

SECTION 2.0

PROJECT DESCRIPTION

Consistent with the requirements of Section 15124 of the California Environmental Quality Act Guidelines (State CEQA Guidelines), the project description for the proposed Single-Family Residential Hauled Water Initiative for New Development (proposed initiative) includes the location and boundaries of the proposed initiative; a brief characterization of the existing conditions at the proposed initiative study area; a statement of objectives for the proposed initiative; a general delineation of the proposed initiative's technical, economic, and environmental characteristics; and a statement describing the intended uses of the Environmental Impact Report (EIR).

2.1 LOCATION

The proposed initiative would apply to the entirety of Los Angeles County. However, the area that would be affected by the proposed initiative, as determined by the County's GIS model, consists of 42,867 parcels in the unincorporated territory of Los Angeles County (County) (Figure 2.1-1, *Proposed Initiative Study Area*).¹ The combined proposed initiative study area consists of approximately 340,461 acres or approximately 532 square miles.

Although this is a Countywide initiative, the parcels that would potentially be affected by the proposed initiative are located entirely within the 5th Supervisorial District in the northern one-third of the County, including areas located in the San Gabriel Mountains, in the Antelope Valley; areas located northeast of the City of Santa Clarita, north and south of California State Route 14; and areas that are southwest of the City of Palmdale in the communities of Agua Dulce and Acton. The subject parcels have been categorized into seven subareas:

1. **Lake Hughes/Gorman/West of Lancaster:** The Lake Hughes/Gorman/West of Lancaster subarea is located in an area generally located west of State Highway 14 and north of the Angeles National Forest. This subarea consists of 15,166 parcels and encompasses approximately 195.4 square miles (125,041.4 acres). State Highway 138 bisects the subarea in an east-west direction, and State Highway 14 forms the eastern boundary of this subarea (Figure 2.1-2, *Lake Hughes/Gorman/West of Lancaster Subarea*). This subarea is adjacent to the northwestern edge of the incorporated City of Lancaster.
2. **Lancaster Northeast:** The Lancaster Northeast subarea is located in an area generally east of State Highway 14 and north of East Avenue J. This subarea consists of 6,794 parcels and encompasses approximately 55.2 square miles (35324.90 acres). State Highway 14 forms the western boundary and East Avenue J forms the southern boundary of this subarea. Edwards Air Force Base is located north of the study area (Figure 2.1-3, *Lancaster Northeast Subarea*). This subarea is adjacent to the northeastern edge of the incorporated City of Lancaster.

¹ Assessor's Parcels Numbers for the referenced parcels are on file at the Los Angeles County Department of Regional Planning.

3. **Antelope Valley Northeast:** The Antelope Valley Northeast subarea is located in an area generally located north of East Avenue E and east of 165th Street East in the far northeastern portion of Los Angeles County. This subarea consists of 1,938 parcels and encompasses approximately 22.7 square miles (14,528.23 acres). This subarea is relatively isolated and is located in the northeastern area of Los Angeles County (Figure 2.1-4, *Antelope Valley Northeast Subarea*). This subarea is located approximately 10.9 miles northeast of the incorporated City of Palmdale and approximately 11.3 miles northeast of the incorporated City of Lancaster.
4. **Lake Los Angeles/Llano/Valyermo/Littlerock:** The Lake Los Angeles/Llano/Valyermo/Littlerock subarea is located in an area generally south of East Avenue J, east of 47th Street East. This subarea consists of 14,822 parcels and encompasses approximately 168.8 square miles (108,067.33 acres). Avenue J forms the northern boundary, the Cities of Palmdale and Lancaster form the western boundary, and the San Bernardino County line forms the eastern boundary of this subarea (Figure 2.1-5, *Lake Los Angeles/Llano/Valyermo/Littlerock Subarea*). This subarea is adjacent to the eastern edge of the incorporated City of Palmdale.
5. **Acton:** The Acton subarea is located in an area generally east of Hubbard Road and West of 47th Street East. This subarea consists of 1,246 parcels and encompasses approximately 28.2 square miles (18,067.22 acres). The Angeles National Forest is located to the north and south of the subarea (Figure 2.1-6, *Acton Subarea*). This subarea is adjacent to the southwestern edge of the incorporated City of Palmdale.
6. **Castaic/Santa Clarita/Agua Dulce:** The Castaic/Santa Clarita/Agua Dulce subarea is located generally west of Hubbard Road and north of the 210 Freeway excluding Kagel Canyon. This subarea consists of 2,243 parcels and encompasses approximately 55.2 square miles (35,340.2 acres) (Figure 2.1-7, *Castaic/Santa Clarita/Agua Dulce Subarea*). This subarea is adjacent to the northern, western, and southern edges of the incorporated City of Santa Clarita and the northern edge of the incorporated City of Los Angeles.
7. **East San Gabriel Mountains:** The East San Gabriel Mountains subarea consists of parcels generally located within the Angeles National Forest east of State Highway 14, north of the 210 freeway, south of the Pearblossom Highway, and west of the San Bernardino County line. This subarea consists of 658 parcels and encompasses approximately 6.4 square miles (4,092.26 acres) (Figure 2.1-8, *East San Gabriel Mountains Subarea*). This subarea is adjacent to the northern edges of the San Gabriel and San Fernando Valleys.

The proposed initiative study area is located within 53 USGS 7.5-minute quadrangle maps (Figure 2.1-9, *USGS 7.5-Minute Quadrangle Index*):

- Acton
- Adobe Mountain
- Agua Dulce
- Alpine Butte
- Azusa
- Black Mountain
- Burnt Peak
- Chilao Flat
- Condor Peak
- Crystal Lake
- Del Sur
- El Mirage
- Fairmont Butte
- Frazier Mountain
- Glendora
- Green Valley
- Hi Vista
- Jackrabbit Hill
- Juniper Hills
- La Liebre Ranch
- Lake Hughes
- Lancaster East
- Lancaster West
- Lebec
- Liebre Mountain
- Little Buttes
- Littlerock
- Lovejoy Buttes
- Mescal Creek
- Mint Canyon
- Mount Baldy
- Mount San Antonio
- Mount Wilson
- Neenach School
- Newhall
- Oat Mountain
- Pacifico Mountain
- Palmdale
- Pasadena
- Redman
- Ritter Ridge
- Rogers Lake South
- Rosamond
- Rosamond Lake
- San Fernando
- Simi Valley East
- Sleepy Valley
- Sunland
- Val Verde
- Valyermo
- Warm Springs Mountain
- Waterman Mountain
- Whitaker Peak

The elevation of the overall proposed initiative study area ranges 862 feet above mean sea level (MSL) to 7,409 above MSL, with the highest and lowest elevations being in the East San Gabriel Mountains subarea (Figure 2.1-10, *Topographic Map*).

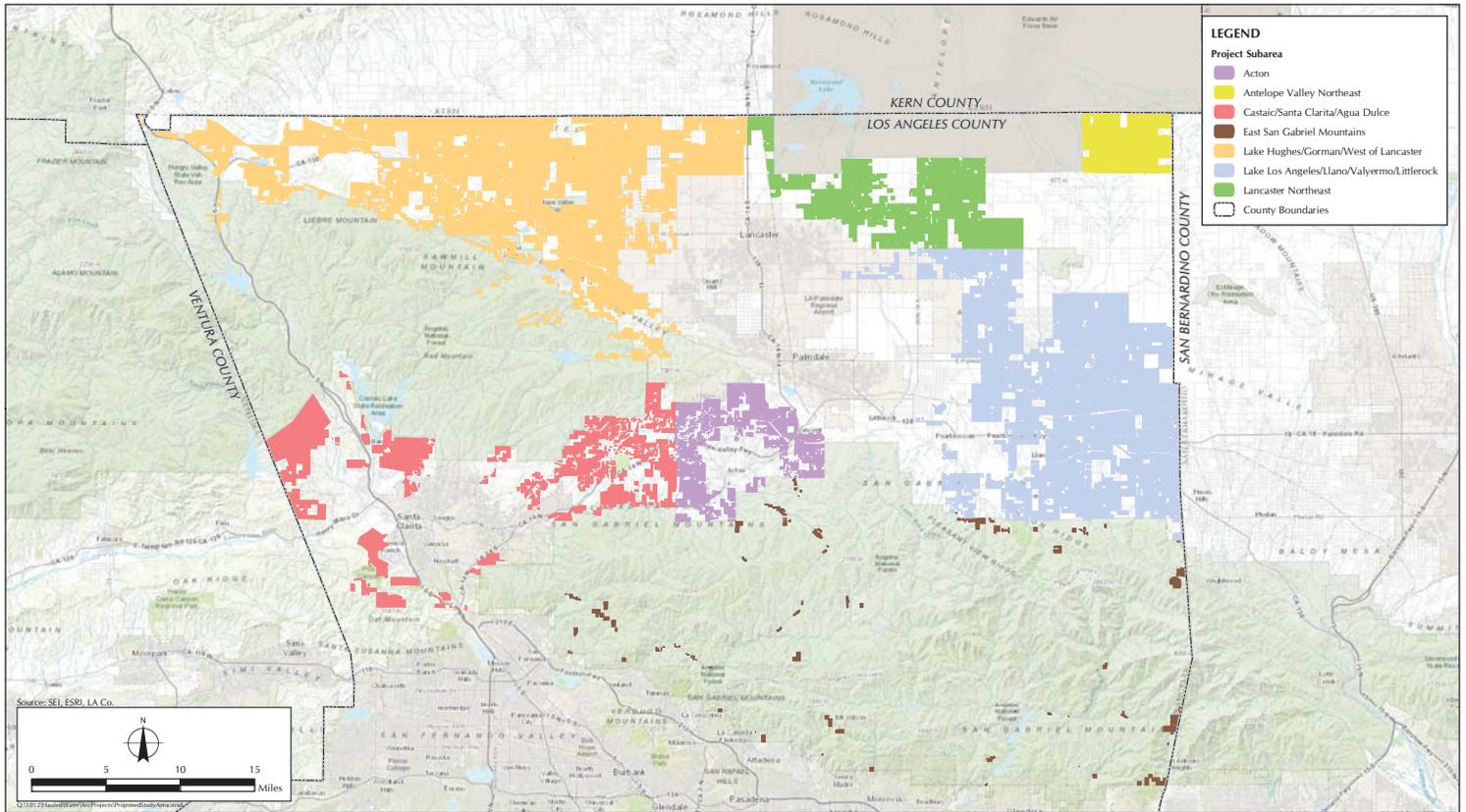


FIGURE 2.1-1
Proposed Initiative Study Area



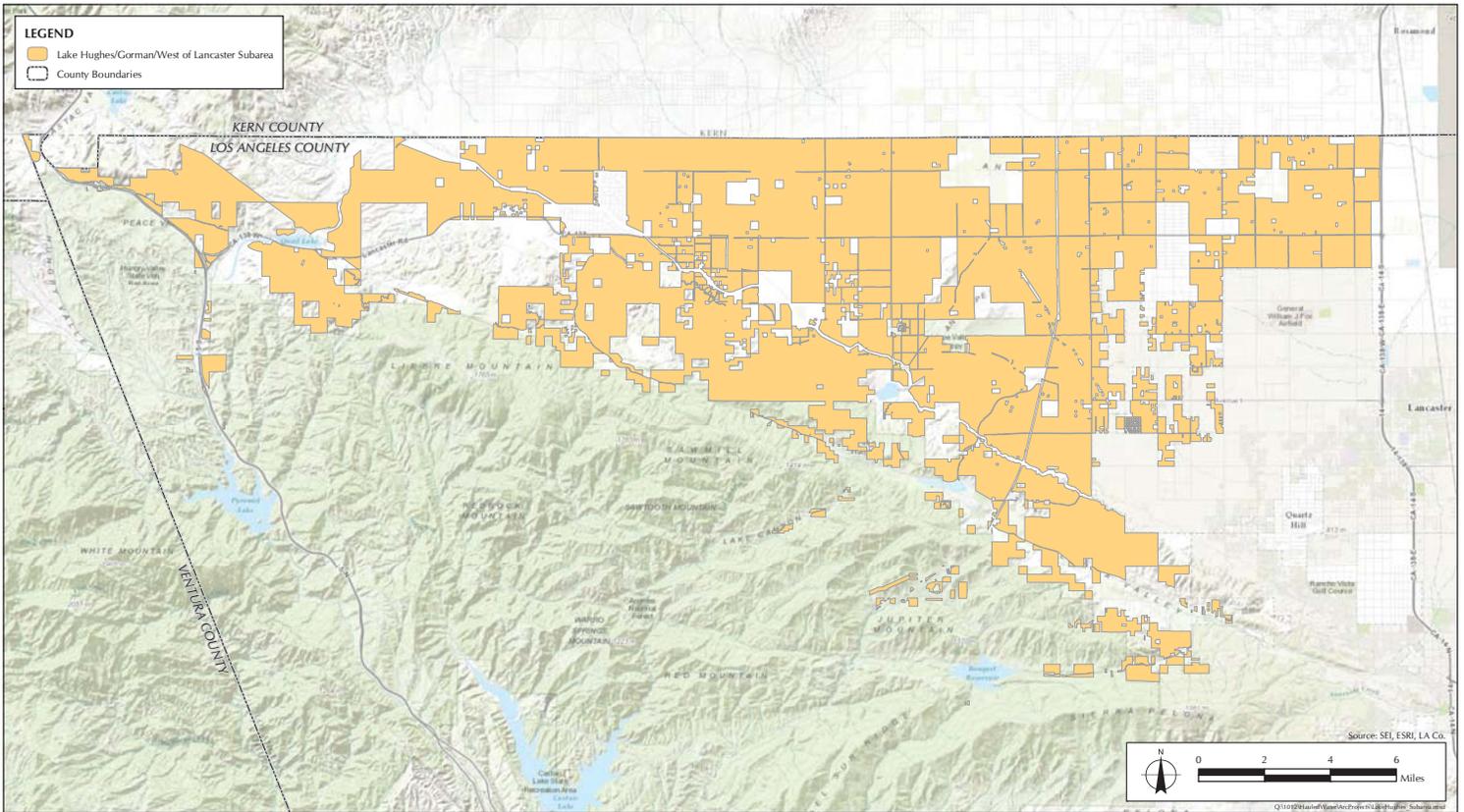
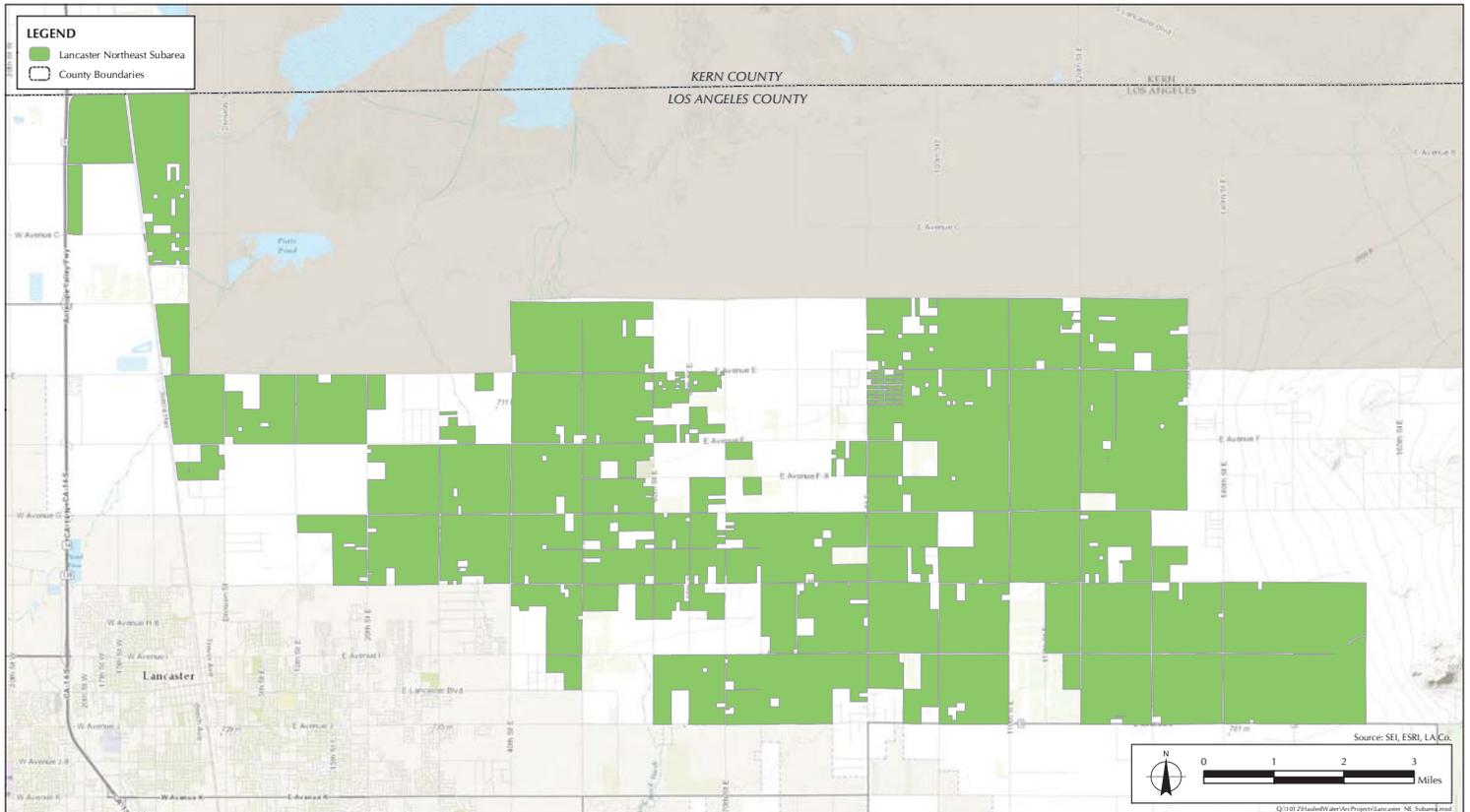


