprising no more than 25 percent of the gross floor area of the dwelling unit and no more than 1,000 square feet, as approved by the Director of Regional Planning or a Hearing Officer. Living suites are considered part of the main dwelling unit and, in combination with the main dwelling unit, are intended for occupancy by a single family or household.

⁴⁴ Open space acreage refers to lots within the tract map designated as open space. Additional open space areas, such as natural drainage courses, roadway medians, and landscaped parkways adjacent to on-site roadways, in addition to the proposed park, recreation centers, and Spineflower Preserve, bring the total open space area to approximately 153 acres.

Threshold 5.14-1: Would the Project 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)?

Threshold 5.14-2: Would the Project displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

Threshold 5.14-3: Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Threshold 5.14-4: Would the Project cumulatively exceed official regional or local population projections?

Threshold 5.14-5: Would the Project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

As discussed in the Initial Study prepared for the Project, provided in **Appendix 1A** of this Draft EIR, implementation of the Project would not displace any existing housing, residents, or employees. Therefore, no further discussion of Thresholds 5.14-2 and 5.14-3 is provided herein.

d. Project Impacts

Threshold 5.14-1: Would the Project 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)?

Threshold 5.14-4: Would the Project cumulatively exceed official regional or local population projections?

Project impacts with respect to Thresholds 5.14-1 and 5.14-4 are addressed in the following combined analysis since these criteria relate to population, household, and employment growth and associated growth projections.

(1) Construction-Related Impacts

(a) Population and Housing

Given the employment patterns of construction workers in Southern California and the available market for construction labor, construction workers are not likely, to any notable degree, to relocate their households as a result of construction job opportunities associated with the Project. The construction industry differs from most other industry sectors in several important ways, which are relevant to potential impacts on housing:

- There is no regular place of work. Construction workers commute to job sites that may change many times in the course of a year. These often lengthy daily commutes are facilitated by the off-peak starting and ending times of the typical construction work day.
- Many construction workers are highly specialized (e.g., crane operators, steel workers, masons), and move from job site to job site as dictated by the demand for their skills.
- The work requirements of most construction projects are also highly specialized, and workers are employed on a job site only as long as their skills are needed to complete a particular phase of the construction process.

It is reasonable to assume, therefore, that Project-related construction workers would not relocate their households in response to employment at the Project Site. Thus, there would not be any significant population or housing impacts in the SCAG region or the unincorporated County due to Project construction. As such, construction-related impacts related to population and housing would be less than significant.

(b) Employment

Project construction is estimated to produce approximately 6,370 part-time and full-time jobs. Although these construction jobs would be temporary, some may persist over the entire nine-year construction period. These direct jobs would support additional indirect and induced jobs throughout the Valley and the greater region in a wide range of industries resulting from purchases of construction-related supplies, goods and services, and household expenditures by construction employees. As such, the Project would provide a public benefit by providing new direct and indirect employment opportunities during the construction period. Impacts related to construction employment would be less than significant.

(2) Operational Impacts

(a) Direct Impacts and Consistency with SCAG's Adopted Growth Forecasts

(i) Population

Based on 2010 U.S. Census data, the average household size within the community of Stevenson Ranch located south of the Project Site is 3.36 persons per household.⁴⁵ As

⁴⁵ Average household size for owner- and renter-occupied units for Census Tract 9203.38. Source: U.S. Census Bureau, 2010.

the types and sizes of homes proposed within the Project would be similar to those within Stevenson Ranch, Project residents are anticipated to have similar socio-economic characteristics and thus a similar average household size.⁴⁶ Accordingly, the Project's proposed 1,574 housing units are estimated to generate a residential population of approximately 5,288 persons.

