

5.9 POPULATION, HOUSING, AND EMPLOYMENT

5.9.1 INTRODUCTION

Purpose

The County of Los Angeles Department of Regional Planning Environmental Checklist Form, which has been prepared pursuant to the California Environmental Quality Act (CEQA), requires that population, housing, and employment issues be evaluated as part of the environmental documentation process. The impacts of the proposed development on the Project site are analyzed at a project-level of detail; direct and indirect impacts are addressed for each threshold criteria for both the on-site and off-site Project features. Growth-inducing impacts and cumulative impacts are described in Sections 6.0 and 7.0, respectively.

The analysis in this section addresses the impacts on population, housing, and employment that would result from implementing the proposed Project. The analysis focuses on the northern part of the County as described in the County's Antelope Valley Area Plan (AVAP), and the generally overlapping North Subregion of Los Angeles County (as designated by the Southern California Association of Governments (SCAG), which is where the Project site is located). The North Los Angeles County Subregion includes all land within Los Angeles County north of the northern border of the City of Los Angeles. It extends from the eastern border of Los Angeles County west to the Ventura County border; includes the Santa Clarita and Antelope Valleys and the incorporated Cities of Lancaster, Palmdale, and Santa Clarita.

There is no wholly reliable population, housing, or employment data after 2010, as the U.S. Census is conducted every ten years. All data provided for non-Census years, or years after 2010, should be viewed as demographic projections or estimates.

Summary

Implementation of the Project would result in (1) the introduction of a maximum of 19,333 housing units; (2) the creation of an estimated 23,675 permanent jobs; and (3) a maximum resident population of approximately 57,150 persons at Project buildout, which is estimated to occur in 2035. As detailed below, the estimate of a buildout population of approximately 57,150 persons serves as a conservative estimate used for impact analysis, since the number of dwelling units constructed in each planning area are not likely to be at maximum densities but would vary within the density range. Similarly, household sizes may differ from the averages used and the resulting resident population would likely be less than 57,150 persons.

Under the Specific Plan, reconfiguring an existing single family home to accommodate a Living Suite is permissible and does not create a new dwelling unit. Without regard to whether a state density bonus is ever used on the Project site, the total number of dwelling units, inclusive of all product types, cannot exceed the number of dwelling units identified in Section 4.0, Project Description and considered in this EIR absent further CEQA review.

While the Project would increase the resident population in the Antelope Valley, it would be located in an area designated for future development as an Economic Opportunity Area (EOA) in the 2015 AVAP. The site is part of the West EOA, which is located along State Route (SR) 138, near Interstate (I) 5, east and west of the California Aqueduct. Most of the land in the vicinity of the Project site is designated as Open Space in the AVAP and is expected to remain undeveloped. Development on approximately 4,109 acres in the immediate Project area designated for potential development (e.g., areas with Rural Land, Rural Commercial, and Rural Mixed Use designations) within this EOA may also occur, although no applications are pending. The land immediately to the west (Gorman Post Ranch) currently has a development application pending with the County of Los Angeles for future residential development, although it is not consistent with the 2015 AVAP.

As stated in Policies LU 1.1 and LU 1.2 of the AVAP, future development in the Antelope Valley shall be directed into rural town center areas and EOAs, while limiting development in rural preserve areas. Consistent with the AVAP and the intent of EOAs, the Project would accommodate growth in the Antelope Valley through new residential, commercial and light industrial developments, while preserving the rural character and ecological resources of the surrounding areas. The site is also identified as a Future Rural Town Area which would serve as a transition between rural town centers and rural preserve areas, and where future development is anticipated. Thus, population growth associated with the Project is consistent with anticipated population increases under the AVAP.

SCAG projects that Los Angeles County will experience substantial growth between 2012 and 2040 (SCAG 2016c). The Project site is also located in traffic analysis zones (TAZs)¹ where future growth is expected (SCAG 2012e). Future growth in the County is expected to occur as infill development in urban centers, as well as new development on vacant lands. The Project would lead to growth in employment, housing, and population on largely vacant land. The proposed Project is consistent with the household and employment projections for the area that includes the Project site in the SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (SCAG 2012e) and 2016 RTP/SCS (SCAG 2016a), and the proposed Project is consistent with the demographic projections in the AVAP.

As discussed in Section 5.8, Land Use, Entitlement and Planning, the Project would implement the guiding principles, goals and policies of SCAG's Regional Comprehensive Plan (RCP) and RTP/SCS as they relate to livability, economic prosperity, and sustainability through the development of walkable, mixed use communities at emerging centers and along major transportation corridors. At the same time, the Project would conserve natural resources and open space. The development of housing and job opportunities at the site, schools, parks and public facilities, and a circulation system (including roads, greenways, bikeways and trails) would reduce vehicle trips and their associated emissions. These Project features would promote sustainability consistent with regional goals.

The Project would also contribute to meeting the State-mandated Regional Housing Needs Assessment (RHNA) housing production goals for the unincorporated areas of the County

¹ SCAG divides the entire region into traffic analysis zones (TAZs) as a basic geographic unit for its growth projections.

and would be consistent with the regional effort to boost housing production to meet regional housing needs. Much of the land near the Project site is not suitable for further development beyond that which would be implemented as part of the proposed Project.

The AVAP intends to provide a jobs/housing ratio of 1.3 jobs per dwelling unit in the unincorporated area of the Antelope Valley, within designated EOAs. The Economic Development Element of the AVAP sets a strategy of designating areas for light and heavy industrial uses near major transportation corridors and/or a concentration of skilled labor force in EOAs. The Project would implement this strategy, and would provide an estimated jobs/housing ratio of 1.22, through the development of commercial and business park uses on the site, for use by high-tech manufacturing, transportation, and logistics companies. The Project would also include residential development to create a mixed use community within the West EOA, consistent with the Land Use Policy Map in the AVAP.

In summary, implementation of the Project is considered growth accommodating rather than growth inducing at a regional level based on SCAG projections. Therefore, would be less than significant in relation to planned growth in the region. However, because the Project would substantially increase population and housing relative to the existing Project site conditions, this increase in population and housing on the Project site is considered significant and unavoidable. However, no mitigation would be appropriate since the Project is consistent with approved growth plans in the region.

There would be less than significant impacts related to the potential displacement of people or housing units as a result of the Project since the majority of the Project site is undeveloped. An existing residence of a Tejon employee is located near the northern boundary of the Project site. This residence would be left in place until development occurs near this area, at which time a notice would be provided and displacement would be voluntary. The residence would then be demolished or relocated.