FIGURE 2.1-2
Lake Hughes/Gorman/West of Lancaster Subarea



 **FIGURE 2.1-3**
Lancaster Northeast Subarea

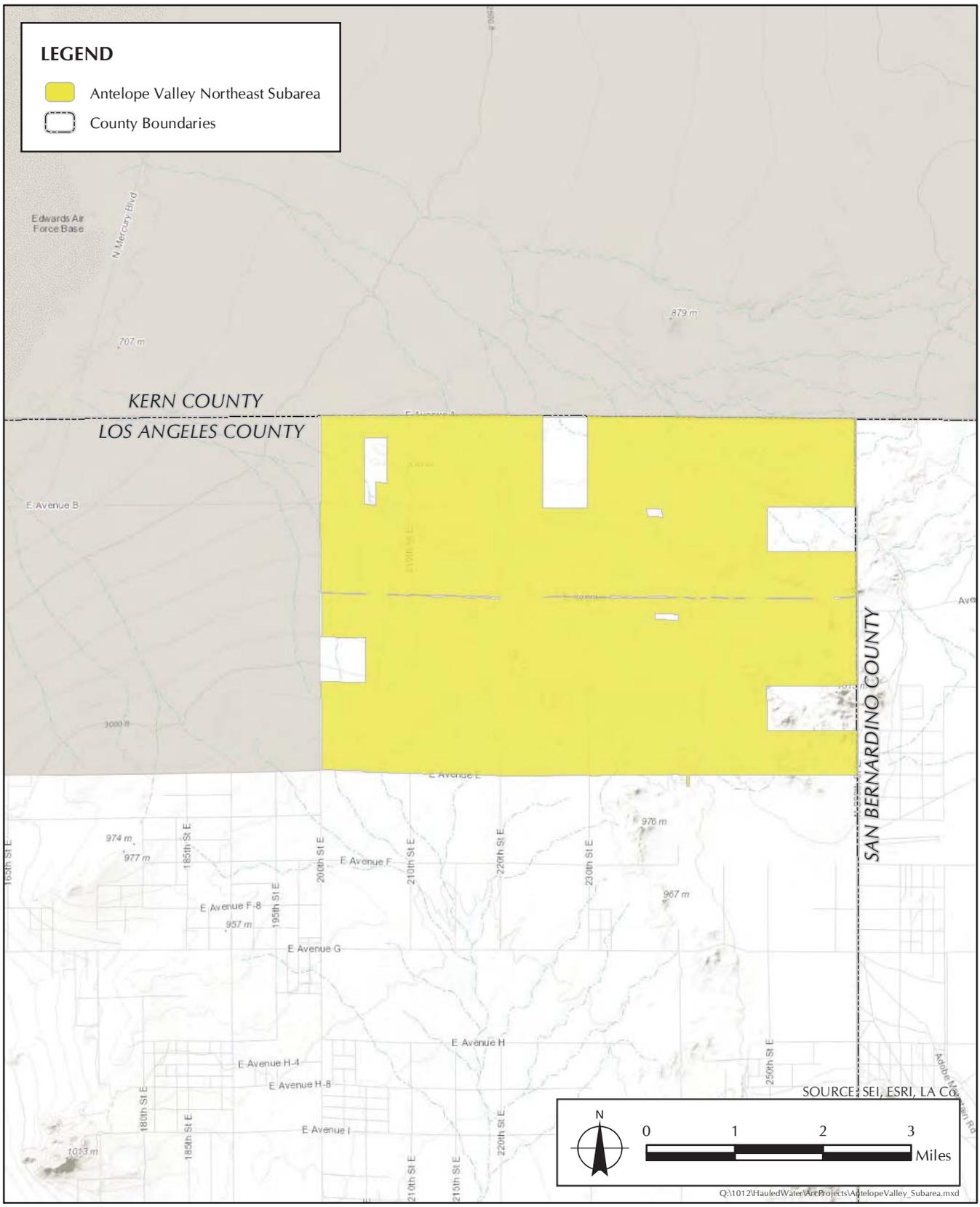


FIGURE 2.1-4
Antelope Valley Northeast Subarea

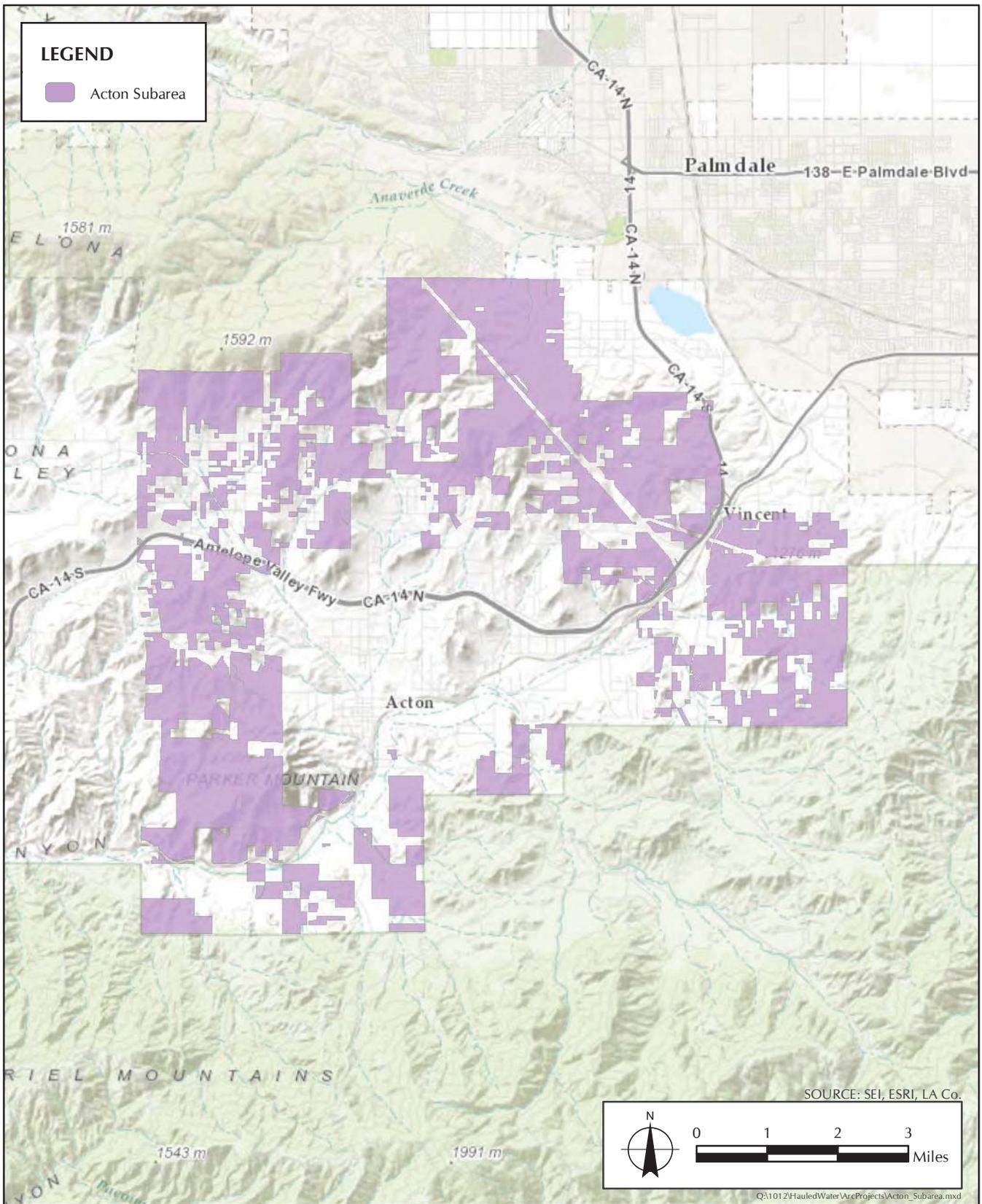


FIGURE 2.1-6
Acton Subarea

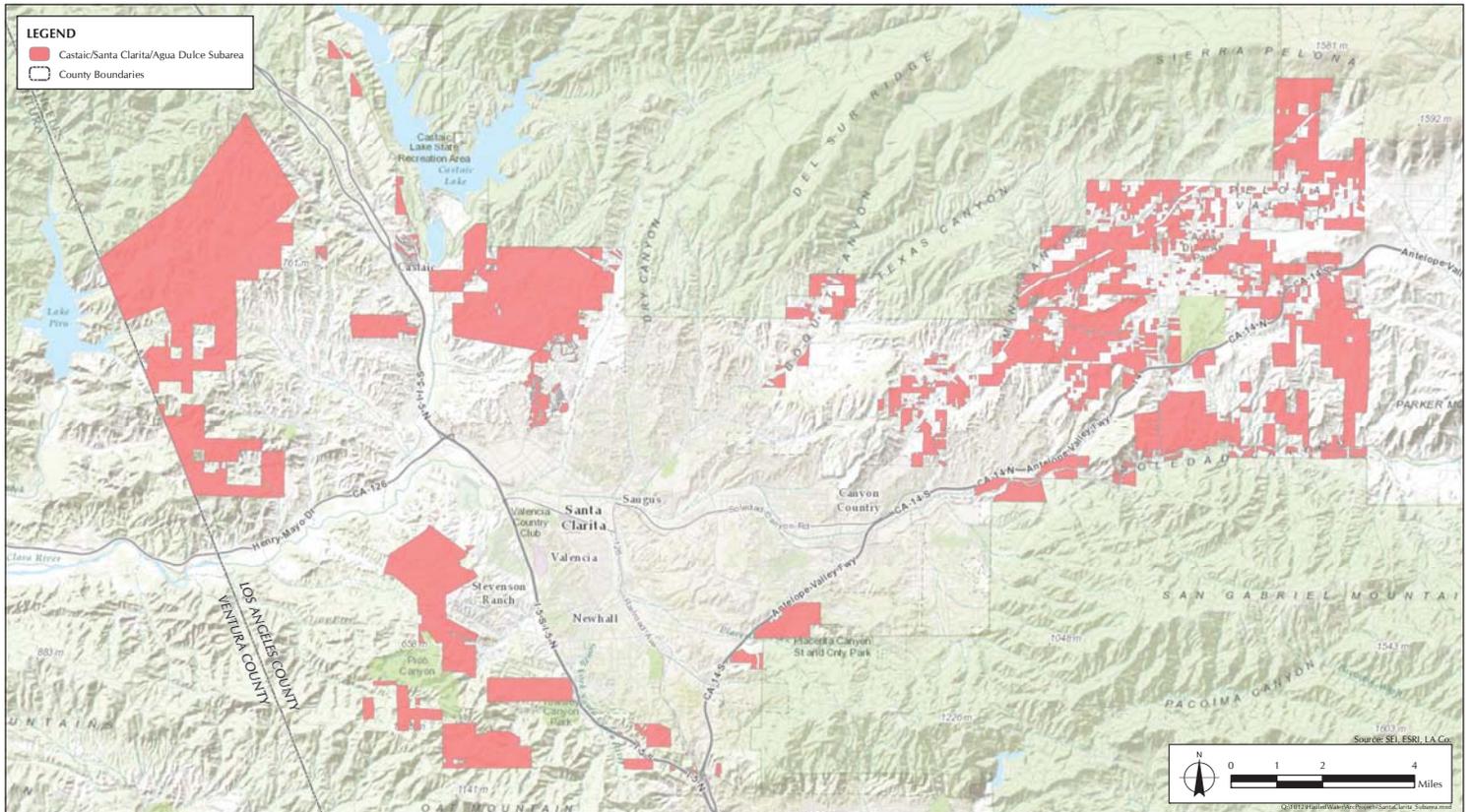


FIGURE 2.1-7
Castaic/Santa Clarita/Agua Dulce Subarea

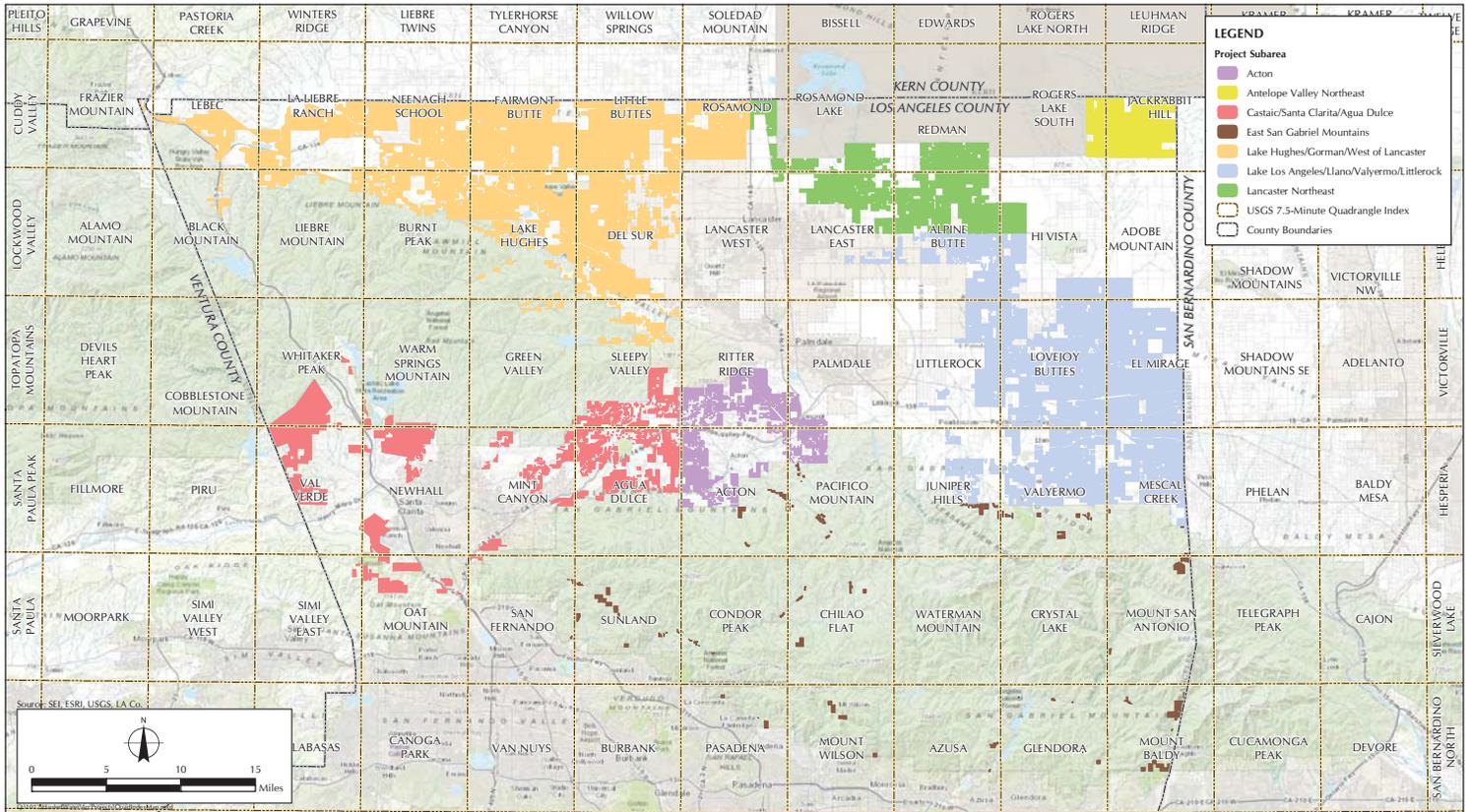


FIGURE 2.1-9
USGS 7.5-Minute Quadrangle Index



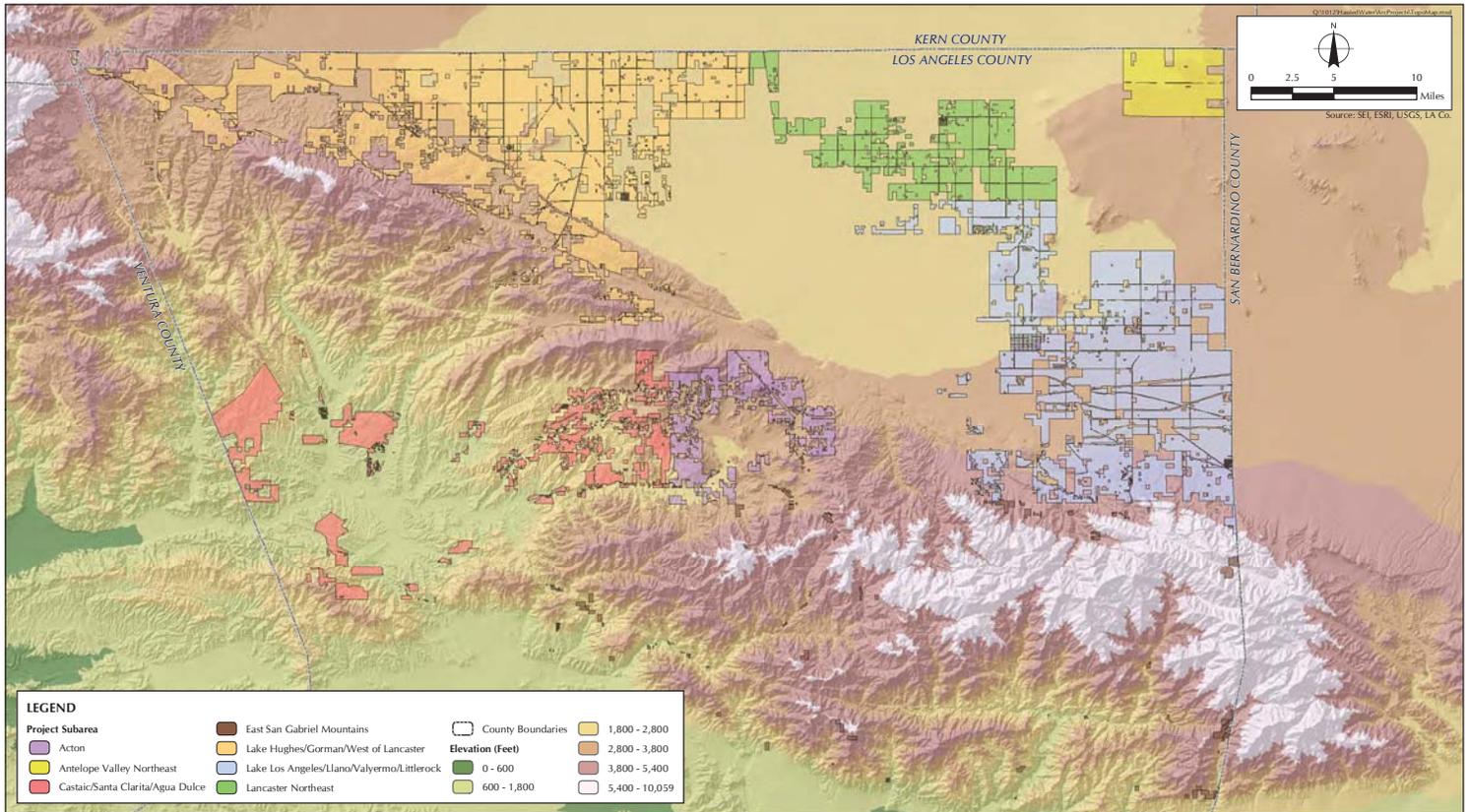


FIGURE 2.1-10
Topographic Map

2.2 EXISTING CONDITIONS

2.2.1 Lake Hughes/Gorman/West of Lancaster

The Lake Hughes/Gorman/West of Lancaster subarea is located in an area generally west of State Highway 14 and north of the Angeles National Forest; however, there are also several National Forest inholding parcels located along San Francisquito Canyon and Lake Hughes Road. The topography of this subarea is generally flat, except for the parcels located along San Francisquito Canyon and Lake Hughes Road, which are located in mountainous terrain. The highest elevation within this subarea is approximately 4,768 feet above MSL, and the lowest elevation is approximately 2,315 feet above MSL. State Highway 14 provides access to the subarea from the east, and Interstate 5 provides access to the subarea from the west. The main existing land uses in this subarea are agriculture and rural residential uses. The established communities of Del Sur, Gorman, Lake Hughes, Leona Valley, and Quartz Hill are located in this sub area. The Angeles National Forest surrounds 39 private inholding parcels within this subarea. The parcels that are located within National Forest boundaries are private inholdings that have been designated in the 2005 update to the *Angeles National Forest Land Management Plan* as Non-Forest System Land Ownership and therefore are not subject to the national land management plan.^{2,3} Three Significant Ecological Areas (SEAs) (approximately 44,093.7 acres) intersect with the subject parcels within this subarea and are subject to the provisions of the 1982 Hillside Management and Significant Ecological Areas Ordinance: Joshua Tree Woodland, San Andreas, and Santa Clara River.^{4,5} Los Angeles County has designated significant ridgelines to be preserved and protected pursuant to policies of the Conservation and Natural Resources Element of the Los Angeles County General Plan, located across the southern parcels of the subarea in the Andreas Rift Zone of the San Gabriel Mountains.⁶ Two community standards districts in the North County, Castaic Area, and Elizabeth Lake and Lake Hughes, designate and regulate significant ridgelines. The Pacific Crest National Scenic Trail, which was designated as a National Scenic Trail under the 1968 National Trails System Act, passes through the western side of the subarea from Kern County south into Angeles National Forest.⁷ Several of the subject parcels within this subarea (approximately 23,377.7 acres) are located within the Federal Emergency Management Agency (FEMA)–designated 100-year floodplain and subject to FEMA’s mandatory flood insurance purchase requirements and floodplain management standards.⁸ Parcels within the southern portion of this subarea are located within the

² U.S. Department of Agriculture Forest Service, Angeles National Forest. April 2006. Record of Decision, Angeles National Forest Land Management Plan. Available online at: <http://www.fs.usda.gov/detail/angeles/landmanagement/planning/?cid=stelprdb5324056#>

³ U.S. Department of Agriculture Forest Service. September 2005. Final Land Management Plan Alternative 4a Selected: Land Use Zones [Map]. Available online at: http://www.fs.usda.gov/Internet/FSE_MEDIA/stelprdb5311720.pdf

⁴ County of Los Angeles Department of Regional Planning. Accessed 4 November 2015. SEA Program: SEA Ordinance. Available online at: <http://planning.lacounty.gov/sea/ordinance>

⁵ County of Los Angeles Department of Regional Planning. Adopted 16 June 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available at: <http://planning.lacounty.gov/tnc>

⁶ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 9: Conservation and Natural Resources Element. Available online at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁷ National Park Service. 12 July 2012. The National Trails System Act. Also found in United States Code, Volume 16, Sections 1241-1251. Available online at: <http://www.nps.gov/nts/legislation.html>

⁸ Federal Emergency Management Agency. n.d. Zone A. Available online at: <http://www.fema.gov/floodplain-management/zone>

State-designated Alquist-Priolo Earthquake Fault Zone and subject to the human occupancy restrictions of the 1971 Alquist-Priolo Earthquake Fault Zoning (AP) Act.⁹

2.2.2 Lancaster Northeast

The Lancaster Northeast subarea is located in an area generally east of State Highway 14 and north of East Avenue J. The topography of this subarea is generally flat; the highest elevation within this subarea is approximately 2,688 feet above MSL, and the lowest elevation is approximately 2,298 feet above MSL. State Highway 14 provides access to the subarea from the west. The predominant existing land uses in this subarea consist of agricultural, recreation, and rural residential uses. The established communities of Hi Vista and a small portion of Del Sur are located in this sub area. One SEA (approximately 23,278 acres) intersects with the subject parcels within this subarea: Antelope Valley.^{10,11} Several of the subject parcels in this subarea (approximately 22,778.7 acres) are located within the FEMA-designated 100-year flood plain.