As shown in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), in 2024 the SCAG regional population is estimated to reach 20,310,467, the unincorporated County population would be 1,223,207, and the Valley population would be 335,152 persons.^{47,48} With respect to the SCAG region projections, Project buildout would represent approximately 0.03 percent of the total forecasted population in 2024 and approximately 0.35 percent of population growth between 2014 and 2024. In the unincorporated County, Project buildout would represent approximately 0.43 percent of the total forecasted population in 2024 and approximately 4.51 percent of population growth between 2014 and 2024. The Project would also make up 1.58 percent of the total residential population in the Valley in 2024, or 9.81 percent of projected growth from 2014 to 2024. As such, the Project's population would fall within the forecasts for the various studied geographies, and the Project would not cause growth (i.e., new population) that exceeds projected/planned levels for the Project buildout year.

(ii) Housing

As previously discussed and shown in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), based on the SCAG regional growth forecasts there would be 6,689,200 households in the SCAG region, 354,614 households in the unincorporated County, and 127,179 households in the Valley in 2024. Thus, for the SCAG region, Project buildout would represent approximately 0.02 percent of the total household forecast in 2024 and approximately 0.28 percent of household growth between 2014 and 2024. In the unincorporated County, Project buildout would represent approximately 0.44 percent of the household forecast and approximately 4.20 percent of household growth between 2014 and 2024. Relative to the Valley, Project housing would

⁴⁶ *The potential development of living suites would not affect this average population rate. Living suites are considered part of the main dwelling unit and, in combination with the main dwelling unit, are intended for occupancy by a single family or household.*

⁴⁷ *Growth projections for the Valley were derived from SCAG's regional growth forecasts for the Traffic Analysis Zones (TAZs) located within the Valley. For those TAZs located partially within and partially outside the Valley, an area-weighted approach was used to approximate growth within the Valley boundaries. A straight-line interpolation of 2020 and 2035 data was used to calculate 2024 projections.*

⁴⁸ *For comparison, the Area Plan estimates the Valley population at full buildout of the Area Plan would include approximately 460,000 to 485,000 residents. The Project's residential population would represent 1.09 to 1.15 percent of this total population.*

make up 1.39 percent of total households and 7.10 percent of projected household growth from 2014 to 2024. As such, Project housing would fall within the forecasts for the various studied geographies, and the Project would not cause growth (i.e., new households) that exceeds projected/planned levels for the Project buildout year. Additionally, the Project would help meet the County's RHNA allocation of 30,145 residential units within the unincorporated areas.

(iii) Employment

Table 5.14-2, Project Employees, below details the Project's new on-site jobs by general land use category. As shown, an estimated 2,679 on-site jobs would be created by the Project. As previously discussed and shown in **Table 5.14-1**, SCAG Forecast for the SCAG Region and Unincorporated County (2008–2035), based on the SCAG regional growth forecasts there would be 8,687,867 employees in the SCAG region, 279,967 employees in the unincorporated County, and 144,797 employees in the Valley in 2024. Thus, for the SCAG region, Project buildout would represent approximately 0.03 percent of the total employment forecast in 2024 and approximately 0.44 percent of employment growth between 2014 and 2024. In the unincorporated County, Project buildout would represent approximately 0.96 percent of the employment forecast and approximately 9.43 percent of employment growth between 2014 and 2024. With respect to the Valley, Project employees would make up 1.85 percent of total employment and 16.34 percent of projected employment growth from 2014 to 2024. As such, Project employment would fall within the forecasts for the various studied geographies, and the Project would not cause growth (i.e., new employment) that exceeds projected/planned levels for the Project buildout year.

Table 5.14-2
Project Employees

Land Use	Employment Factor ^a	Amount	Employees
Office	4 jobs/ksf	435,000 sf	1,740
Retail	2.85 jobs/ksf	295,000 sf	841
School	0.10999 job/student	750 students	82
Park	3.17965 jobs/acre	5 acres ^b	16
Total			2,679

sf = square feet
ksf = thousand square feet

^a Factor sources: office/retail—CB Richard Ellis; school/park—One Valley One Vision Revised Draft Program EIR, November 2010.

^b Acreage represents net developed parkland (5.6 gross acres).

Source: Eyestone Environmental, 2014.