Section Format

As described in Section 5.0, Environmental Setting, Impacts, and Mitigation, and in accordance with State CEQA Guidelines Article 9 (Contents of Environmental Impact Reports), each topical environmental analysis includes a description of the existing setting; identification of thresholds of significance; analysis of potential project effects and identification of significant impacts; identification of mitigation measures, if required, to reduce significant impacts; and level of significance after mitigation, if any. This information is presented in the following format (please refer to Section 2.0, Introduction, and Section 5.0, Environmental Setting, Impacts, and Mitigation, for descriptions of each of these topics):

- Introduction
 - Purpose
 - Summary
 - Section Format
 - References
- Relevant Plans, Policies, and Regulations

- Environmental Setting
- Project Design Features
- Threshold Criteria
- Environmental Impacts—A separate analysis is provided for each of the following categories of potential impacts:
 - On-Site Impacts
 - Population
 - Housing
 - Employment
 - Off-site Impacts
- Mitigation Measures
- Level of Significance After Mitigation
- References

References

The main references used in this section include the AVAP, which designates areas for development in the unincorporated areas of the Antelope Valley, and the EIR for the AVAP, which provides buildout projections for population, households, and employment. SCAG's latest growth forecasts were adopted in 2016 and included forecasts at the regional, county, city, subregional, and TAZ levels. Population estimates for the proposed Project assume an average household size of 3.17 persons per household for single-family detached units and 2.38 persons per household for attached and multi-family units (based on data provided by the County Department of Regional Planning) as derived from the Mission Village EIR (SCH No. 2005051143) and the Landmark Village EIR (SCH No. 2004021002).

The analyses in this EIR relied on the 2012 and 2016 Growth Forecasts used by SCAG in the RTP/SCS for the region. Where applicable, California Department of Finance (DOF) population and housing estimates for intervening years are also provided. Additional information was provided by various references listed in Section 5.9.9, below. Affordable housing information for the Project was derived from the Centennial Affordable Housing Implementation Plan (please see Appendix 3-C of the *Centennial Specific Plan*, which is EIR Appendix 4.0-A).

5.9.2 RELEVANT PLANS, POLICIES, AND REGULATIONS

Plans and Policies

Federal

No federal plans or policies have been identified that relate to population, housing, and employment.

State

Housing Element Law

State law requires each City and County to adopt a general plan, with a mandatory Housing Element. Housing Elements are required to be updated every five to eight years and must address the availability of an adequate supply of housing affordable to workers, families, and seniors. Local governments must plan to meet their existing and projected housing needs of all economic segments of the community, including their share of the regional housing need. The State Department of Housing and Community Development (HCD) assigned a target range of 409,060 to 438,030 units to the 6-county SCAG region, including Los Angeles County, for the period 2014–2021 (HCD 2011).

Regional

SCAG functions as the Metropolitan Planning Organization (MPO) for six Southern California counties: Imperial, Orange, Riverside, San Bernardino, Ventura, and Los Angeles. Regional plans are prepared and adopted by SCAG, which is the Council of Governments for the County of Los Angeles, the CEQA Lead Agency for this project. As stated in Section 5.8, Land Use, Entitlements and Planning, the federal government mandates that SCAG research and draw up plans for transportation, growth management, hazardous waste management, and air quality for its region. SCAG has developed a number of plans to achieve these regional objectives. The most applicable to population, housing, and employment are the RCP (SCAG 2008) and RHNA (SCAG 2012d).

Regional Comprehensive Plan (RCP)

The 2008 RCP calls for City and County involvement and coordination in addressing regional issues related to growth management and development. It serves as an advisory document for preparing local plans and handling issues of regional significance, such as land use and housing, open space and biological habitats, water, energy, air quality, solid waste, transportation, security and emergency preparedness, economy, and education.

There are three levels of recommendations for the region: goals, outcomes, and an action plan that contains constrained policies (or near-term, feasible policies) and strategic initiatives (longer-term strategies) for each regional issue. However, the RCP only functions as a voluntary “toolbox” to assist local jurisdictions in making General Plans, Specific Plans, and individual projects more sustainable. As identified in Resolution No. 08-502-1 (Resolution of the Southern California Association of Governments Accepting the 2008 Regional Comprehensive Plan for the SCAG Region), given its advisory nature, the 2008 RCP is not used in SCAG’s Inter-Governmental Review (IGR) process (SCAG 2008).

Regional Housing Needs Allocation (RHNA)

The RHNA provides an allocation of the existing and future housing needs by jurisdiction that represents the jurisdiction’s fair share allocation of the projected regional population growth. The future housing needs allocations are broken down by income level so that each jurisdiction is responsible for the development of affordable housing units to meet future housing needs.

SCAG defines “existing needs” as the number of low-income households overpaying for housing (defined as paying more than 30 percent of their income), as well as those in severe overcrowded conditions, farm worker needs for housing, and affordable housing units at risk of conversion to market rate housing. It defines “future needs” as the number of additional housing units by income level that will have to be created in each City and unincorporated County area as a fair share of the region’s projected housing needs based on the estimated population growth in the city and region. The breakdown of future housing needs by income level allows each jurisdiction to be responsible for the development of affordable housing units throughout the region and avoid the concentration of low income households.

County

County of Los Angeles General Plan and Antelope Valley Area Plan (AVAP)

The *County of Los Angeles General Plan* and AVAP address population, housing, and employment issues that affect the County. Relevant goals and policies in the AVAP include those listed below from the Land Use, Economic Development, and Housing Elements:

Land Use Element

- **Policy LU 1.1:** Direct the majority of the unincorporated Antelope Valley’s future growth to rural town center areas and identified economic opportunity areas, through appropriate land use designations, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.

Economic Development Element

Goal ED1: A healthy and balanced economic base in the Antelope Valley that attracts a wide range of industries and businesses and provides high-paying jobs for local residents.

- **Policy ED 1.1:** Promote the continued development of regional commercial and industrial employment centers in economic opportunity areas in the Antelope Valley.
- **Policy ED 1.3:** Support the growth of “high-tech” industries to employ the Antelope Valley population’s highly educated workforce.
- **Policy ED 1.14:** Promote appropriate types of residential development in the vicinity of existing communities and town centers that are in reach of existing infrastructure and utilities.
- **Policy ED 1.15:** Where appropriate, promote residential development as part of a wider mixed use strategy in communities that desire such uses in their areas and where plans for major infrastructure and facilities are currently underway. These areas have been identified as economic opportunity areas as shown in the Land Use Policy Map (Map 2.1) of this Area Plan.

Los Angeles County Housing Element

The 2014–2021 Housing Element of the County identifies the County’s existing and projected housing needs in the unincorporated areas, its goals, policies, and programs to meet these

needs; and actions that would encourage housing development in the County to address its housing needs. The County has a future housing need for 30,145 new dwelling units for the 2014–2021 planning period and there are adequate sites in the County to build these units. The County has also developed programs to reduce regulatory barriers and provide incentives for housing development.

A consistency analysis of the proposed Project with the specific goals and policies with the County’s relevant plans, policies and regulations is provided in the Land Use, Entitlements, and Planning section (Section 5.8) in this document.

5.9.3 ENVIRONMENTAL SETTING

Population

Regional

Southern California Association of Governments (SCAG)

As part of its regional planning efforts, SCAG adopted growth projections for its use in the update of regional plans. These projections are based on coordination with the SCAG Plans and Programs Technical Advisory Committee, the DOF, County and local jurisdictions, County Transportation Commissions, the general public, and other major stakeholders. In accordance with interagency coordination, these projections are based on anticipated trends in employment, national growth, migration patterns, and internal birth rates. SCAG’s growth projections include increased population and development activities for the area that includes the Project site.