2.2.3 Antelope Valley Northeast

The Antelope Valley Northeast subarea is located in an area generally north of East Avenue E and east of 165th Street East in the far northeastern portion of Los Angeles County. The topography of this subarea is mainly flat, with a few hills to the north. The highest elevation within this subarea is approximately 3,296 feet above MSL, and the lowest elevation is approximately 2,547 feet above MSL. There are no existing primary access roads to the area; however, East Avenue G provides access to the area from the Lancaster area. Presently, the entirety of this subarea is vacant. Saddleback Butte State Park is located to the south of the subarea. A small portion of the established community of Hi Vista is located in this sub area. One SEA (approximately 10,870.5 acres) intersects with the subject parcels within this subarea: Antelope Valley.^{12,13} (A few of the subject parcels in the northern portion of the subarea (approximately 178 acres) are located within the FEMA-designated 100-year floodplain.¹⁴

2.2.4 Lake Los Angeles/Llano/Valyermo/Littlerock

The Lake Los Angeles/Llano/Valyermo/Littlerock subarea is located in an area generally south of East Avenue J, east of 47th Street East. The topography of this subarea is generally flat, except for several parcels that are located on slopes of the San Gabriel Mountains to the south. The highest elevation within this subarea is approximately 5,626 feet above MSL, and the lowest elevation is approximately 2,443 feet above MSL. State Highways 138 and 18 provide the primary access to

⁹ State of California Department of Conservation. 2013. California Geological Survey – Alquist-Priolo Earthquake Fault Zones. Available online at: <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/index.aspx>

¹⁰ County of Los Angeles Department of Regional Planning. Accessed 4 November 2015. SEA Program: SEA Ordinance. Available online at: <http://planning.lacounty.gov/sea/ordinance>

¹¹ County of Los Angeles Department of Regional Planning. Adopted 16 June 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available at: <http://planning.lacounty.gov/tnc>

¹² County of Los Angeles Department of Regional Planning. Accessed 4 November 2015. SEA Program: SEA Ordinance. Available online at: <http://planning.lacounty.gov/sea/ordinance>

¹³ County of Los Angeles Department of Regional Planning. Adopted 16 June 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available at: <http://planning.lacounty.gov/tnc>

¹⁴ Federal Emergency Management Agency. n.d. Zone A. Available online at: <http://www.fema.gov/floodplain-management/zone>

this subarea. Predominant existing land uses within this subarea consist of vacant land, single-family residential subdivisions, agricultural uses, and scattered rural residential uses. The Angeles National Forest forms the southern border of this subarea. The established communities of Llano, Valyermo, Pearblossom, Littlerock, Lake Los Angeles and portions of Hi Vista are located within this sub area. One SEA (approximately 49,384.1 acres) intersects with the subject parcels within this subarea: Antelope Valley.^{15,16} Several of the subject parcels within this subarea (approximately 15,590.7 acres) are located within the FEMA-designated 100-year floodplain.¹⁷ The southern portion of this subarea contains parcels located within the Alquist-Priolo Earthquake Fault Zone.¹⁸

2.2.5 Acton

The Acton subarea is located in an area generally east of Hubbard Road and West of 47th Street East. The topography of the subarea is mainly mountainous and hilly. The highest elevation within this subarea is approximately 4,900 feet above MSL, and the lowest elevation is approximately 2,290 feet above MSL. State Highway 14 provides the primary access to this subarea. Predominant existing land uses consist of rural residential uses, single-family residential uses, and scattered agricultural uses. The Angeles National Forest forms the southern border of this subarea. The established communities of Acton, South Antelope Valley, and portions of Agua Dulce are located in this sub area. Los Angeles County–designated significant ridgelines are located to the west of the subarea.¹⁹ One SEA (approximately 3,684.5 acres) intersects with the subject parcels within this subarea: Santa Clara River.^{20,21} A few of the subject parcels within this subarea (approximately 198.8 acres) are located within the FEMA-designated 100-year floodplain.²²

2.2.6 Castaic/Santa Clarita/Agua Dulce

The Castaic/Santa Clarita/Agua Dulce subarea is located generally west of Hubbard Road and north of the 210 Freeway excluding Kagel Canyon. The topography of this subarea is generally mountainous. The highest elevation within this subarea is approximately 4,430 feet above MSL, and the lowest elevation is approximately 994 feet above MSL. Interstate 5 and State Highway 14 are the primary access roads for this subarea. Additionally, State Highway 126 provides access to areas in the western portion of the subarea. Predominant existing land uses consist of rural