(b) Indirect Impacts

In addition to 1,574 new housing units, the Project includes 730,000 square feet of commercial uses anticipated to be comprised of approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail development, as well as an elementary school and public neighborhood park. The proposed commercial retail development and park would generate a range of permanent and part-time positions typically filled by persons already residing in the vicinity of the workplace and who generally do not relocate their households due to these types of employment opportunities. As such, the Project's commercial retail development and the park components would be unlikely to indirectly cause population growth or create indirect demand for additional housing in the area.

The jobs associated with the proposed office uses and the elementary school may also be filled by people residing in the Project vicinity. However, some of these jobs may also be filled by persons from outside the area who relocate for their job, thus resulting in population growth and generating housing demand in the area. Some of this demand could be accommodated within the Project and/or could be fulfilled by existing vacancies in the local housing market, as well as by other new units in the vicinity, including within any of the five planned/approved communities in the Specific Plan area.⁴⁹ Given these options, sufficient housing is expected to be available to accommodate any indirect demand for housing. Likewise, any indirect population growth associated with Project employment would not be substantial and would fall well within SCAG's projections for population growth in the SCAG region, the unincorporated County, and the Valley. In addition, given the retail nature of much of this employment, it is unlikely that a substantial portion of Project employees would relocate to the Project area to live closer to their job.

(3) Other Growth Inducement Issues

While the employment growth attributed to the Project would be consistent with regional employment forecasts, it would not, in and of itself, foster new growth in the area by removing impediments to growth. As described in **Section 5.11**, Land Use and Planning, of this Draft EIR, the land uses surrounding the Project Site include existing and approved residential subdivisions, commercial recreation and commercial/business park uses, combined with a variety of agricultural, oil production, and light industrial uses. To a large extent, the existing topography on-site and I-5 separate the Project Site from many of the surrounding uses. The Project represents infill development that would function as an independent mixed-use community, while interconnected with the surrounding

⁴⁹ As previously discussed, the unincorporated County's vacancy rate in 2014 is estimated at 5.5 percent, which is equal to 17,018 units.

communities, particularly the proposed/approved Specific Plan developments to the west (e.g., Mission Village). The demand for commercial goods and services generated by Project households and employees would be largely met by new retail and service uses and other amenities included as part of the Project, as well as by such uses already existing, approved, or planned in the Project area. No new, unforeseen development would be needed to meet the Project's needs. On the contrary, the Project's new residential and non-residential uses would help support the viability of existing businesses and other uses in the Project vicinity. Further, the non-residential uses developed on-site may serve residents or employees within Mission Village or other Specific Plan communities, as well as from the surrounding area.

In addition, certain of the roadway improvements proposed as part of the Project, specifically the extensions of Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive, would also serve Mission Village and the other Specific Plan communities. However, these roadway improvements already were approved as part of Mission Village; thus, if/when Mission Village is constructed, the improvements would be implemented regardless of the Project. As such, the Project's roadway improvements would not induce new, unforeseen growth by providing access to undeveloped areas. Similarly, while most of the Project's utility and other infrastructure improvements are intended primarily to meet Project-related demand, certain infrastructure components such as the water quality basin adjacent to the River and drainage improvements associated with the aforementioned roadway extensions would also serve Mission Village. These facilities are also considered "shared" improvements and would be developed as part of Mission Village regardless of the Project. Further, such facilities would be sized to meet the demand associated with both projects, but would not accommodate additional, unplanned development and therefore would not induce unforeseen growth.

(4) Conclusion

Based on the preceding analysis, the Project would not induce substantial, unexpected population or household growth in the Project area either directly or indirectly. Future growth within the Project area is planned for and expected, pursuant to the County's General Plan and the Area Plan. Moreover, the Project's residential development would help meet the RHNA allocation for the County's unincorporated areas. Therefore, the Project would not result in any significant adverse impacts related to population or household growth in the Valley and the County. In addition, the Project would help achieve the population, housing, and employment growth forecasts for the SCAG region, the unincorporated County, and the Valley. Furthermore, as discussed below and in **Section 5.11**, Land Use and Planning, of this Draft EIR, the Project would be consistent with regional policies to efficiently utilize existing infrastructure, reduce regional congestion, and improve air quality through the reduction of VMT. As such, impacts with respect to population, household, and employment growth would be less than significant.