Data from the 2012 and 2016 RTP/SCS is included in this section to best present the most recent population, housing, and employment projections for the SCAG region. As shown in Table 5.9-1, SCAG Region Population Projections, the SCAG region is anticipated to increase by approximately 1,073,000 residents between 2012 and 2020 and by 2.743 million between 2020 and 2040, for a total population of over 22 million people by 2040.

**TABLE 5.9-1
SCAG REGION POPULATION PROJECTIONS**

	2000 ^a	2010 ^b	2016 ^c			
SCAG Region	16,516,006	18,051,534	18,954,083			
2012 Projections ^d			2008	2020	2035	
			17,895,000	19,663,000	22,091,000	
2016 Projections ^e			2012	2020	2035	2040
			18,322,000	19,395,000	21,486,000	22,138,000
SCAG: Southern California Association of Governments						
Sources:						
^a DOF 2011, ^b DOF 2012, ^c DOF 2016, ^d SCAG 2012a, ^e SCAG 2016c.						

As stated above, SCAG's growth forecasts serve as the most current projections, and were informed by input from the County and other local jurisdictions, and continue to show planned future development consistent with the Project on the Project site. The Project's planned population and housing growth is also consistent with the County's Antelope Valley Area Plan, as discussed further in, Section 5.8, Land Use, Entitlements and Planning.

County of Los Angeles

Los Angeles County, which includes the Project site, has been, and continues to be, the most populous county in the Southern California region. In 2000, the County's population including cities, totaled 9,519,338 persons (DOF 2011). The DOF estimates the County's January 2016 population at 10,241,335 persons (DOF 2016).

Table 5.9-2, Los Angeles County Population, includes data from the 2000 and 2010 U.S. Census included in the DOF estimates of the current Los Angeles County population. The County population is estimated to have increased by 7.6 percent or 721,997 people between 2000 and 2016.

**TABLE 5.9-2
LOS ANGELES COUNTY POPULATION**

	2000 ^a	2010 ^a	2016 ^b
Lancaster	118,718	156,633	157,094
Palmdale	116,670	152,750	160,072
Santa Clarita	151,088	176,320	219,611
Unincorporated	986,214	1,057,426	1,051,989
North Los Angeles County Total	N/A	658,755 ^c	N/A
Los Angeles County Total	9,519,338	9,818,605	10,241,335
N/A: Not available			
Sources:			
^a DOF 2011, ^b DOF 2016, ^c SCAG 2016d.			

Table 5.9-3 presents SCAG's 2012 projections and 2016 projections for the County. SCAG's 2012 projections show the Los Angeles County population was projected to increase by approximately 1.11 million people between the DOF 2016 data (10,241,335 residents) and SCAG's projected 2035 population (11,353,000 residents) (SCAG 2012a). SCAG's 2016 projections show an increase of 0.90 million people between the DOF 2016 data (10,241,335 residents) and SCAG's projected 2035 population (11,145,100 residents) and an increase of 1.27 million people between the DOF 2016 data (10,241,335 residents) and SCAG's projected 2040 population (11,514,800 residents) (SCAG 2016b).

**TABLE 5.9-3
LOS ANGELES COUNTY POPULATION PROJECTIONS**

	2012 Projections ^a			2016 Projections ^b			
	2008	2020	2035	2012	2020	2035	2040
Lancaster	154,500	174,800	201,300	158,300	167,400	195,800	209,900
Palmdale	149,200	179,300	206,100	154,200	166,500	183,100	201,500
Santa Clarita	175,900	201,100	237,100	202,000	220,600	250,900	262,200
Unincorporated	1,052,800	1,159,100	1,399,500	1,040,700	1,106,600	1,216,100	1,273,700
North Los Angeles County Total ^{c, d}	651,929	787,438	946,557	657,825	741,375	896,309	985,840
Los Angeles County Total	9,778,000	10,404,000	11,353,000	9,922,600	10,326,200	11,145,100	11,514,800

Sources:
^a SCAG 2012a, ^b SCAG 2016b, ^c SCAG 2016d, ^d SCAG 2016e.

North Los Angeles County Subregion

The North Los Angeles County Subregion includes all land in Los Angeles County north of the northern border of the City of Los Angeles and all cities and unincorporated communities bordering the southern edge of the Angeles National Forest. The population of North Los Angeles County, which includes the Project site, was estimated at 658,755 persons in 2010, which was 6.7 percent of the total County population of 9,818,605 persons (SCAG 2016d). The 2012 resident population of this Subregion is estimated at 657,825 persons (SCAG 2016e). The unincorporated area within this Subregion is projected to have 186,918 residents in 2020 and 312,291 residents in 2040 (SCAG 2017).

From 2000 to 2016, the City of Santa Clarita grew by 45.4 percent, while the Cities of Palmdale and Lancaster grew by 37.2 percent and 32.3 percent, respectively. This population growth is a result of both natural increase (births) and immigration from other regions. These rates exceed Los Angeles County's overall rate of 7.6 percent for the same time period (DOF 2011, 2016).

From DOF's 2016 data to SCAG's projected 2040 population, the resident population is anticipated to grow in the Cities of Santa Clarita (19.4 percent), Lancaster (33.6 percent), and Palmdale (25.9 percent) (DOF 2016, SCAG 2016b). The population of North Los Angeles County is also projected to increase by 49.86 percent from SCAG's 2012 to 2040 estimates (SCAG 2016e). The unincorporated areas in North Los Angeles County would also grow from a 2012 estimate of 143,325 persons to 186,875 persons by 2020 (30.4 percent) and to 312,240 persons by 2040 (17.2 percent) (SCAG 2012b, 2016d, 2016e).

Table 5.9-2 (above) indicates that the North Los Angeles County Subregion will continue to represent a growing portion of the County's population, increasing to 7.2 percent of the County population in 2020 and to 8.6 percent of the County population in 2040 (SCAG 2016e). This trend is, in part, due to the developed characteristics of eastern, central, and southern Los Angeles County, where land for additional development is in limited supply.

Much of the undeveloped land in western Los Angeles County is constrained by environmental factors. Thus, the North Los Angeles County Subregion represents the most viable area for substantial future growth and development in the County.

Antelope Valley

The AVAP was adopted by the Los Angeles County Board of Supervisors on June 16, 2015 (LACDRP 2015b). As part of the AVAP, population projections were provided through the year 2035. Since the Antelope Valley is not a Census Designated Place (i.e., a region identified by the U.S. Census Bureau for statistical purposes), all data in Table 5.9-4, Population Projections for the Antelope Valley are projections based on development and demographic estimates by the County, SCAG and DOF. (SCAG's 2012 and 2016 projections for the Cities of Lancaster and Palmdale are provided in Table 5.9-3 above.)