¹⁵ County of Los Angeles Department of Regional Planning. Accessed 4 November 2015. SEA Program: SEA Ordinance. Available online at: <http://planning.lacounty.gov/sea/ordinance>

¹⁶ County of Los Angeles Department of Regional Planning. Adopted 16 June 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available at: <http://planning.lacounty.gov/tnc>

¹⁷ Federal Emergency Management Agency. n.d. Zone A. Available online at: <http://www.fema.gov/floodplain-management/zone>

¹⁸ State of California Department of Conservation. 2013. California Geological Survey – Alquist-Priolo Earthquake Fault Zones. Available online at: <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/index.aspx>

¹⁹ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 9: Conservation and Natural Resources Element. Available online at: planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

²⁰ County of Los Angeles Department of Regional Planning. Accessed 4 November 2015. SEA Program: SEA Ordinance. Available online at: <http://planning.lacounty.gov/sea/ordinance>

²¹ County of Los Angeles Department of Regional Planning. Adopted 16 June 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available online at: <http://planning.lacounty.gov/tnc>

²² Federal Emergency Management Agency. n.d. Zone A. Available online at: <http://www.fema.gov/floodplain-management/zone>

residential, single-family residential, and scattered agricultural. The Angeles National Forest forms the northern and southern borders of this subarea. The established communities of Agua Dulce, Castaic Val Verde, Stevenson Ranch, Newhall, Canyon Country, and portions of Acton are located within this sub area. Four SEAs (approximately 14,922.4 acres) intersect with the subject parcels within this subarea: Santa Clara River, Santa Felicia, Cruzan Mesa Vernal Pools, Santa Susana Mountains/Simi Hills.^{23,24} County-designated significant ridgelines are located throughout the subarea.^{25,26} The Pacific Crest National Scenic Trail passes through the eastern portion of this subarea between the western and eastern areas of the Angeles National Forest.²⁷ A few of the subject parcels within this subarea (approximately 817.5 acres) are located within the FEMA-designated 100-year floodplain.²⁸

2.2.7 East San Gabriel Mountains

The East San Gabriel Mountains subarea consists mainly of private inholding parcels located within the eastern San Gabriel Mountain range and is generally located east of State Highway 14, north of the 210 freeway, south of the Pearblossom Highway, and west of the San Bernardino County line. The topography of the subarea is very mountainous. The highest elevation within this subarea is approximately 7,409 feet above MSL, and the lowest elevation is approximately 862 feet above MSL. Primary access to this subarea is provided by Mount Baldy Road, San Gabriel Canyon Road (Highway 39), Angeles Crest Highway (Highway 2), Big Tujunga Canyon Road, and Little Tujunga Canyon Road from the 210 freeway to the south and Soledad Canyon Road and Big Pines Road from the north. Predominant existing land uses consist of national forest recreation, open space, and resource uses, widely scattered residential uses exist in places such as Wrightwood and Mt. Baldy Village. Communication infrastructure uses are located on Mount Wilson. The Angeles National Forest surrounds all 658 private inholding parcels within this subarea, which have been designated in the 2005 update to the Angeles National Forest Land Management Plan as Non-Forest System Land Ownership and therefore are not subject to the national land management plan.^{29,30} The established communities of Angeles National Forest, Altadena, Sylmar, and portions of Acton, Valyermo, Pearblossom, Llano, and Littlerock are located in this sub area. Five SEAs (approximately 561 acres) intersect with the subject parcels within this subarea: Antelope Valley, Santa Clara River, San Dimas Canyon/San Antonio Wash, Altadena Foothills and Arroyos, San

²³ County of Los Angeles Department of Regional Planning. Accessed 4 November 2015. SEA Program: SEA Ordinance. Available online at: <http://planning.lacounty.gov/sea/ordinance>

²⁴ County of Los Angeles Department of Regional Planning. Adopted 16 June 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available online at: <http://planning.lacounty.gov/tnc>

²⁵ County of Los Angeles. 2012. Santa Clarita Valley Area Plan. Available online at: http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

²⁶ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 9: Conservation and Natural Resources Element. Available online at: planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

²⁷ National Park Service. 12 July 2012. The National Trails System Act. Also found in United States Code, Volume 16, Sections 1241-1251. Available online at: <http://www.nps.gov/nts/legislation.html>

²⁸ Federal Emergency Management Agency. n.d. Zone A. Available online at: <http://www.fema.gov/floodplain-management/zone>

²⁹ U.S. Department of Agriculture Forest Service, Angeles National Forest. April 2006. Record of Decision, Angeles National Forest Land Management Plan. Available online at: <http://www.fs.usda.gov/detail/angeles/landmanagement/planning/?cid=stelprdb5324056#l>.

³⁰ U.S. Department of Agriculture Forest Service. September 2005. Final Land Management Plan Alternative 4a Selected: Land Use Zones [Map]. Available online at: http://www.fs.usda.gov/Internet/FSE_MEDIA/stelprdb5311720.pdf

Gabriel Canyon.^{31,32} A very small southeastern portion of the subarea (approximately 63.5 acres) is located within the FEMA-designated 100-year floodplain.³³ Parcels within the southern section of the subarea are located within the Alquist-Priolo Earthquake Fault Zone.³⁴

2.3 GENERAL PLAN LAND USE DESIGNATION

The seven subareas are located in two Planning Areas as designated in the adopted Land Use Element of the Los Angeles County General Plan (Figure 2.3-1, *Los Angeles County General Plan Planning Areas*, and Table 2.3-1, *Adopted Los Angeles County General Plan Planning Areas*).³⁵

**TABLE 2.3-1
ADOPTED LOS ANGELES COUNTY GENERAL PLAN PLANNING AREAS**

General Plan Planning Area	Hauled Water Initiative Sub Area	Number of Subject Parcels in Planning Area	Percentage of Subject Parcels in Planning Area
Antelope Valley	Antelope Valley Northeast	1,938	4.5
	Lake Los Angeles/Llano/Valyermo/Littlerock	14,822	35
	Lancaster Northeast	6,794	16
	Acton	1,246	3
	Lake Hughes/Gorman/West of Lancaster	15,166	35
	East San Gabriel Mountains	658	1.5
Sub-Total		40,623	95
Santa Clarita Valley	Castaic/Santa Clarita/Agua Dulce	2,243	5
	Sub-Total	2,243	5
Total		42,867	100

The 42,867 parcels that are the subject of the proposed initiative fall within 12 land use designations described in the Land Use Element of the adopted Los Angeles County General Plan (Figure 2.3-2, *Los Angeles County Land Use Designations – Antelope Valley Areawide General Plan*, Figure 2.3-3, *Los Angeles County Land Use Designations – Santa Clarita Valley Area Plan*, and Table 2.3-2, *Adopted Los Angeles County General Plan Land Use Designations by Subarea*).

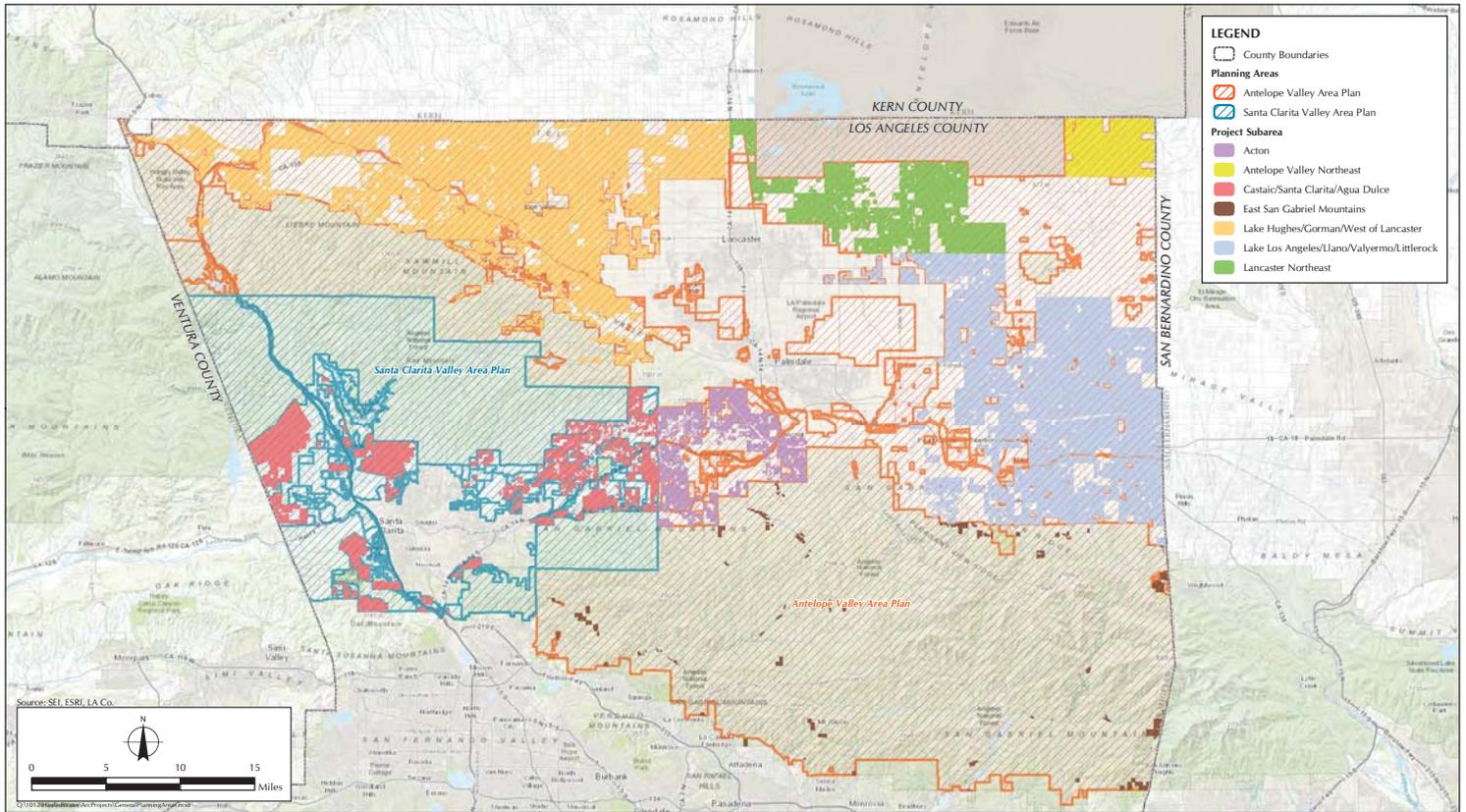
³¹ County of Los Angeles Department of Regional Planning. Accessed 4 November 2015. SEA Program: SEA Ordinance. Available online at: <http://planning.lacounty.gov/sea/ordinance>

³² County of Los Angeles Department of Regional Planning. Adopted 16 June 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available at: <http://planning.lacounty.gov/tnc>

³³ Federal Emergency Management Agency. n.d. Zone A. Available online at: <http://www.fema.gov/floodplain-management/zone>

³⁴ State of California Department of Conservation. 2013. California Geological Survey – Alquist-Priolo Earthquake Fault Zones. Available online at: <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/index.aspx>

³⁵ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan: Chapter 6: Land Use Element. PDF available online at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch6.pdf



 **FIGURE 2.3-1**
Los Angeles County General Plan Planning Areas

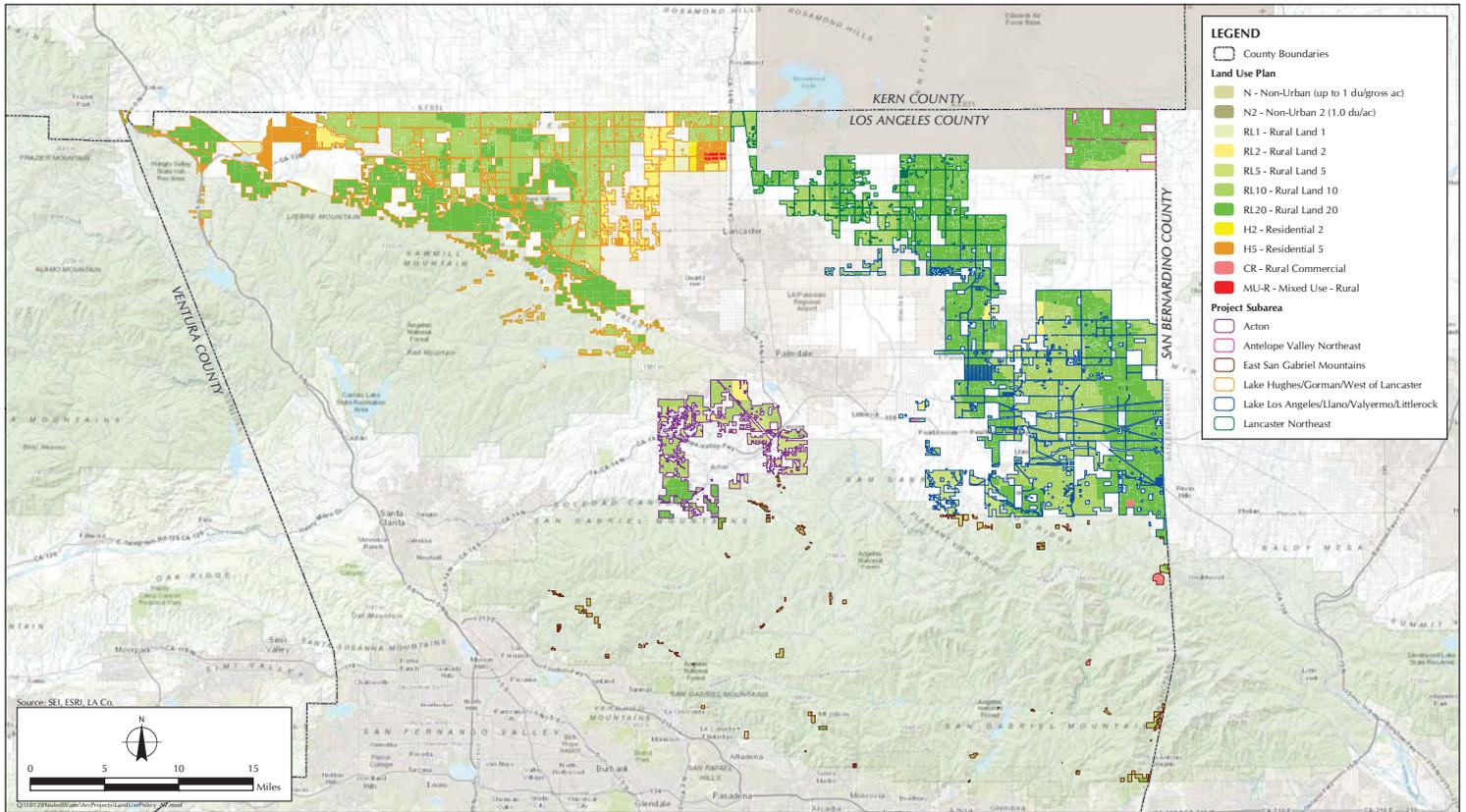
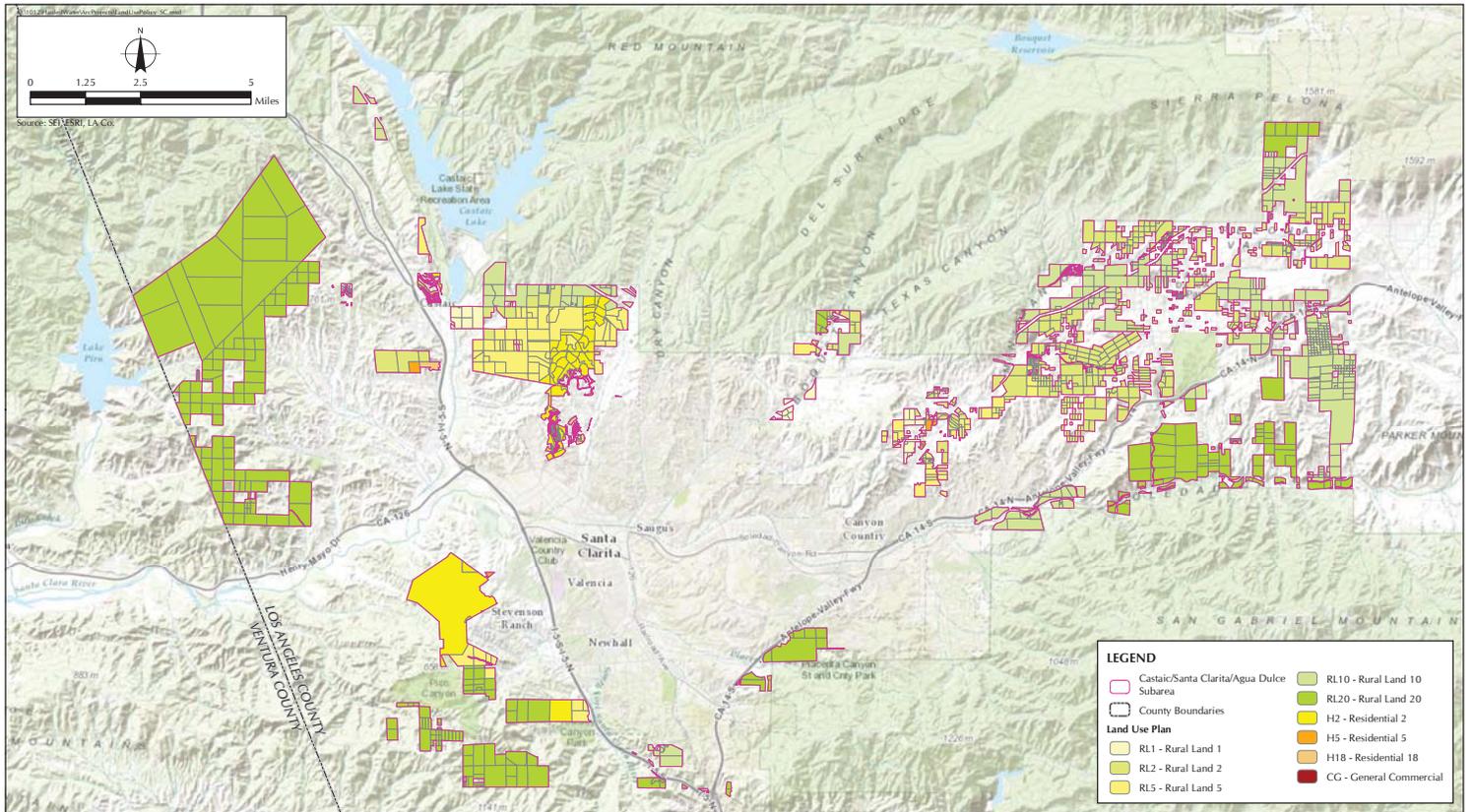