Threshold 5.14-5: Would the Project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

As previously discussed, in 2014, the Valley's jobs/housing ratio was estimated as 1.22 jobs per household for the Valley as a whole.⁵⁰ The Project would improve the Valley's jobs/housing ratio by developing a planned mixed-use community that includes residential uses, commercial uses, an elementary school, a Spineflower Preserve, a public neighborhood park, two recreational centers, and open space areas. Upon buildout, the Project would provide a jobs/housing ratio of approximately 1.70, which meets the Area Plan goal of at least 1.5 jobs per household.^{51,52} A balanced jobs/housing base is a critical component to a sustainable community because it allows people to work close to home and minimizes vehicle miles traveled.

On that point, as discussed in **Section 5.7**, Greenhouse Gas Emissions, of this Draft EIR, the Project would implement sustainability principles related to VMT, including a complementary mix of land uses that would reduce the need for vehicle trips, a balanced jobs/housing base, residential uses in close proximity to commercial services/public spaces, an extensive network of pedestrian and bike trails and paths, and a variety of PDFs that would serve to minimize vehicle trips (e.g., through ride share programs, telecommuting, etc.; see PDFs ES 5.7-4 through 5.7-6 in **Section 5.7**, Greenhouse Gas Emissions). As also discussed in **Section 5.7**, Greenhouse Gas Emissions, based on a review of the TAZ data used by SCAG to formulate an SB 375-compliant forecasted development pattern for the region, the growth expected to result from the Project is accounted for in SCAG's 2012–2035 RTP/SCS. As such, the VMT attributable to land use development within the Project Site and the surrounding area would not impede SCAG's achievement of the SB 375 reduction targets adopted by the California Air Resources Board to facilitate a reduction in greenhouse gas emissions attributable to light-duty vehicles.

In summary, the Project would not result in a substantial jobs/housing imbalance or substantial increase in VMT; impacts would be less than significant.

⁵⁰ The ratio reflects an estimated 88,787 occupied units. Based on ESRI Business Analyst Estimates, HR&A Advisors, Inc. November 12, 2014 (see **Appendix 5.14**).

⁵¹ Based on full-time equivalent (FTE) employment and total housing units.

⁵² Santa Clarita Valley Area Plan: One Valley One Vision 2012, Land Use Element, Policy LU4.2.2, page 62.

4. CUMULATIVE IMPACTS

The geographic context for the cumulative impact analysis of population, housing, and employment is the SCAG region. Future growth within the region is anticipated to increase population, households, and jobs, as projected by SCAG and planned for by local jurisdictions. The Project and likely most, if not all, of the related projects are accounted for in SCAG's projections, which are updated regularly and include proposed, planned, and approved projects throughout the region. Furthermore, the Area Plan was recently updated and thus accounts for existing and proposed land uses, as well as proposed, planned, and approved projects in the Valley.

As previously discussed, the Project's total population, housing, and employment represent 0.03 percent of the total forecasted population in the region in 2024 and approximately 0.35 percent of population growth between 2014 and 2024; approximately 0.02 percent of the total household forecast in 2024 and approximately 0.28 percent of household growth between 2014 and 2024; and approximately 0.03 percent of the total employment forecast in 2024 and approximately 0.44 percent of employment growth between 2014 and 2024. Therefore, the Project's incremental population, housing, and employment impacts would not be cumulatively considerable within the meaning of CEQA, and such impact would be less than significant.⁵³

5. MITIGATION MEASURES

a. Newhall Ranch RMDP/SCP Mitigation Measures

No impacts to population, housing, and employment were identified in the RMDP/SCP EIS/EIR. Thus, no mitigation measures were required.

b. Entrada South Project-Level Mitigation Measures

As evaluated above, Project impacts with respect to population, housing, and employment would be less than significant. As such, mitigation measures would not be required. In addition, cumulative population, housing, and employment impacts would be less than significant, and no mitigation would be necessary.

6. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project-level and cumulative impacts related to population, housing, and employment would be less than significant.

⁵³ *State CEQA Guidelines Section 15064(h)(1).*