**TABLE 5.9-4
POPULATION PROJECTIONS FOR THE ANTELOPE VALLEY**

	2000 ^a	2010 ^a	2013	2020 ^c	2035
Lancaster	118,718	156,633	155,759 ^b	167,400	195,800 ^c
Palmdale	116,670	152,750	156,877 ^b	166,500	183,100 ^c
Unincorporated Area	66,800	73,590	93,490 ^a	N/A	405,410 ^{a d}
Antelope Valley Total*	302,188	382,973	406,126	N/A	784,310
N/A - Not Available					
* Total population of the unincorporated area and the Cities of Lancaster and Palmdale.					
Sources:					
^a Los Angeles County 2015c, ^b DOF 2016, ^c SCAG 2016b					

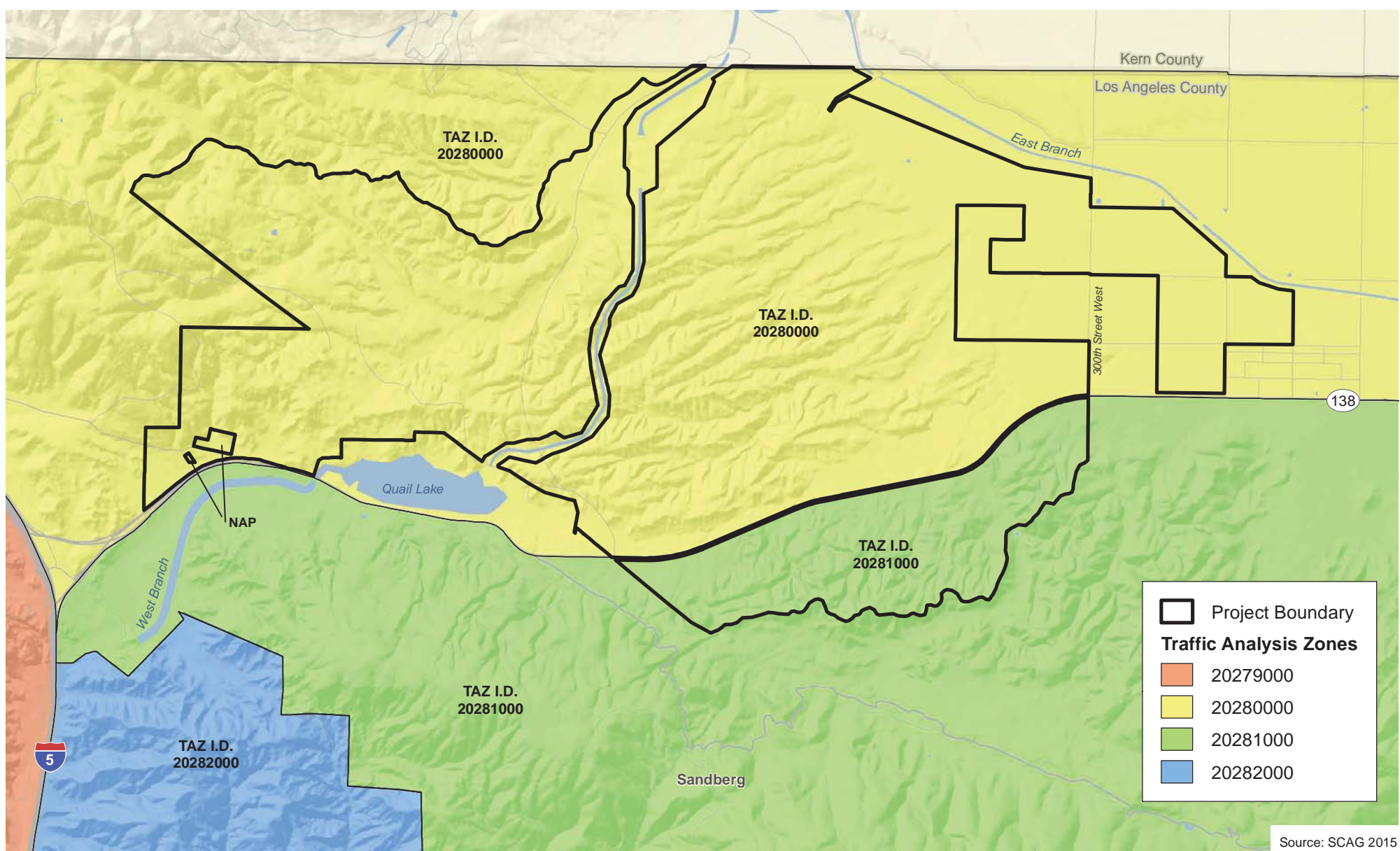
Project Site

There is an existing residential dwelling unit located east of the Aqueduct and near the center of the northern property line. Assuming an average household size of 3.52 persons per household (January 2016 average for unincorporated areas of the County) (DOF 2016), the Project site would have a resident population of approximately 4 individuals.

SCAG's growth projections included a breakdown at the TAZ level. The Project site is located in portions of two TAZs and population projections for these TAZs are provided in Table 5.9-5 below. TAZ 20280000 includes the area north of SR-138 and east of I-5. TAZ 20281000 includes the area south of SR-138 (see Exhibit 5.9-1). As shown, significant population growth is anticipated in TAZ 20280000, which covers the portion of the Project site north of SR-138.

TAZ projections for the area that includes the Project site, which were also reflected in corresponding figures included in the 2012 RTP/SCS (SCAG 2012e) and 2016 RTP/SCS (SCAG 2016a), are consistent with the existing population and housing stock in the area and the projected household and employment components of the Project. The 2040 household projections at the TAZ level in the 2016 RTP/SCS are consistent with the proposed Project's

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Project Boundary

Traffic Analysis Zones

- 20279000
- 20280000
- 20281000
- 20282000

Source: SCAG 2015

Traffic Analysis Zones

Centennial Project

Exhibit 5.9-1



buildout estimates; however, the 2040 population projections by SCAG are less than the Project's buildout population. The difference may be due to the average household size used in the projections, such that SCAG assumes a smaller household size.

The Project's population and housing levels are consistent with the County's approved AVAP, as discussed in greater detail in Section 5.8, Land Use, Entitlements and Planning.

**TABLE 5.9-5
POPULATION PROJECTIONS FOR TAZS**

	2008 ^a	2012 ^b	2020 ^a	2035 ^a	2040 ^b
TAZ 20280000	372	311	27,575	65,264	50,505
TAZ 20281000	1,041	350	2,079	4,038	1,367
Total	1,413	661	29,654	69,302	51,872
a - from 2012 RTP/SCS b - from 2016 RTP/SCS Source: ^a SCAG, 2012e, ^b 2015d.					

Kern County

Kern County occupies approximately 8,200 square miles and is located directly north of Los Angeles County and the Project site. The resident population in the Kern County is centralized in the Bakersfield metropolitan area, which includes the Cities of Bakersfield and Arvin, as well as the unincorporated communities of Oildale, Lamont, Buttonwillow, Old River, Pumpkin Center, Rosedale, and Greenfield. In 2016, the population of Bakersfield (379,110 persons) made up approximately 42.8 percent of the population in Kern County (886,507 persons) (DOF 2016).

The population in Kern County has experienced consistent growth over the past several decades. Between 2000 and 2010, the population rose by 26.9 percent from approximately 661,645 persons to 839,631 persons (DOF 2011). Between 2010 and 2016, the population grew by 5.6 percent. Approximately 34.9 percent of the County's population (309,425 persons) live in the unincorporated areas in 2016 (DOF 2016).

Based on adopted growth forecasts, the Kern County population is anticipated to increase into the foreseeable future, as shown in Table 5.9-6, Kern County Population Projections.