FIGURE 2.3-2
Los Angeles County Land Use Designations - Antelope Valley Area Plan



 **FIGURE 2.3-3**
Los Angeles County Land Use Designations - Santa Clarita Valley Area Plan

**TABLE 2.3-2
ADOPTED LOS ANGELES COUNTY GENERAL PLAN LAND USE DESIGNATIONS BY
SUBAREA**

Subarea	Land Use Designation	Number of Parcels	Acres
Acton	RL1 - Rural Land 1	1	0.1
	RL10 - Rural Land 10	393	7,295.9
	RL2 - Rural Land 2	149	1,194.8
	RL20 - Rural Land 20	56	2,718.7
	RL5 - Rural Land 5	647	6,857.6
Castaic/Santa Clarita/Agua Dulce	CG - General Commercial	7	8.5
	H18 - Residential 18	97	112.6
	H2 - Residential 2	243	2,866.4
	H5 - Residential 5	216	150.3
	RL1 - Rural Land 1	71	546.2
	RL10 - Rural Land 10	366	6,836.8
	RL2 - Rural Land 2	745	6,148.0
	RL20 - Rural Land 20	302	15,224.9
Antelope Valley Northeast	RL5 - Rural Land 5	196	3,446.4
	RL10 - Rural Land 10	603	3,479.7
Antelope Valley Northeast	RL20 - Rural Land 20	1,335	11,048.5
	RL10 - Rural Land 10	603	3,479.7
East San Gabriel Mountains	CR - Rural Commercial	7	329.7
	N - Non-Urban (up to 1 du/gross ac)	3	78.3
	N2 - Non-Urban 2 (1.0 du/ac)	298	28.3
	RL10 - Rural Land 10	274	2,320.1
	RL20 - Rural Land 20	47	864.0
	RL5 - Rural Land 5	29	471.9
Lake Hughes/Gorman/West of Lancaster	CR - Rural Commercial	24	171.1
	H2 - Residential 2	160	624.3
	H5 - Residential 5	311	5,621.6
	MU-R - Mixed Use - Rural	58	459.6
	RL1 - Rural Land 1	318	2,061.2
	RL10 - Rural Land 10	8,901	54,686.2
	RL2 - Rural Land 2	3,018	11,137.0
	RL20 - Rural Land 20	2,267	49,055.8
Lake Los Angeles/Llano/Valyermo/Littlerock	RL5 - Rural Land 5	109	1,224.4
	CR - Rural Commercial	15	280.5
	RL1 - Rural Land 1	6	11.00
	RL10 - Rural Land 10	5,802	42,472.50
	RL2 - Rural Land 2	238	1,935.1
	RL20 - Rural Land 20	8,333	58,811.8
	RL5 - Rural Land 5	428	4,556.4
	RL10 - Rural Land 10	5,802	42,472.50
Lancaster Northeast	CR - Rural Commercial	1	2.35
	RL10 - Rural Land 10	1,796	9,562.8
	RL20 - Rural Land 20	4,992	25,735.0
	RL5 - Rural Land 5	5	24.7
Total		42,867	340,461.5

The certified 2014–2021 Housing Element of the Los Angeles County General Plan includes an Adequate Sites Inventory for the Housing Element update. The Housing Element assigned a Regional Housing Needs Assessment (RHNA) allocation of 30,145 housing units for the 2014–2021 Housing Element planning period, and none of the subject parcels considered under the proposed initiative have been identified by the Adequate Sites Inventory as vacant or underutilized sites that need to be developed in order to meet the County’s RHNA allocation (Figure 2.3-4, *Regional Housing Needs Assessment Allocation Sites*).^{36,37}

2.4 ZONING

The 42,867 parcels that are the subject of the proposed initiative fall within fourteen (14) zoning designations described in the Los Angeles County, California, Code of Ordinances – Title 22 Planning and Zoning³⁸ (Figure 2.4-1, *Zoning Designations in Proposed Initiative Subareas*, and Table 2.4-1, *Los Angeles County Zoning Designations by Subarea*).

There may be instances where the zoning designation on a parcel does not allow development of a single-family residence. In those instances a property owner may be able to apply for a zone change that would allow the owner to proceed with the entitlement process for a single-family residence.

³⁶ Chung, Connie, Los Angeles County Department of Regional Planning, Los Angeles CA. 29 April 2014. Personal communication to Eric Charlton, Sapphos Environmental Inc., Pasadena CA.

³⁷ County of Los Angeles Department of Regional Planning. Accessed 13 May 2014. Los Angeles County Housing Element, 2014-2021. Available online at: http://planning.lacounty.gov/assets/upl/project/housing_element.pdf

³⁸ County of Los Angeles 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>

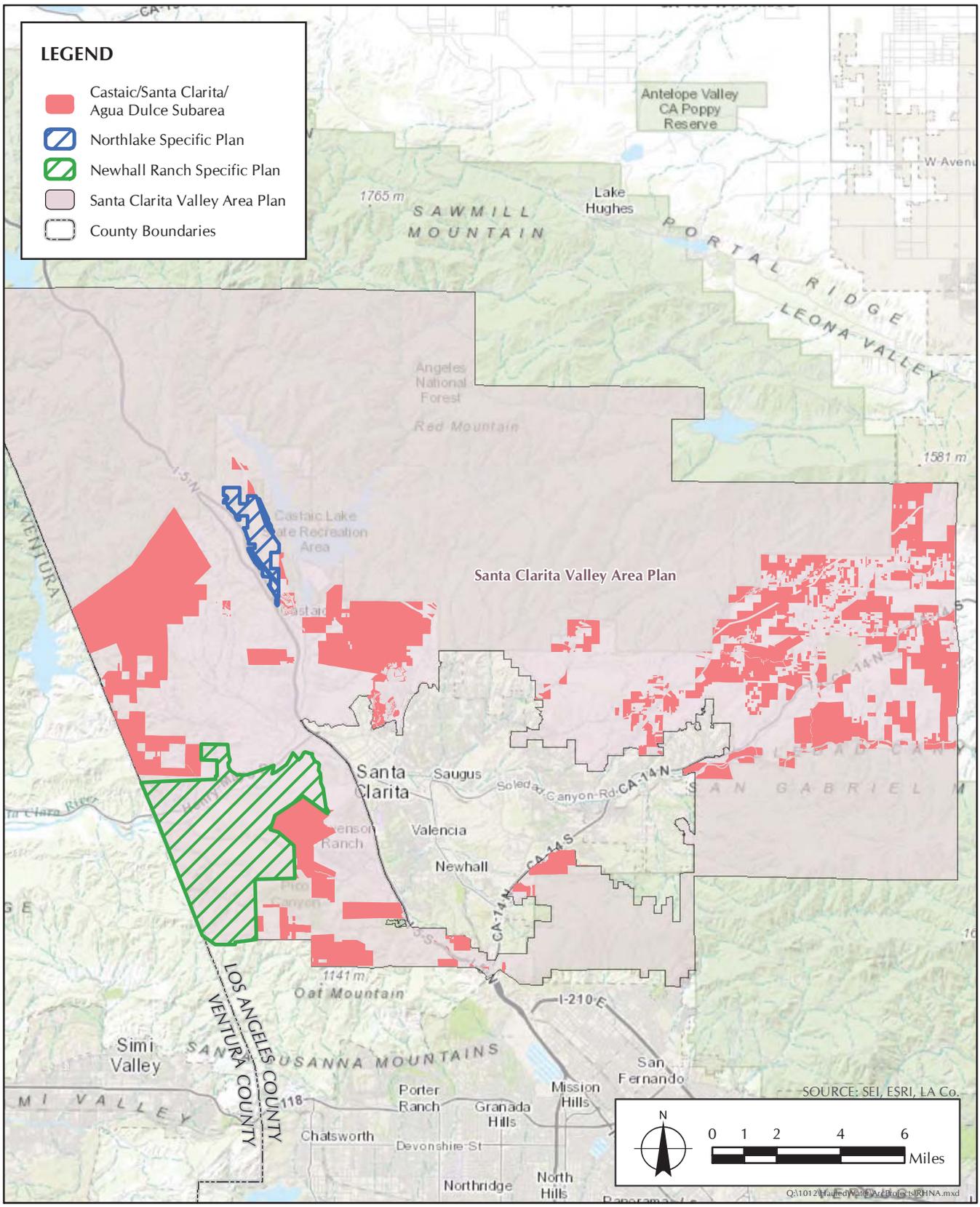


FIGURE 2.3-4
Regional Housing Needs Assessment Allocation Sites

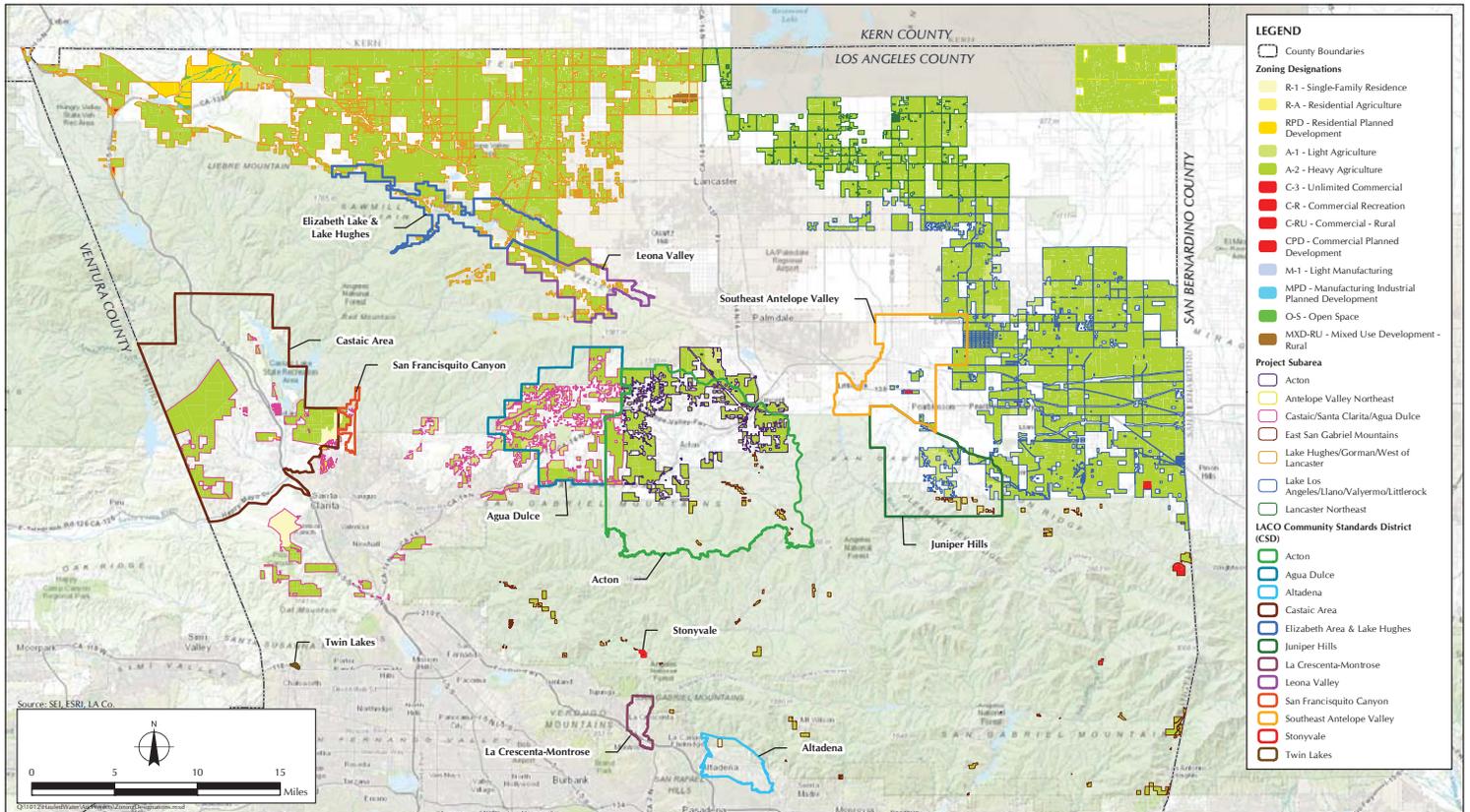


FIGURE 2.4-1
Zoning Designations and Community Standards Districts in Proposed Initiative Study Area

