

## **SECTION 7.0**

### **GROWTH-INDUCING IMPACTS**

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This section of the Environmental Impact Report (EIR) analyzes the potential for the Single-Family Residential Hauled Water Initiative for New Development (proposed initiative) to result in growth-inducing impacts consistent with Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines. Such impacts normally occur when a project results in economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The types of projects that are normally considered to result in growth-inducing impacts are those that provide infrastructure that would be suitable to support additional growth or remove an existing barrier to growth.

The primary growth-inducing elements of the proposed initiative relate to land use and population and housing. The proposed initiative would encourage housing growth in areas outside of the County's Regional Housing Needs Assessment (RHNA) allocation. The reasonable worst-case scenario assumes the annual average rate of issuance of building permits over the 20-year 2015 to 2035 planning horizon would be approximately 32 per year in the Santa Clarita Valley and approximately 152 per year in the Antelope Valley for a total of 184 permits per year for both areas. The total anticipated building permits over the 20-year 2015 to 2035 planning horizon would be approximately 3,680. The population increase as a result of the proposed initiative of approximately 12,880 persons within the proposed initiative study area within the 2015 to 2035 20-year planning horizon would be expected to incrementally contribute to direct cumulative impacts. The cumulative impact of the proposed project to population, when added to the related past, present, or reasonably foreseeable, probable future projects listed in Section 2, *Project Description*, would be expected to be significant and unavoidable.

The proposed initiative would be expected to induce growth in the proposed initiative study area. Since January 2003, building permits have not been issued for single-family residences on properties that are not served by a public or private water purveyor or groundwater.<sup>1</sup> Although the subject vacant<sup>2</sup> parcels have been designated with land use zones and General Plan land use designations that permit the construction of new single-family residences pursuant to the Los Angeles County, California, Code of Ordinances – Title 22 Planning and Zoning, they would not be able to be developed as such in the absence of the proposed initiative or comparable action.<sup>3</sup> The proposed initiative would induce population growth in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water.

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<sup>1</sup> Potable Water Availability Requirements for Residential and Commercial Development. 1 January 2003. Los Angeles County Department of Public Health Bureau of Environmental Protection Drinking Water Program. 5050 Commerce Drive, Baldwin Park, CA 91706-1423

<sup>2</sup> The term vacant refers to parcels identified as such by the County Assessor.

<sup>3</sup> Los Angeles County Department of Regional Planning. Accessed 22 March 2014. Los Angeles County, California, Code of Ordinances – Title 22 Planning and Zoning. Available online at: <http://library.municode.com/HTML/16274/level1/TIT22PLZO.html>

The availability of housing within the unincorporated territory of Los Angeles County is managed pursuant to the Housing Element of the County General Plan, which has been completed in conjunction with RHNA numbers (developed by Southern California Association of Governments (SCAG) and a regional coalition of allocated growth. The Housing Element establishes the location and amount of housing that must be developed within the unincorporated area of Los Angeles County in order to accommodate the RHNA. However, none of the subject parcels considered parcels under the proposed initiative have been identified by the Adequate Sites Inventory in the 2014–2021 Housing Element as vacant and underutilized sites that need to be developed in order to meet the County’s RHNA allocation.<sup>4</sup> The proposed initiative would facilitate the construction of new homes, in areas for which building permits have not been issued since 2003, where it has been demonstrated that potable water for domestic requirements cannot be provided by an on-site groundwater well, and where the lot meets all of the following criteria at the time of the hauled water permit application and as of the effective date of an ordinance authorizing the use of hauled water: (a) the lot is an existing legal lot or entitled to a certificate of compliance; (b) is vacant and has never been developed; (c) is greater than 2,000 square feet in size; (c) is outside the boundaries of a public or private water district; and (d) has a land use designation and is within a zone allowing for the development of a single-family residence.

The 2014–2021 Housing Element of the Los Angeles County General Plan does not identify any of the subject parcels as being essential to meet the housing requirements for the unincorporated territory of Los Angeles County. In northern unincorporated Los Angeles County, the historic rates of issuance of building permits for new single-family residential homes on vacant parcels whose zoning designations permit single-family residences has been approximately 147 permits per year. Los Angeles County building permit data indicate that 184 permits per year is a reasonable worst-case scenario for the issuance of building permits that could reasonably be expected to result from the proposed initiative. The average household size from 2000 to 2014 in unincorporated Los Angeles County has consistently been approximately 3.5 persons per household.<sup>5</sup> Therefore, a worst-case scenario of approximately 3,680 single-family homes could be expected to be constructed during the 20-year 2015 to 2035 planning horizon, for a population increase of approximately 12,880 persons within the proposed initiative study area, approximately 10 percent beyond the projected population growth for 2035 in unincorporated Los Angeles County.<sup>6</sup>