**TABLE 5.9-6
KERN COUNTY POPULATION PROJECTIONS**

	2000 ^a	2010 ^a	2016 ^b	2020 ^c	2030 ^c	2040 ^c
Kern County Total	661,653	839,600	886,507	1,010,800	1,208,200	1,444,100
Sources: ^a DOF 2011, ^b DOF 2016, ^c KCOG 2014b.						

Ventura County

For the purposes of the analyses included in this EIR and this Section, data from Ventura County were not included. While the Project site is located approximately six miles east of the northeastern corner of Ventura County, no population centers or major transportation routes are located in Ventura County in the regional vicinity of the Project site. Land in Ventura County in the Project vicinity includes the Los Padres National Forest and the Hungry Valley State Vehicular Recreation Area, which would not accommodate future development. The nearest cities to the Project site in Ventura County are the Cities of Fillmore and Ojai, located 27 miles and 35 miles southwest of the Project site, respectively. Both cities are located immediately south of the Los Padres National Forest and neither city serves as a major regional population or employment center. The largest city in Ventura County (by population), Oxnard, is located approximately 44 miles southwest of the Project site. As the Project site is physically and economically separated from population and employment centers within Ventura County, Ventura County will not be analyzed further in this document.

Housing

Regional

Southern California Association of Governments (SCAG)

In 2000, the 6-county SCAG region had a total of 5,722,035 housing units (DOF 2007) and 6,464,184 units in 2016 (DOF 2016). Table 5.9-7, SCAG Region Household Projections, projects the number of households in the SCAG region through 2040. According to the 2012 projections, the number of households is expected to increase at an average growth rate of about 1.3 percent per year between 2008 and 2035 (SCAG 2012a). The 2016 projections show a slower growth of 0.93 percent from 2012 to 2040 (SCAG 2016c).

**TABLE 5.9-7
SCAG REGION HOUSEHOLD PROJECTIONS**

	2000 ^a	2010 ^b	2016 ^c			
SCAG Region	5,722,035	6,326,167	6,464,184			
2012 Projections ^d			2008	2020	2035	
			5,814,000	6,458,000	7,325,000	
2016 Projections ^e			2012	2020	2035	2040
			5,885,000	6,415,000	7,172,000	7,412,000
Sources: ^a DOF 2007, ^b DOF 2011, ^c DOF 2016, ^d SCAG 2012a, ^e SCAG 2016a.						

Comparing the DOF data included in Table 5.9-7 and Table 5.9-1, SCAG Region Population Projections, population in the region rose at a faster rate (5.0 percent) than did the number of housing units (2.2 percent) between 2010 and 2016 (DOF 2011, 2016). This has increased population-to-household ratios, which has, in turn, increased the average household size.

Los Angeles County

Los Angeles County, which includes the Project site, has the largest housing stock of any county in the Southern California region. In 2016, the County's housing stock totaled 3,504,061 units (DOF 2016). Table 5.9-8, Los Angeles County Housing Stock, includes data on the County's historic housing stock from 2000 to 2016.

**TABLE 5.9-8
LOS ANGELES COUNTY HOUSING STOCK**

	2000 ^a	2010 ^a	2016 ^b
Lancaster	41,745	51,835	52,733
Palmdale	37,096	46,544	47,012
Santa Clarita	52,456	62,055	71,686
Unincorporated	293,304	316,888	311,784
North Los Angeles County Total	N/A	202,710 ^{c, d}	N/A
Los Angeles County Total	3,270,906	3,443,087	3,504,061
N/A: Not available d –number of households Sources: ^a DOF 2011, ^b DOF 2016, ^c SCAG 2016d.			

Table 5.9-9 presents SCAG's 2012 projections and 2016 projections for number of households in the County, which is projected to increase to 3,852,000 households by 2035 under the 2012 projections and to 3,809,300 households by 2035 and to 3,946,600 households by 2040 under the 2016 projections.

**TABLE 5.9-9
LOS ANGELES COUNTY HOUSEHOLD PROJECTIONS**

	2012 Projections ^a			2016 Projections ^b			
	2008	2020	2035	2012	2020	2035	2040
Lancaster	46,300	52,200	58,800	47,400	52,400	61,000	65,300
Palmdale	41,900	51,300	58,800	43,100	47,600	56,000	59,300
Santa Clarita	59,300	70,100	81,900	67,300	75,600	86,300	90,300
Unincorporated	298,100	336,100	405,500	292,700	332,700	371,800	392,400
North Los Angeles County Subregion Total ^{c, d}	200,636	251,558	304,241	200,990	245,473	302,836	331,399
Los Angeles County Total	3,228,000	3,513,000	3,852,000	3,257,600	3,493,700	3,809,300	3,946,600
Sources: ^a SCAG 2012a, ^b SCAG 2016b, ^c SCAG 2016d, ^d SCAG 2016e.							

Table 5.9-10, Los Angeles County 2015 Housing Units by Type, details the breakdown of existing housing units in Los Angeles County. This data shows that nearly half (49.2 percent) the housing stock in the County is comprised of single-family detached residential units; a bigger portion (70.67 percent) of the housing stock in the unincorporated areas are single-family detached residential units (DOF 2016).

**TABLE 5.9-10
LOS ANGELES COUNTY 2016 HOUSING UNITS BY TYPE**

Housing Type	Number of Units	Percent of Total Units
Single-Family Detached	1,722,821	49.17%
Single-Family Attached	230,228	6.57%
Multifamily, 2-4 Units	286,298	8.17%
Multifamily, 5 or More Units	1,206,417	34.43%
Mobile Homes, Other	58,297	1.66%
Total Units	3,504,061	100.00%
Source: DOF 2016.		

A result of housing production in the County not meeting demand is a potential long-term upward trend in housing prices. While often viewed as a boon by existing property owners, escalating prices result in more families unable to own homes, therefore promoting out-migration to surrounding counties.

North Los Angeles County Subregion

Regional Housing Needs Assessment (RHNA)

As identified above, the SCAG develops the RHNA to identify existing and future housing needs for the region. SCAG uses the County's median household income to determine housing affordability in each county. RHNA housing allocations are divided into five categories, which are each based on the County's median household income for a family of four persons:

- **Extremely Low Income:** Less than 30 percent of the County median family income.
- **Very Low Income:** A maximum of 50 percent of the County median family income.
- **Low Income:** A maximum of 80 percent of the County median family income.
- **Moderate Income:** A maximum of 120 percent of the County median family income.
- **Above Moderate Income:** More than 120 percent of the County median family income.

Income limits are also adjusted for household size so that larger households have higher income limits than smaller households. The adjustments in income based on household size are as follows:

Number of Persons in Household	Income Adjustment
1	70%
2	80%
3	90%
4	Base (100%)
5	108%
6	116%
7	124%
8	132%

With the median income in Los Angeles County at \$64,800 in 2016, the income limits per household size are provided in Table 5.9-11.