**TABLE 2.4-1
LOS ANGELES COUNTY ZONING DESIGNATIONS BY SUBAREA**

Subarea	Zone Name	Zone Designation	Number of Parcels	Acres
Acton				
	Zone A-1	Light agricultural	94	830.9
	Zone A-2	Heavy agricultural	1,153	17,234.8
Castaic/Santa Clarita/Agua Dulce				
	Zone A-1	Light agricultural	724	5,035.2
	Zone A-2	Heavy agricultural	1,119	29,156
	Zone R-1	Single-family residence	287	2,456.7
	Zone R-A	Residential agricultural	6	11
	Zone RPD	Residential planned development	258	467.1
	Zone O-S	Open Space	1	3.2
	Zone C-3	Unlimited Commercial	6	6.8
Antelope Valley Northeast				
	Zone A-2	Heavy agricultural	1,938	14,528.2
East San Gabriel Mountains				
	Zone A-1	Light agricultural	306	497.1
	Zone A-2	Heavy agricultural	321	3,184
	Zone C-R	Commercial Recreation	7	329.7
	Zone R-1	Single Family Residence	24	3.1
Lake Hughes/Gorman/West of Lancaster				
	Zone A-1	Light agricultural	407	2,584.6
	Zone A-2	Heavy agricultural	14,204	114,688.5
	Zone CPD	Commercial Planned Development	1	0.6
	Zone C-R	Commercial Recreation	1	3.4
	Zone M-1	Light Manufacturing	1	9.6
	Zone MPD	Manufacturing-Industrial Planned	4	279.9
	Zone MXD-RU	Rural Mixed Use Development - rural	58	459.6
	Zone O-S	Open Space	21	1,028.5
	Zone R-A	Residential agricultural	455	2,091.5
	Zone RPD	Residential Planned Development	20	3,694.9
	Zone C-RU	Rural Commercial	27	189.4
Lake Los Angeles/Llano/Valyermo/Littlerock				
	Zone A-1	Light agricultural	592	5,237.5
	Zone A-2	Heavy agricultural	14,230	102,545.8
	Zone RC-RU	Rural Commercial	14	124.7
Lancaster Northeast				
	Zone A-1	Light agricultural	5	24.7
	Zone A-2	Heavy agricultural	6,788	35,297.5
	Zone C-RU	Rural Commercial	1	2.3
Total			42,867	340,461.5

2.5 STATEMENT OF PROJECT GOAL AND OBJECTIVES

2.5.1 Goal

The underlying purpose or goal of the proposed initiative is to allow the use of hauled water as a primary and sustainable source of potable water on lots with an average slope of less than 50 percent 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.

2.5.2 Objectives

The County has identified seven objectives in relation to achieving the underlying purpose of the proposed initiative:

1. Allow the use of hauled water as a primary and sustainable source of potable water on lots with an average slope of less than 50 percent 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.
2. Establish standards or requirements for development of new single-family residences where the use of hauled water is authorized, that are consistent with the Building Permit standards and requirements for single-family homes developed within a water district, or authorized for development using potable water provided by a groundwater well.
3. Require development of new single-family residences, where the use of hauled water is authorized, to demonstrate conformity with the County of Los Angeles Department of Forestry and Fire Protection standards for on-site provision of water for fire suppression purposes.
4. Require, as an element of the approval process for Building Permits, that the property owner provide a “will serve” letter from a public or private water purveyor, or licensed water hauler.
5. In addition to the County Building Permit process, require that for development of new single-family residences where the use of hauled water is authorized, as a result of this initiative, demonstrate compliance with applicable federal, state, and local statutes, ordinances, regulations, and policies.

6. Provide adequate opportunity, through public scoping and survey of individuals participating in the environmental process, to identify a reasonable range of alternatives for consideration as a means of reducing the potentially significant effect of the proposed initiative.
7. Allow private property owners to develop a single-family residence, in the unincorporated territory of the County of Los Angeles, consistent with the provisions of the land use designation and zoning, on the effective date of the Ordinance, on terms equal with those within the boundaries of a water district or who have access to on-site groundwater.

2.6 PROPOSED INITIATIVE

The Los Angeles County Board of Supervisors directed the preparation of a proposed ordinance that would allow hauled water as the primary source of potable water for new development of single-family residences on existing vacant legal lots, or lots that are eligible for a certificate of compliance, where the property owner has demonstrated that there is no other feasible source of private or municipal potable water, or capability of developing an on-site well to provide potable water to the property, and only if the property lies outside of the boundaries of the local private and municipal water districts, and is not eligible for service by the nearest public-community water purveyor as demonstrated through a feasibility assessment performed consistent with the provisions of the County Building Permit Application. The Environmental Impact Report (EIR) analyzes the potential for significant environmental impacts in association with the proposed Single Family Residential Hauled Water Initiative (proposed initiative). The area that would be subject to the proposed initiative consists of 42,867 parcels in the unincorporated territory of Los Angeles County.

The purpose of the proposed initiative is to allow the use of hauled water as a primary and sustainable source of potable water on lots with an average slope of less than 50 percent 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 (Appendix A, *Working Draft Ordinance*).³⁹

The term “vacant” is used as identified by the County Assessor. The ordinance would be applicable solely to the unincorporated areas of Los Angeles County.

³⁹ The Working Draft Ordinance is a conceptual draft of an ordinance implementing the Proposed Initiative. The final form of the ordinance will be determined by the Board of Supervisors. The final form of the ordinance is expected to be similar to the Working Draft Ordinance, but may contain additional or revised provisions, conditions, or requirements as informed by the environmental review process or as recommended by County departments in order to insure the orderly implementation of the hauled water permit process and resulting development.

In order to determine which areas would be subject to the proposed initiative, Los Angeles County developed a geographic information system (GIS) suitability model in 2012 based on five criteria defined by the Task Force:

- Parcels located in the unincorporated territory of Los Angeles County
- Vacant parcels
- Parcels located in areas where there is no designated water purveyor
- Zoning and General Plan designation that allow for development of a single-family residence
- Parcel size > 2,000 net square feet with slopes under 50 percent (26.6 degrees)

The model was re-run in 2015 to incorporate the recently adopted Antelope Valley Town and Country Plan and General Plan amendment.⁴⁰

The water supply analysis for the Initiative was based on data that were available at the time of the release of the Notice of Preparation (NOP). Figure 2.6-1, *Project Subareas in Relation to Los Angeles County Water Districts*, shows the distribution of public and private water districts in relation to the hauled water sub areas.

2.7 CONSTRUCTION SCENARIO

The proposed initiative would not authorize construction of single-family residential development per se. It simply provides for the use of hauled water as an allowable source of potable water during the building permit application process where the property is not located within a public or private water district and where potable water for domestic and fire protection requirements cannot be provided by an on-site groundwater well. In order to determine historical development trends, 17.5 years of building permit application data from 1997 through 2014 were reviewed to determine the average number of building permits issued per year for single-family residential development. The population growth numbers are tied to the total number of building permits using a population per household factor of 3.5.⁴¹ Building permits issued for homes within subdivisions, and home modifications such as the construction of a garage or deck were removed from building permit data (Table 2.7-1, *Annual Building Permits Issued for New Single-Family Residences in Unincorporated Antelope Valley and Santa Clarita Valley*). However, these numbers include permits for all single-family home permits not within a subdivision whether they had well water, were within a water district, or were using hauled water prior to 2003. As a result, the building permit data has no way to distinguish whether hauled water was the source.

⁴⁰ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 6: Land Use Element. Available online at: planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch6.pdf

⁴¹ County Building and Safety Division building permit records have been digitally tracked since 1997; records were not readily available from before 1997.

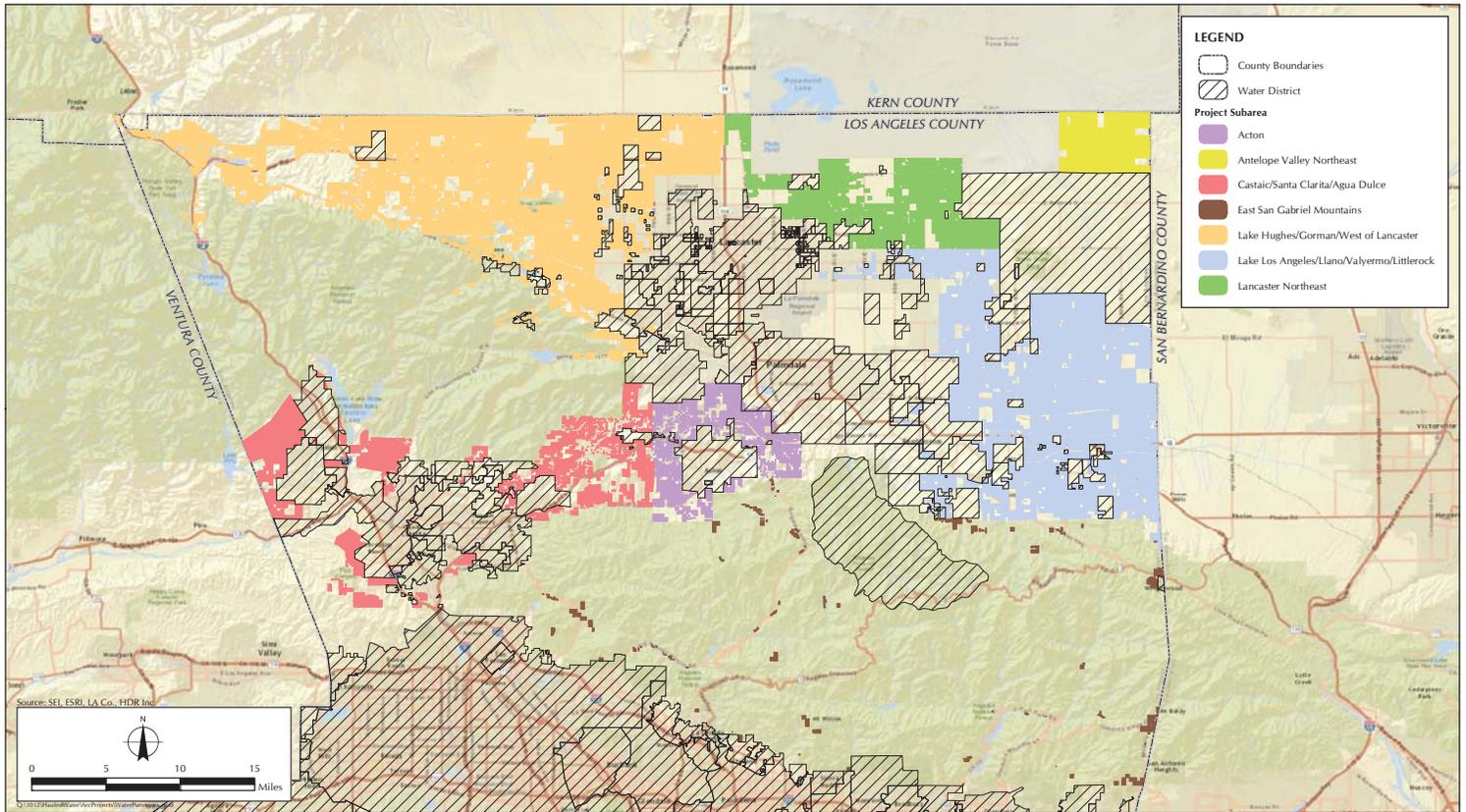


FIGURE 2.6-1
Project Subareas in Relation to Los Angeles County Water Districts

**TABLE 2.7-1
BUILDING PERMITS ISSUED FOR NEW SINGLE-FAMILY RESIDENCES IN
UNINCORPORATED ANTELOPE VALLEY AND SANTA CLARITA VALLEY,**

Year	Total Annual Building Permits for New Single-Family Permits Issued in Entire Unincorporated Los Angeles County¹	Santa Clarita Valley Building Permits	Antelope Valley Building Permits	Total Annual Building Permits for New Single-Family Residences* in Unincorporated Santa Clarita and Antelope Valleys²
1997	—	16	44	60
1998	—	17	48	65
1999	—	22	72	94
2000	2,289	28	77	105
2001	1,737	39	82	121
2002	2,085	33	92	125
2003	3,159	48	232	280
2004	2,225	51	294	345
2005	1,921	53	403	456
2006	1,574	34	408	442
2007	1,217	29	261	290
2008	451	19	80	99
2009	294	5	29	34
2010	292	7	23	30
2011	352	9	8	17
2012	758	1	10	11
2013	596	51	7	58
2014**	297	1	5	6
Total permits	Over 19,247	463	2,175	2,638
Projected rest of 2014	—	1	5	6
Annual average	1,412	26	121	147
With 25 percent population growth factor	1,765	32	151	184
Anticipated building permits over 20-year planning period (2015–2035)				3,680

NOTES:

*January 1–June 30, 2014.

** Including mobile homes.

SOURCES:

¹ 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>

² Smith, David, IT Project Manager, Los Angeles County Department of Public Works, Building and Safety Division. Electronic Building Permit Data from January 1, 1997 to June 30, 2014.

The total number of building permits issued for parcels outside of a water district for the Antelope Valley and Santa Clarita Valley from the years 1997 to 2003 was 144. The total number of building permits issued for parcels within a water district for the Antelope Valley and Santa Clarita Valley from the years 1997 to 2003 was 349 (Table 2.7-2, *Building Permit Comparison by Year and Water District Status*). There was brief increase and then a noticeable drop in building permits issued for parcels not within a water district after 2003 (Figure 2.7-1, *Building Permit Comparison by Year and Water District Status*). As the County prohibited the use of hauled water after 2003, it can be assumed that these permits were issued for wells or were within water districts whose boundaries

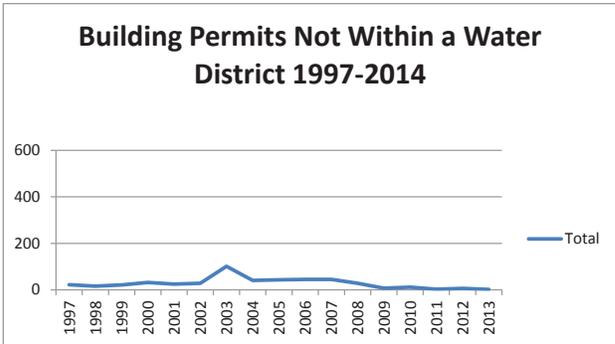
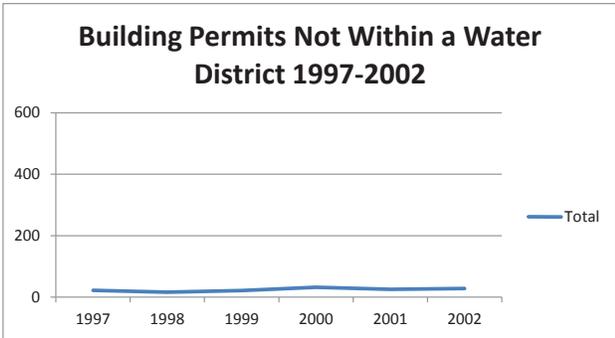
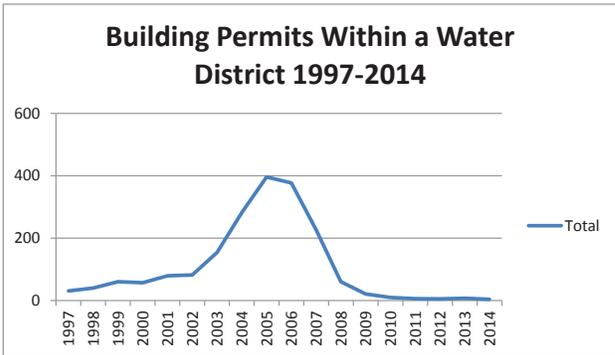
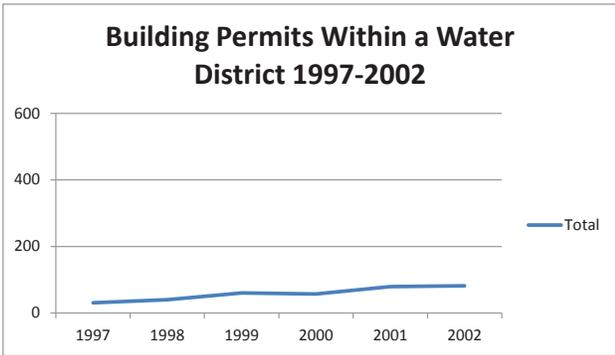


FIGURE 2.7-1
Building Permit Comparison by Year and Water District Status

expanded or contracted during the period. Building permits issued for areas within a water district mirrored economic trends during the period for the most part.