The proposed initiative is expected to induce growth a result of substantial population growth in the unincorporated areas of northern Los Angeles County and indirect growth as a result of construction of roads and infrastructure in areas beyond those areas specified by the adopted plans, constituting a significant impact to population and housing because it would result in population, housing, and employment growth inconsistent with the regional level of growth projected under SCAG’s RTP Growth Forecast, the guiding principles of the Santa Clarita Valley Area Plan, and the land use policies of the Antelope Valley Area Plan – Town & Country (Antelope Valley Area Plan).

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<sup>4</sup> Ms. Connie Chung of the Los Angeles County Department of Regional Planning verified via phone call on April 29, 2014 with Mr. Eric Charlton that there were no RHNA parcels within the proposed initiative study area.

<sup>5</sup> Southern California Association of Governments. May 2015. Profile of the Unincorporated Area of Los Angeles County. Available online at: <http://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

<sup>6</sup> Southern California Association of Governments. April 2016. Program Environmental Impact Report for the 2016–2040 Regional Transportation Plan / Sustainable Communities Strategy. Prepared by: Sapphos Environmental, Inc. Pasadena, CA.

The proposed initiative would be inconsistent with the SCAG 2012–2035 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) goal related to orderly growth in that it would facilitate development in areas not adequately served by public transportation, alternative modes of travel, and public infrastructure. The proposed initiative would be inconsistent with the SCAG 2012–2035 RTP/SCS policy related to regional housing needs assessment because it would facilitate development of single-family residences in areas that have not been planned for such development and in areas not adequately served by public transportation, alternative modes of travel, and public infrastructure.

The Centennial Project would be expected to result in a direct population growth of approximately 70,000 people through the proposed development of approximately 19,333 new homes (a maximum of 23,000 dwelling units) within the Antelope Valley Area Plan area (including subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea) at the Los Angeles County single-family home average of 3.5 persons per home. A specific plan (Los Angeles County Regional Planning Specific Plan No. 02-232) is currently proposed to implement the Centennial Project within the Antelope Valley Area Plan,<sup>7</sup> which would require a specific plan and subsequent tract map approvals, in addition to other related entitlements, an amendment to the County General Plan (such as a specific plan), require entitlements such as a Conditional Use Permits. The proposed Initiative would be expected to incrementally contribute to indirect cumulative impacts, in combination with the Centennial Project. Furthermore, the homes in the Centennial Project are not included in the RHNA housing allocation, and the project has a potential to result in a job/housing imbalance if the project results in more population growth than job growth. The population increase as a result of the proposed initiative of approximately 12,880 persons within the proposed initiative study area within the 20-year 2015 to 2035 planning horizon would be expected to incrementally contribute to direct cumulative impacts, in combination with the Centennial Project.

The High Desert Corridor (State Highway 138) Project, which would involve construction of the 63-mile High Desert Corridor as a new transportation route in the High Desert region of Los Angeles and San Bernardino Counties between State Route 14 in Los Angeles County and State Route 18 and Interstate 15 in San Bernardino County, would be expected to result in indirect population growth as a result of the extension of roads through the Lake Los Angeles/Llano/Valyermo/Littlerock subarea to the City of Palmdale. This project would be expected to facilitate indirect urbanization of open space and the rural communities of Pearblossom, Lake Los Angeles, Littlerock, Valyermo, and Llano as a result of increased transportation access within the subarea. The population increase as a result of the proposed initiative of approximately 12,880 persons within the proposed initiative study area within the 20-year 2015 to 2035 planning horizon would be expected to incrementally contribute to indirect cumulative impacts, in combination with the High Desert Corridor Project.

As the County's RHNA housing allocation includes the Newhall Ranch Specific Plan and the Northlake Specific Plan, the population growth associated with these two related projects has already been planned, and the proposed initiative would not combine with cumulative impacts associated with population growth in regard to these two Specific Plans.

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<sup>7</sup> Los Angeles County Department of Regional Planning. 1 October 2015. Revised Notice of Preparation: Centennial Project. Available at: [http://planning.lacounty.gov/assets/upl/case/sp\\_02-232\\_nop-20151001.pdf](http://planning.lacounty.gov/assets/upl/case/sp_02-232_nop-20151001.pdf)