**TABLE 5.9-11
LOS ANGELES COUNTY INCOME LIMITS (2016)**

Household Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income	\$18,250	\$20,850	\$23,450	\$26,050	\$28,440	\$32,580	\$36,730	\$40,890
Very Low Income	\$30,400	\$34,750	\$39,100	\$43,400	\$46,900	\$50,350	\$53,850	\$57,300
Lower Income*	\$48,650	\$55,600	\$62,550	\$69,450	\$75,050	\$80,600	\$86,150	\$91,700
Median Income	\$45,350	\$51,850	\$58,300	\$64,800	\$70,000	\$75,150	\$80,350	\$85,550
Moderate Income	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650

* Lower income exceeding the median income is an anomaly for this County due to US Department of Housing and Urban Development (HUD) historical adjustments to median income. Households low income figures are derived from very low income figures that are not adjusted by HUD for exceptions.

Source: HCD 2016.

In accordance with the RHNA, the County's Housing Element states that for the entirety of the unincorporated areas of the County, 30,145 new housing units are needed to meet its future housing needs between 2014 and 2021. Part of this housing need would be provided in the unincorporated areas located within the North Los Angeles County Subregion. Housing development would also occur in the cities of Lancaster, Palmdale and Santa Clarita to meet their future housing needs. Table 5.9-12, Future Housing Needs: 2014–2021 provides the breakdown of future housing needs by income level.

**TABLE 5.9-12
FUTURE HOUSING NEEDS: 2014–2021**

Household Income Category	Future Housing Needs			
	Unincorporated Areas (Countywide)	Lancaster	Palmdale	Santa Clarita
Very Low Income	7,854	627	1,395	2,208
Lower Income	4,650	384	827	1,315
Moderate Income	5,060	413	898	1,410
Above Moderate Income	12,581	1,086	2,332	3,389
Total	30,145	2,510	5,452	8,322

Source: SCAG 2012d.

The unincorporated areas of the North Los Angeles County Subregion (specifically, the Santa Clarita and Antelope Valley areas) account for a substantial proportion of new home construction and existing home resale activity in Los Angeles County. SCAG projects that the North Los Angeles County Subregion would have 245,473 households by 2020 and 331,399 households by 2040, an increase of 85,926 households over 20 years (SCAG 2016e). The unincorporated area within this Subregion is projected to have 69,982 households in 2020 and 116,546 households in 2040 (SCAG 2017).

In the County's Housing Element, the housing potential in the Newhall Ranch Specific Plan and the Northlake Specific Plan are included in the Adequate Sites Inventory for the North Los Angeles County Subregion.

Although the RHNA targets for the unincorporated County area as a whole are not broken down by subregion or community, the proposed Project would help meet the demand for housing and the need for affordable housing in the North Los Angeles County Subregion, which includes unincorporated County areas. Thus, these housing goals are applicable to the proposed Project.

Antelope Valley

The AVAP, adopted by the Los Angeles County Board of Supervisors in 2015, does not include detailed housing stock data, but the EIR for the AVAP provides housing stock information for the Antelope Valley area, as provided in Table 5.9-13.

**TABLE 5.9-13
ANTELOPE VALLEY HOUSING STOCK**

	2000	2010	2013	Post-2035/Buildout
Unincorporated Area	21,803	26,962	24,739	106,180

Source: LACDRP 2015c

Project Site

The site contains very limited development. As noted above, the existing residence of a Tejon employee is located at the northern central boundary of the site.

As discussed above, the SCAG 2012 and 2016 TAZ projections for households on the areas including the Project site are consistent with the Project's proposed housing development, and SCAG's household growth projections for the TAZs that include the Project site are provided in Table 5.9-14 below.

**TABLE 5.9-14
HOUSEHOLD PROJECTIONS FOR TRAFFIC ANALYSIS ZONES**

	2008 ^a	2012 ^b	2020 ^a	2035 ^a	2040 ^b
TAZ 20280000	124	126	9,897	22,328	21,910
TAZ 20281000	347	145	742	1,436	586
Total	471	271	10,639	23,764	22,496
a - from 2012 RTP/SCS b - from 2016 RTP/SCS Source: ^a SCAG 2012e, ^b 2015d.					

Kern County

Kern County Council of Governments (KCOG) has developed housing projections for the cities and unincorporated area of Kern County as part of its RHNA and for use in its RTP. The projections show that Kern County is anticipated to experience substantial housing growth over the next decade. This growth is projected to approximately keep pace with the County's projected population increase. Between 2016 and 2030, Kern County's population is anticipated to grow by 36.3 percent, and over the same time period, the housing stock is projected to increase by 43.1 percent. Table 5.9-15, Kern County Housing Projections, outlines Kern County's existing and projected housing stock. Much of Kern County's growth is projected to occur in the Bakersfield Metropolitan Area (approximately 50 miles north of the Project site).

**TABLE 5.9-15
KERN COUNTY HOUSING PROJECTIONS**

	2000 ^a	2010 ^b	2013 ^b	2016 ^c	2020 ^b	2023 ^b	2030 ^b
Unincorporated Area	100,694	112,117	113,221	114,052	136,200	139,400	147,300
Kern County Total	231,567	284,367	288,624	294,401	352,300	371,800	421,200
Sources: ^a DOF 2011, ^b KCOG 2014a, ^c DOF 2016.							

Kern County is not part of the SCAG region and the SCAG RHNA does not identify the housing needs for Kern County. The KCOG and the HCD have determined that Kern County will

require a substantial increase in housing stock over the next several years. According to the Kern County RHNA, Kern County's allocation of housing units for the period between January 2013 and December 2023 is 67,675 units. Table 5.9-16, Kern County Future Housing Need: 2013–2023, provides a breakdown of housing needs by income level. As with the SCAG, affordability categories discussed previously, the income levels are based on the median household income within Kern County, which was \$57,900 in 2015.

**TABLE 5.9-16
KERN COUNTY FUTURE HOUSING NEED: 2013–2023**

Income Level	Future Housing Need			
	Total for Kern County	Percentage	Unincorporated Area	Percentage
Very Low	16,850	24.9	4,887	22.6
Lower	10,555	15.6	3,108	14.4
Moderate	11,235	16.6	3,127	14.5
Above Moderate	29,035	42.9	10,461	48.5
Total	67,675	100.0	21,583	100.0

Source: KCOG 2014a.

Employment

Regional

Southern California Association of Governments (SCAG)

Historically, the SCAG region has experienced significant job growth. The data provided represents the most current projections and were adopted as part of the 2016–2040 RTP/SCS. The SCAG region's employment base decreased by 3.43 percent between 2000 and 2010 (SCAG 2012a). However, Table 5.9-17, SCAG Region Employment Projections, shows that regional employment between 2012 and 2040 is forecasted to increase by approximately 2.432 million jobs or at a rate of 1.17 percent per year to 2040.

**TABLE 5.9-17
SCAG REGION EMPLOYMENT PROJECTIONS**

	2000	2010	2015			
SCAG Region ^a	7,482,000	7,225,000	–			
2012 Projections ^b			2008	2020	2035	
			7,738,000	8,414,000	9,441,000	
2016 Projections ^c			2012	2020	2035	2040
			7,440,000	8,507,000	9,572,000	9,872,000

Sources: ^a SCAG 2012a ^b SCAG 2012a, ^c SCAG 2016b.
Note: The grayed-out boxes do not apply or have corresponding data.

Los Angeles County

During the period between 2007 and 2013, an approximately 3.3 percent decrease in the number of jobs occurred Countywide, with an 11 percent decrease in the unincorporated County area (SCAG 2015a). As shown in Table 5.9-18, Los Angeles County Employment Base, the County experienced a decline in employment in most areas due to the economic recession.