**TABLE 2.7-2
BUILDING PERMIT COMPARISON BY YEAR AND WATER DISTRICT STATUS**

Year	Outside a Water District		Total	Inside a Water District		Total	Grand Total
	Antelope Valley	Santa Clarita Valley		Antelope Valley	Santa Clarita Valley		
1997	11	11	22	27	4	31	53
1998	10	6	16	30	10	40	56
1999	9	12	21	53	7	60	81
2000	19	13	32	48	9	57	89
2001	13	12	25	55	24	79	104
2002	16	12	28	68	14	82	110
Total for Period	78	66	144	281	68	349	493
Permits for Hauled Water No Longer Issued by Los Angeles County							
2003	87	14	101	131	23	154	255
2004	34	6	40	243	39	282	322
2005	37	6	43	356	40	396	439
2006	42	3	45	350	27	377	422
2007	41	4	45	208	19	227	272
2008	22	6	28	52	8	60	88
2009	6	1	7	19	2	21	28
2010	9	2	11	7	3	10	21
2011	2	1	3	2	4	6	9
2012	5	1	6	5	0	5	11
2013	1	1	2	6	1	7	9
2014	0	0	0	4	0	4	4
Total for Period	286	45	331	1,383	166	1,549	1,880
Total	364	111	475	1,664	234	1,898	2,373

NOTE: 265 of the permit records issued over the time period did not have Assessor's parcel numbers. As a result, they could not be used to identify water district status. This is reflected in the totals for Tables 2.7-1 and 3.9-2-3.

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. It is expected that these permits would all have the potential to request the use of hauled water. The total anticipated building permits issued over the 20-year 2015 to 2035 planning horizon would be approximately 3,680. An anticipated growth factor of 25

percent has been applied based on Southern California Association of Governments (SCAG) projections for the unincorporated area of Los Angeles County from 2008 to 2035.⁴² The proposed initiative study area has accounted for approximately 12.6 percent of countywide growth of single-family residences not associated with planned development over the past 15 years. It is anticipated that the disturbance area for the single-family residences constructed on these parcels would be approximately 5,300 acres (Table 2.7-3, *Estimated Number of Parcels to Be Developed and Disturbance Area in the Unincorporated Antelope Valley and Santa Clarita Valley, 2015–2035*).

**TABLE 2.7-3
ESTIMATED NUMBER OF PARCELS TO BE DEVELOPED AND
DISTURBANCE AREA IN THE UNINCORPORATED ANTELOPE VALLEY AND
SANTA CLARITA VALLEY, 2015–2035***

Estimated Annual Santa Clarita Valley Building Permits	Estimated Annual Antelope Valley Building Permits	Total Estimated Annual Building Permits** in Unincorporated Santa Clarita and Antelope Valleys ¹	Total Estimated Building Permits over the 20-Year Planning Horizon	Total Estimated Disturbance Area in Acres over the 20-Year Planning Horizon***
32	152	184	3,680	Approximately 5,300

NOTES:

* Includes a 25 percent growth factor based on SCAG population projections.²

** Including mobile homes.

*** Based on an average parcel size of four acres with 36 percent disturbance.

SOURCE:

¹ Smith, David, IT Project Manager, Los Angeles County Department of Public Works, Building and Safety Division. Electronic Building Permit Data from January 1, 1997 to June 30, 2014.

² Southern California Association of Governments. 12 March 2012. 2012 Adopted RTP Growth Forecast. Available online at: <http://www.scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>

An analysis of a small subset of parcels in each subarea was performed in order to determine potential impacts from hauled water infrastructure including a storage tank, a septic leach field, and access for hauled water delivery vehicles. Based on the analysis it was determined that the average area of disturbance for each parcel was approximately 36 percent. The average size of lots analyzed was four gross acres (Table 2.7-1).

After construction, it is anticipated that, in addition to ordinary vehicle trip generation from a single-family residence, other vehicle trips, in addition to the delivery of hauled water, would be generated from the need to periodically maintain septic systems and other trips from services such as parcel delivery.

The Los Angeles County Fire Department has specific requirements for homes utilizing a fire suppression water tank. Chapter 5, Section 507, of the County Fire Code specifies that an approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which buildings are constructed. If a project does not have a public water supply, an “alternate means of fire protection” can be requested (the use of a water tank), and it shall comply with NFPA Standard 22 and the Fire Department's Regulation No. 19. These requirements

⁴² Southern California Association of Governments. 12 March 2012. 2012 Adopted RTP Growth Forecast. Available online at: <http://www.scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>

are shown in Figure 2.7-2, *County of Los Angeles Fire Department Water Tank Installation Standards*, and Table 2.7-2, *Los Angeles County Fire Department Fire Suppression Water Tank Capacity Requirements*.

**TABLE 2.7-2
LOS ANGELES COUNTY FIRE DEPARTMENT FIRE SUPPRESSION WATER TANK
CAPACITY REQUIREMENTS**

Building Size (square feet)	Reserved for Hose (gallons)	Sprinkler/Domestic (gallons)	Minimum Tank Size (gallons)	Minimum Tank Size if Using Hauled Water (gallons)
Up to 3,600	12,000	1,000	13,000	13,500
3,601 to 5,999	15,000	1,500	16,500	17,000
6,000 and greater	18,000	2,000	20,000	20,500

NOTE: Includes square footage in additional floor levels, attached garages, sheds, etc. Does not include domestic potable water.

SOURCE: Los Angeles County Fire Department. 2 September 2015. Email from Phil Cocker, Assistant Fire Chief, Fire Prevention Division.

2.8 INTENDED USES OF THE EIR

The County is the lead agency for the proposed project. The County of Los Angeles Board of Supervisors will be requested to consider certification of the EIR and is authorized to render a decision on the approval of the proposed initiative.

The County has not identified any public agencies that would be required to use the EIR to support a related decision-making process.

2.9 RELATED PROJECTS

The area surrounding the proposed initiative study area was examined to determine whether there are currently any projects in progress or proposed for the future that could potentially add to the impacts of the proposed project, creating cumulative significant impacts. Four projects were determined to have the potential to add to the impacts from the proposed initiative (Figure 2.9-1, *Related Projects*).

Centennial Project

The Centennial Project is located in the northwest portion of Los Angeles County, south of the Kern County line, east of the Community of Gorman and Interstate 5, north of the Angeles National Forest, and bisected by State Highway 138 in the Lake Hughes/Gorman/West of Lancaster subarea (see Figure 2.9-1). The Centennial Project is planned for approximately 19,333 dwelling units (a maximum of 23,000 dwelling units) for 70,000 people within the Antelope Valley Area Plan area: 12,800 single-family detached homes; 6,200 attached condominiums and townhomes; and 4,000 rental apartments. The homes are designed to be affordable to 74 percent of those working in the community. 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. The specific plan anticipates 30,000 jobs and includes a business district with a potential of 12 million square feet of space. The community is planned to be built over 25 to 30 years, with approximately 5,600 of the 12,323-acre area designated as open space for drainages and for conservation

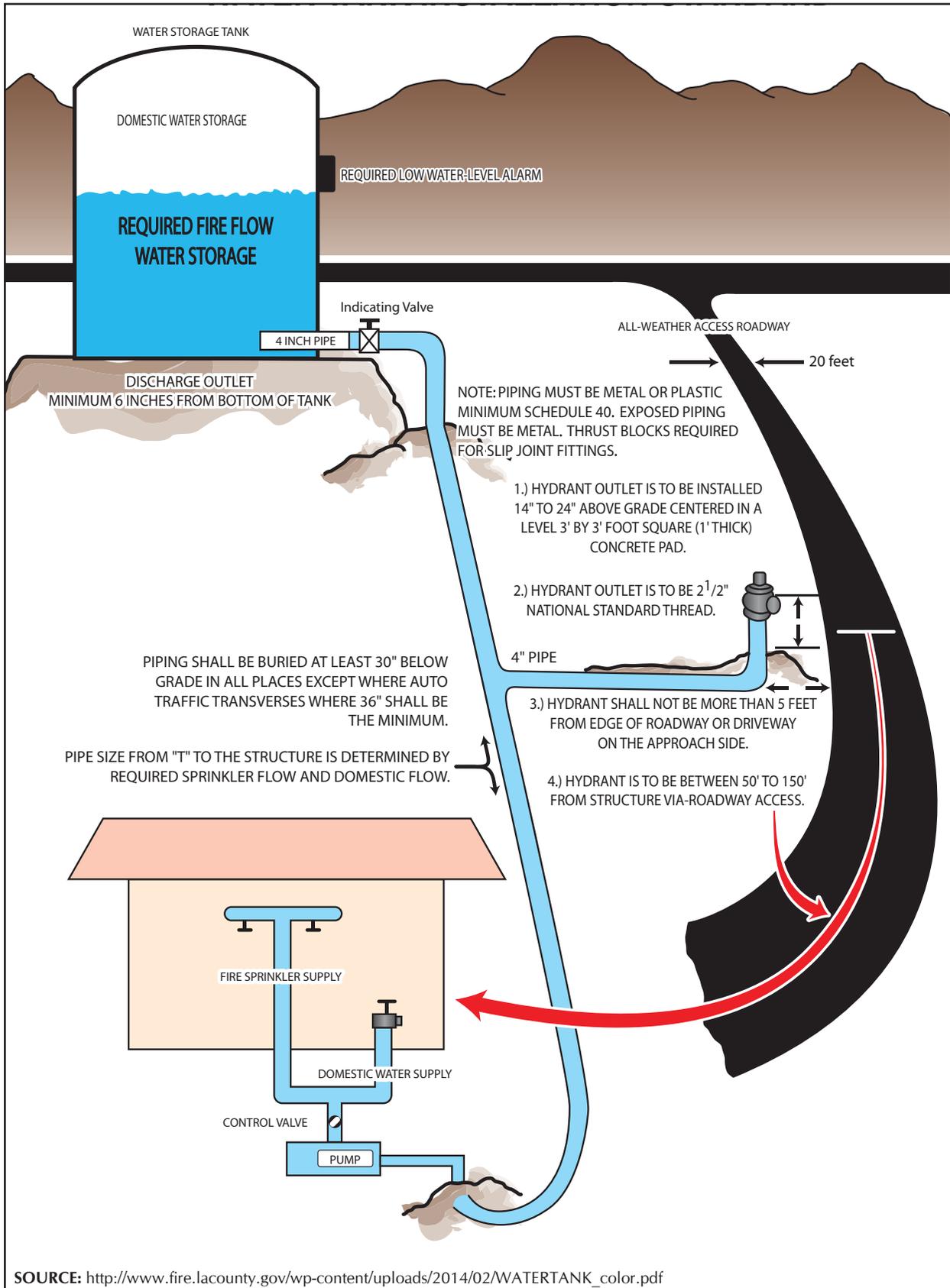


FIGURE 2.7-2
County of Los Angeles Fire Department Water Tank Installation Standards

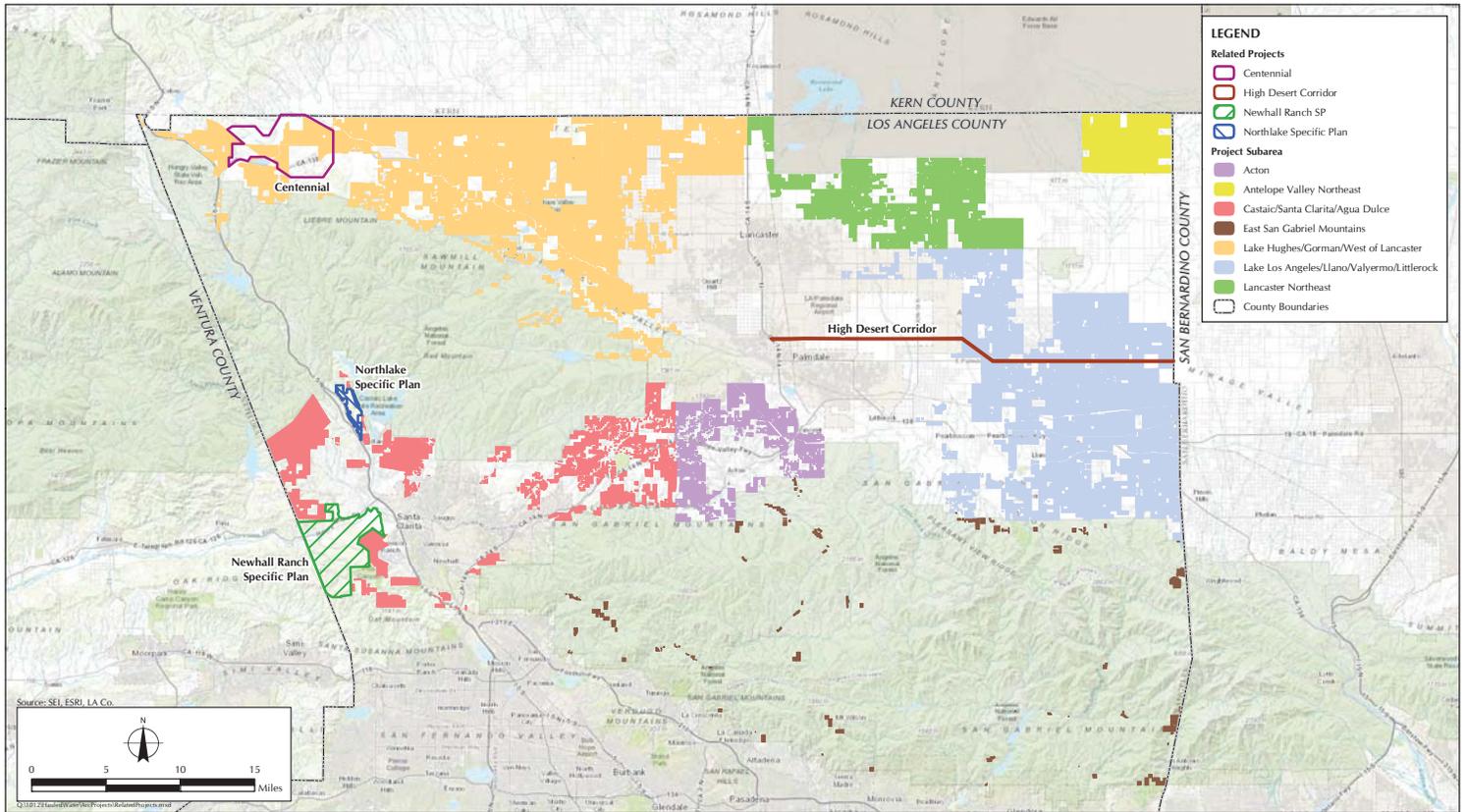


FIGURE 2.9-1
Related Projects

including areas within the San Andreas Significant Ecological Area (SEA No. 17). A notice of preparation for the Centennial Project specific plan was published on October 1, 2015.⁴³ It would require in addition to an amendment to the County General Plan (such as a specific plan), and may require entitlements such as subsequent tract map approval.^{44,45,46} The homes in the Centennial Project are not included in the RHNA housing allocation.