**TABLE 5.9-18
LOS ANGELES COUNTY EMPLOYMENT BASE**

	2007 ^a	2008 ^b	2010 ^a	2013 ^a
Lancaster	51,422	49,700	48,121	47,468
Palmdale	33,896	32,700	31,508	30,318
Santa Clarita	97,142	92,900	87,433	76,041
Unincorporated	245,966	237,000	227,029	219,002
North Los Angeles County Total ^c	N/A	213,899	190,154	N/A
Los Angeles County Total	4,520,583	4,340,370	4,130,998	4,372,375
N/A - Not available Sources: ^a SCAG 2015a, ^b SCAG 2012a, ^c SCAG 2016d.				

Table 5.9-19 provides SCAG's employment projections. According to SCAG's 2012 forecasts, employment growth rates in Los Angeles County are expected to be positive for the foreseeable future, with an increase to 4,558,000 jobs by 2020 and to 4,827,000 jobs by 2035 (SCAG 2012a). SCAG's 2016 forecasts shows employment growth rates in Los Angeles County will increase to 4,662,500 jobs by 2020 and to 5,225,800 jobs by 2040 (SCAG 2016b). As shown in the table, SCAG expects a lower growth rate for the County as a whole, with higher job growth in the unincorporated area and in the Cities of Lancaster, Palmdale and Santa Clarita.

**TABLE 5.9-19
LOS ANGELES COUNTY EMPLOYMENT PROJECTIONS**

	2012 Projections ^a			2016 Projections ^b			
	2008	2020	2035	2012	2020	2035	2040
Lancaster	49,700	51,900	54,200	45,800	51,700	56,700	59,600
Palmdale	32,700	38,900	47,200	29,300	32,200	38,100	40,300
Santa Clarita	92,900	108,700	122,600	73,500	83,700	91,300	95,900
Unincorporated	237,000	266,100	318,100	222,900	237,500	272,400	288,400
North Los Angeles County Total ^{c, d}	213,899	264,354	321,743	181,089	211,300	258,082	280,447
Los Angeles County Total	4,340,370	4,558,000	4,827,000	4,246,600	4,662,500	5,062,100	5,225,800

Sources:
^a SCAG 2012a, ^b SCAG 2016b, ^c SCAG 2016d, ^d SCAG 2016e.

North Los Angeles County Subregion

SCAG projects that the North Los Angeles County Subregion will experience a higher job growth rate than the County as a whole. As shown in Table 5.9-19 above, between 2020 and 2035, the North Los Angeles County Subregion is projected to experience a 22.1 percent increase in employment, compared to an 8.6-percent increase in the County as a whole. Between 2035 and 2040, the job base in this Subregion would increase by another 8.7 percent. This Subregion is projected to account for 12.3 percent of the County's new job growth between 2020 and 2040 (SCAG 2016e). The unincorporated area within this Subregion is projected to have 43,648 jobs in 2020 and 84,624 jobs in 2040 (SCAG 2017).

Antelope Valley

The AVAP, adopted by the Los Angeles County Board of Supervisors in 2015, does not include detailed employment data and the EIR for the AVAP only includes the SCAG estimates of 38,608 jobs in 2008 in the unincorporated areas of the Antelope Valley and the Santa Clarita Valley; with a projection of 64,875 jobs by 2020 and 97,763 jobs by 2035. A 2013 employment base in the unincorporated Antelope Valley area of 31,838 jobs and a Post-2035 buildout estimate of 102,513 jobs is also provided in the AVAP EIR (LACDRP 2015c).

Project Site

While the site includes a portion of the High Desert Hunt Club and a large portion of the site is used for grazing and agricultural activities, there are no employees permanently stationed at the site.

SCAG's employment growth projections for the TAZs that include the Project site (see Exhibit 5.9-1) are provided in Table 5.9-20 below. As shown, employment growth is anticipated in both TAZs that include the Project site, and includes employment generation associated with implementation of the Project.

**TABLE 5.9-20
EMPLOYMENT PROJECTIONS FOR TAZS**

	2008 ^a	2012 ^b	2020 ^a	2035 ^a	2040 ^b
TAZ 20280000	4	9	6,652	16,605	23,418
TAZ 20281000	105	45	2,900	7,166	513
Total	109	54	9,552	23,771	23,931
a – from 2012 RTP/SCS b – from 2016 RTP/SCS Source: ^a SCAG 2012e, ^b 2015d.					

Unemployment

Unemployment rates are variable, based on local, regional, and national economic conditions. Table 5.9-21, Unemployment Rates, lists the unemployment rates in 2000, 2010 and 2016, as calculated by the State Economic Development Department.

**TABLE 5.9-21
UNEMPLOYMENT RATES**

	2000 ^a	2010 ^b	2016 ^c
State of California	5.0%	12.4%	5.0%
Los Angeles County	5.7%	12.6%	4.8%
Palmdale	–	15.5%	6.5%
Lancaster	–	17.5%	5.4%
Santa Clarita	–	7.8%	4.4%
Kern County	9.0%	15.9%	9.2%
Sources: ^a EDD 2015, ^b EDD 2013, ^c EDD 2016a, 2016b.			

Los Angeles County

As shown in Table 5.9-21 above, in April 2015, unemployment in Los Angeles County was estimated to be 4.8 percent (EDD 2016b). This is lower than the State's 2016 unemployment rate, which is calculated at 5.0 percent. The unemployment rate for the North Los Angeles County Subregion is not calculated separately in State publications, although unemployment rates for the incorporated cities in North Los Angeles County are included as part of Table 5.9-21.

As shown, the City of Santa Clarita experienced the lowest unemployment rate (4.4 percent) of any city within North Los Angeles County in 2016, and has historically experienced unemployment rates below regional averages (EDD 2016b).

Kern County

As shown in Table 5.9-21 above, Kern County experienced higher unemployment rates than the State as a whole. This is likely due to the seasonal nature of the agricultural sector of the Kern County economy (Bakersfield Californian 2006).

Table 5.9-22, Kern County Employment Projections, provides an estimate of the employment base within Kern County in 2010 and employment projections out to 2040. The projections indicate that employment in Kern County will increase by 55.6 percent over the next 3 decades.

**TABLE 5.9-22
KERN COUNTY EMPLOYMENT PROJECTIONS**

	2010 ^a	2015 ^a	2020	2035	2040
Kern County	273,900	328,600	355,200	409,000	426,100
Source: Caltrans 2014.					

5.9.4 PROJECT DESIGN FEATURES

PDF 9-1 The Centennial Affordable Housing Implementation Plan (see Appendix 3-C of the *Centennial Specific Plan*, which is in Appendix 4.0-A of this EIR) would be adopted in conjunction with the proposed Project. Consistent with the goals of the *County of Los Angeles General Plan's* Housing Element, it is required that affordable units be developed as part of the Project and would include single-family attached, multi-family attached, and mixed-use units that would be deed and rent restricted.