High Desert Corridor Project (State Route 138)

The High Desert Corridor Project would involve construction of the 63-mile High Desert Corridor as a new transportation facility in the High Desert region of Los Angeles and San Bernardino counties to provide route continuity and relieve traffic congestion between State Route 14 in Los Angeles County and State Route 18 and Interstate 15 in San Bernardino County, and include the extension of roads through the Lake Los Angeles/Llano/Valyermo/Littlerock subarea to the City of Palmdale. The High Desert Corridor Project is located with the Lake Los Angeles/Llano/Valyermo/Littlerock subarea (see Figure 2.9-1).⁴⁷

Newhall Ranch Specific Plan

The Newhall Ranch Specific Plan consists of approximately 6,170 acres located west of the City of Santa Clarita and the Community of Stevenson Ranch, north of the Santa Susanna Mountains, mostly south of State Highway 126, and east of the Ventura County line within the Castaic, Santa Clarita, Agua Dulce sub area (Figure 2.9-1). The Plan includes 20,885 residential units including 423 second units on the same lots as the 423 Estates with a conditional use permit, and 629 acres of Mixed-Use development including 4,101 of the total 20,885 planned units. The Plan also includes 67 acres of commercial uses, 249 acres of business park uses, 37 acres of visitor serving uses, 1,010 acres of open area including 141 acres of parks. Approximately 5,159 acres are planned for special management areas that are designated as permanent open space. Additionally, the Plan includes 50 acres in 10 neighborhood parks, a public trail system, and an 18-hole golf course, two fires stations, a public library, and electrical substation, the reservation of five elementary school sites, one junior high school site, one high school site, and a 6.8 million gallon per day water reclamation plant. The Plan is proposed to be built out over a 25-year period.⁴⁸ The Newhall Ranch Specific Plan was adopted in May 2003. The proposed residential development in the Newhall Ranch Specific Plan is included in the County's RHNA housing allocation.

⁴³ County of Los Angeles 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 Main project website: <http://planning.lacounty.gov/centennial>

⁴⁴ CaliforniaCityNews.org 18 April 2012. The Town of Centennial: New Master-Planned Community Slowly Moves Forward. Available online at: <https://www.californiacitynews.org/2014/06/town-centennial-new-master-planned-community-slowly-moves-forward.html>

⁴⁵ County of Los Angeles Department of Regional Planning. March 2004. Notice of Preparation: Centennial Specific Plan Project Description. Available online at: http://planning.lacounty.gov/assets/upl/case/sp_02-232_notice-of-preparation.pdf

⁴⁶ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 6: Land Use Element. Available online at: planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch6.pdf

⁴⁷ California Department of Transportation. Accessed 20 May 2015. High Desert Corridor Draft EIR-EIS. Available online at: http://www.dot.ca.gov/dist07/HDC/HDC_Draft_EIR-EIS/

⁴⁸ County of Los Angeles Department of Regional Planning. 27 May 2003. Newhall Ranch Specific Plan. Available online at: http://planning.lacounty.gov/assets/upl/data/pd_sp_newhall-ranch.pdf

Northlake Specific Plan

The Northlake Specific Plan consists of approximately 1,330 acres located north of the Community of Castaic, east of Interstate 5, and west of Castaic Lake in the Castaic, Santa Clarita, Agua Dulce sub area (see Figure 2.9-1). The Plan includes 2,337 single-family dwellings on 504.8 acres, 1,286 multi-family units on 95.5 acres, a 166.9 acre golf course, 169,884 square feet of commercial uses, and 545,589 square feet of light industrial uses on 50.1 acres, a fire station, a dedicated public library site, two school/park sites and 476.4 acres of open space.⁴⁹ The Northlake Specific Plan was adopted in June of 1992. The proposed residential development in the Northlake Specific Plan is included in the County's RHNA housing allocation.

2.10 PROJECT ALTERNATIVES

As required by the State CEQA Guidelines, the EIR considered a reasonable range of alternatives to the proposed initiative that would be capable of meeting most of the basic objectives of the proposed initiative, while avoiding or reducing the severity of significant impacts. The alternatives are derived from the geospatial analysis of the proposed initiative and comments received during the scoping period for the EIR. The EIR considers five action alternatives and the No Project (No initiative) Alternative. The EIR considers action alternatives that would reduce the number of parcels potentially eligible for use hauled water, thus reducing the anticipated total area of development eligible for the use of hauled water. Summaries of the alternatives are given below. See Section 4, *Alternatives*, for more detail.

2.10.1 Alternative 1 – Hauled Water Initiative for Parcels That Are Greater than 0.5 Net Acres in Size

This alternative would not include parcels that are smaller than 0.5 net acres as eligible parcels for the proposed initiative. The proposed initiative would allow the development of a single-family residence where the parcel consists of at least 2,000 square feet net of land within the 0.5 total net acre parcel area, where the average slope is less than 50 percent (26.6 degrees). This alternative was developed to respond to comments made by the public that many of the property owners interested in the use of hauled water own parcels larger than the 2,000 square feet required by the proposed initiative (unspecified properties). The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. Normally, as lot size increases, the percentage of net area required to develop a single-family residence and appurtenant buildings and structures decreases. Where development of a single-family residence occurs on larger parcel, some portion of the parcel normally remains in a condition that allows wildlife passage and provides some opportunity for resting and foraging.

By limiting the potential eligibility of parcels to those that are 0.5 acres or greater in size, this alternative constrains the potentially eligible parcels to a smaller total area and thus reduces total area that could be developed and the associated fragmentation of habitat by approximately five percent. Additionally, this alternative would reduce energy demand, and disturbance of areas subject to Section 1600 and 404. This alternative would decrease the total number of potentially

⁴⁹ County of Los Angeles Department of Regional Planning, June 1992. Northlake Specific Plan. Available online at: http://planning.lacounty.gov/assets/upl/data/pd_sp_northlake.pdf

eligible parcels by 2,056 parcels or 5 percent (by approximately 357.5 acres or 0.1 percent) throughout the proposed initiative study Area, for a total of 40,811 potentially eligible parcels (approximately 340,103.9 acres).

2.10.2 Alternative 2 – Hauled Water Initiative for Parcels That Are Greater than 2.5 Net Acres in Size

This alternative would not include parcels that are smaller than 2.5 net acres as eligible parcels for the proposed initiative.⁵⁰ The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. Normally, as lot size increases the percentage of net area required to develop a single-family residence and appurtenant buildings and structures decreases. Where development of a single-family residence occurs on larger parcel, some portion of the parcel normally remains in a condition that allows wildlife passage and provides some opportunity for resting and foraging. Additionally, this alternative would reduce energy demand, and disturbance of areas subject to Section 1600 and 404.

This alternative would decrease the total number of potentially eligible parcels by 13,173 parcels or 31 percent (by approximately 21,429.4 acres or 6 percent) throughout the proposed initiative study area, for a total of 29,694 potentially eligible parcels (approximately 319,032.1 acres). This reduction in parcels occurs in all of the subareas.

2.10.3 Alternative 3 – Hauled Water Initiative for Parcels That Are Located within a 12-Minute Response Time of a Fire Department Emergency Response Unit

This alternative would not include parcels that are located farther than a 12-minute fire emergency response time from a fire station, pursuant to the Fire Department's goals of responding to calls in urban areas within five minutes, in suburban areas within eight minutes, and in rural areas within 12 minutes, as eligible parcels for the initiative.⁵¹ Any reference in this document to a 12-minute-radius response time for police and fire personnel is used only as an index of distance from service facilities, and is based on a planning tool from the Safety Element of the Santa Clarita Valley Area Plan. It is not a service standard and does not reflect the dispatch and patrol practices of law enforcement. This alternative was developed to avoid or reduce impacts related to inconsistency with County of Los Angeles General Plan policies. Specifically, this alternative seeks consistency with General Plan goals and policies that encourage development of residential land uses that are adequately served by public services. This alternative would also attempt to limit the need for development of new public service facilities and infrastructure to support the development of single-family homes, as a result of the proposed initiative, by limiting development to areas where there are existing facilities supporting emergency response units. The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. Encouraging development in areas where infrastructure and public services have been developed reduces the level of severity of habitat

⁵⁰ This alternative was developed to respond to comments made by the public that many of the property owners interested in the use of hauled water own larger parcels (unspecified size of property).

⁵¹ County of Los Angeles Department of Regional Planning. Adopted 27 November 2012. Santa Clarita Valley Area Plan. Chapter 5: Safety. Available online at: <http://planning.lacounty.gov/ovov>

fragmentation. Additionally, this alternative would reduce energy demand, disturbance of areas subject to Section 1600 and 404, and reduce impacts related to the need to construct new facilities to support the provision of public services consistent with the objectives in the General Plan.

Based on the conservative assumption that the average speed of a fire engine would be no more than 50 miles per hour pursuant to the County's policy of fire trucks traveling no more than 10 miles above the speed limit during emergency response and slowing down at intersections for safety purposes. This alternative would decrease the total number of potentially eligible parcels by 12,262 parcels or 29 percent (by approximately 116,545 acres or 34 percent) for a total of 30,605 potentially eligible parcels (approximately 223,916.4 acres). This reduction in parcels occurs in the Lake Hughes/Gorman/West of Lancaster, Antelope Valley Northeast, Castaic/Santa Clarita/Agua Dulce, and East San Gabriel Mountains subareas.

2.10.4 Alternative 4 – Hauled Water for Parcels Located within 200 Feet of an Existing Road

This alternative would limit parcels eligible for the use of hauled water to those parcels that are located within 200 feet of a fully improved public road, private roads open to service vehicles, and parking lot roads. The 200 foot distance criteria assumes the distance is measured from the street centerline assuming a 30 foot street right-of-way, a 20 foot setback which is a standard residential zone setback requirement under Title 22 of the Los Angeles County Code,⁵² a 50-foot potential building pad width, and 122.5 feet of additional distance to provide flexibility for home placement given site constraints such as topography or soils.

The County received comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. This alternative seeks to limit development to areas where there is existing access via paved and dirt roads. Encouraging development in areas where infrastructure and public services has been developed reduces the level of severity of habitat fragmentation. Additionally, this alternative would reduce energy demand, disturbance of areas subject to Section 1600 and 404, and reduce impacts related to the need to construct new facilities to support the provision of public services consistent with the objectives in the General Plan.

This alternative would decrease the total number of potentially eligible parcels by 18,904 parcels or 44 percent. The area of potentially eligible parcels would be reduced by approximately 102,160.6 acres or 30 percent within a substantial portion of the total of 23,963 potentially eligible parcels (approximately 238,300.8 acres). This reduction in parcels occurs in all of the subareas. For the purposes of the alternatives analysis, U.S. Census Bureau Tiger line existing road data were used. The road types used for the analysis include: S1100, Primary Road; S1200, Secondary Road; S1400, Local Neighborhood Road, Rural Road, City Street; S1630, Ramp; S1640, Services Drive usually along a limited access highway; S1730, Alley; S1740, Private Road for service vehicles (logging, oil fields, ranches, etc.); S1780, Parking Lot Road.⁵³

⁵² Los Angeles County Code of Ordinances. May 10, 2016. Available online at: https://www2.municode.com/library/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO

⁵³ U.S. Census Bureau. n.d. MAF/TIGER Feature Class Code Definitions. Available online at: <https://www.census.gov/geo/reference/mtfcc.html>

2.10.5 Alternative 5 – Hauled Water Initiative for Parcels That Are 2.5 Net Acres or Greater in Size or Less, Located within 200 Feet of an Existing Road, and Located within a 12-Minute Response Time of a Fire Department Emergency Response Unit

This alternative would exclude from eligibility those parcels that are smaller than 2.5 net acres in size, are located farther than 200 feet from an existing road, and are located outside the maximum acceptable 12-minute fire emergency response service area as eligible parcels for the proposed initiative. As with Alternative 2, this alternative was developed to respond to comments made by the public that many of the property owners interested in the use of hauled water own larger parcels (unspecified size of property). As with Alternatives 2 and 4, this alternative addresses comments provided by the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. As with Alternative 3, this alternative would encourage development of residential land uses that are adequately served by public services, consistent with existing County of Los Angeles General Plan policies, this alternative was developed to avoid or reduce impacts related to inconsistency with County of Los Angeles General Plan policies related to encouraging development of residential land uses that are adequately served by public services. The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat.

Encouraging development in areas where infrastructure and public services have been developed reduces the level of severity of habitat fragmentation. Where development of a single-family residence occurs on larger parcel, some portion of the parcel normally remains in a condition that allows wildlife passage and provides some opportunity for resting and foraging. Additionally, this alternative would reduce energy demand, disturbance of areas subject to Section 1600 and 404, and reduce impacts related to the need to construct new facilities to support the provision of public services consistent with the objectives in the General Plan.

By limiting the potential eligibility of parcels to those that are 2.5 acres or greater in size, this alternative constrains the potentially eligible parcels to a smaller total area and thus reduces the total area that could be developed and the associated fragmentation of habitat by approximately 74 percent. This alternative would decrease the total number of potentially eligible parcels by 31,866 parcels or 74 percent (by approximately 196,089 acres or 58 percent) for a total of 11,001 potentially eligible parcels (approximately 144,372.5 acres). This reduction in parcels occurs mainly in the Lake Hughes/Gorman/West of Lancaster, Antelope Valley Northeast, and Lake Los Angeles/Llano/Valyermo/Littlerock subareas but also occurs to some extent in all of the subareas.

2.10.6 No Project (No Initiative) Alternative

The No Project Alternative describes what would be expected to occur in the absence of the adoption of the proposed initiative. Under this alternative, there would be no initiative, and development of any of the 42,867 parcels in the proposed initiative area would require demonstration of adequate access to groundwater as an approved source of potable water, consistent with the provisions of the County of Los Angeles Building Permit Application. In the worst-case scenario, all or a portion of the 42,867 parcels where development of a single-family residence is an allowable use pursuant to the land use designation and the zoning would potentially not be able to demonstrate a satisfactory source of potable water to allow issuance of a building permit.