While the number of affordable homes per community will be adjusted through the approval process, a minimum of 10 percent of the dwelling units proposed in the Centennial Project (about 1,933 dwelling units) would be designated as affordable units. The timing of the provision of restricted affordable housing units would be 1,000 affordable units by the time the first 10,000 units are built; 1,500 affordable housing units by the time of completion of 15,000 units; and 1,933 affordable housing units at buildout of the Project's 19,333 units. The product mix of affordable housing (e.g., age-restricted, family, and other product types) will be determined based on demographic conditions and housing needs at the time the affordable housing is proposed to be built.

Under the Centennial Affordable Housing Implementation Plan, home buyers of affordable units would be eligible to receive a percentage of any appreciation with respect to the value of their property over time, depending upon the homebuyer's length of ownership; all affordable rental homes will maintain affordable monthly rents for a minimum of 30 years.

5.9.5 THRESHOLD CRITERIA

Based on the County of Los Angeles Environmental Checklist, the Project will have a significant impact on population, housing, and employment if it would:

- Threshold 9-1** 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 9-2** Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Threshold 9-3** Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- Threshold 9-4** Cumulatively exceed official regional or local population projections.

5.9.6 ENVIRONMENTAL IMPACTS

In this impact analysis, the thresholds are taken out of order to better group issues for analysis.

- Threshold 9-1** **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 9-4** **Would the project cumulatively exceed official regional or local population projections?**

On-Site Impacts

Population

Regional

As discussed in Section 5.8, Land Use, Entitlement and Planning, the Project would implement the guiding principles, goals, and policies of the Regional Comprehensive Plan and the RTP/SCS as they relate to livability, economic prosperity, and sustainability through the development of walkable, mixed use communities at emerging centers and along major transportation corridors. At the same time, the Project would conserve natural resources and open space. The development of both housing and job opportunities at the site, along with nearby schools, parks and public facilities, and a circulation system that would include roads, greenways, bikeways and trails would reduce vehicle trips and their associated emissions. These Project features would promote sustainability consistent with regional goals.

Demographic projections developed as part of SCAG's adopted 2012–2035 and 2016-2040 RTP/SCS includes the Project site, as reflected in corresponding figures in SCAG's 2012

RTP/SCS (SCAG 2012e) and 2016 RTP/SCS (SCAG 2016a), and are the most recently updated demographic projections available for the Project site and regional vicinity. The local jurisdictions and regional projections formally adopted by SCAG have been used to determine Project conformity with these projections.

The total anticipated increase in population generated by development of the Centennial Project (i.e., 57,150 people) represents approximately 2.08 percent of the projected population increase (2,743,000 persons) for the SCAG region between 2020 and 2040, as shown in Table 5.9-1, SCAG Region Population Projections. This increase in population generated by the Project would represent 6.02 percent of SCAG's 2012 projected population increase (949,000 persons) between 2020 and 2035 and 4.81 percent of SCAG's 2016 projected population increase (1,188,600 persons) between 2020 and 2040 for Los Angeles County as a whole (as shown in Table 5.9-3, Los Angeles County Population Projections).

The Project is consistent with the SCAG projections for the North Los Angeles County Subregion and the Antelope Valley in the 2012–2035 RTP/SCS at the TAZ level, where as many as 27,203 new residents are expected from 2008 to 2020 and an additional 37,689 residents from 2020 to 2035 within the TAZ covering the portion of the site north of SR-138 (TAZ 20280000) (SCAG 2012e). The total projected increase is 64,892 residents, of which, 57,150 persons would be residents of the Project.

Under the 2016 RTP/SCS, as many as 50,194 new residents expected from 2012 to 2040 within the TAZ covering the portion of the site north of SR-138 (TAZ 20280000) and 1,017 new residents within the TAZ covering the portion of the Project site south of SR-138 (TAZ 20281000) (SCAG 2015d). The total projected increase is 51,872 residents for the two TAZs covering the Project site, who are all expected to be residents of the Project. Therefore, the resident population of the Project at buildout would be 82.46 percent of the projected resident population of TAZ 20280000 and TAZ 202810000 by 2035, but would exceed the SCAG projections for 2040. As discussed further below under Housing, this suggests that SCAG projections assume a smaller average household size for the area. At the same time, the 2016 RTP/SCS states that TAZ level data or any data at a geography smaller than the jurisdictional level is included in the draft growth forecasts for regional modeling purpose only, and is advisory and non-binding.

The Project is consistent with the population and housing projections included in the approved AVAP, as discussed in greater detail in Section 5.8, Land Use, Planning and Entitlements.

Section 6.0, Growth-Inducing Impacts, contains a detailed analysis of the proposed Project's potential to induce growth. Regional population forecasting is affected by many variables such as economic cycles and demographics. Additionally, the removal of impediments to growth (e.g., constructing utility infrastructure and service systems in a previously undeveloped region) can induce growth. Specifically, at the Project site, the construction of roads, water treatment and delivery systems, sewers, wastewater reclamation facilities, telephone lines, power facilities and services, schools, parks, a library, and police and fire facilities would together reduce obstacles to growth in the northwestern region of Los Angeles County. While Centennial's infrastructure would not be sized to accommodate

growth beyond that which is proposed for the Centennial Project, future nearby landowners could propose to connect to or build upon the Project's infrastructure to serve future development in the surrounding area. Any such future proposals would be subject to environmental analysis pursuant to CEQA, and must include the level of detail (e.g., residential and commercial size information, project footprint information, project water supply quantity and sources, etc.) required for a future project-level review process. Any such approvals of future development in the West EOA would also be a discretionary decision by the County. Since no such projects have been proposed, such details are not available and CEQA does not require speculation. In general, however, buildout of the approved AVAP has informed the cumulative impacts analysis in this EIR and includes the additional increment of development authorized within the West EOA but not included in the Project.

While the Project site is approximately 50 miles south of the City of Bakersfield, much of the surrounding land is unavailable for development. As identified in Section 4.0, Project Description, on June 17, 2008, the Tejon Ranch Company entered into a Conservation and Land Use Agreement (Conservation Agreement) with Audubon California, the Endangered Habitats League, the Natural Resources Defense Council, the Planning and Conservation League, and the Sierra Club (Resource Groups). The Conservation Agreement covers the Centennial lands and allows the Tejon Ranch Company and its development partners to pursue approvals to develop portions of the Tejon Ranch, including the Project site, while providing for the designation of open spaces and the dedication or sale of conservation easements over approximately 240,000 acres of the Tejon Ranch property (approximately 90 percent of the Ranch). Approximately 9,220 acres would be preserved as Open Space in Los Angeles County outside of the Project site, which is included within a total of 23,547 acres of off-site areas that would be set aside for preservation to mitigate impacts to biological resources (see Exhibit 4-12, Off-Site Open Space Preserve/Mitigation Areas). Another 5,624 acres would have an Open Space land use designation on the Project site.

The San Gabriel Mountains and the Angeles National Forest are located south of the Project site. This area is subject to physical and government ownership constraints, including the Los Padres National Forest, the Hungry Valley State Vehicular Recreation Area, and the Angeles National Forest, which total approximately 2.6 million acres—are expected to remain undeveloped. Exhibit 3-4, Local Area Constraints, included in Section 3.0, Environmental Setting, depicts the locations of many of these constraints in relation to the Project site boundary. Other development constraints in the Project area include the steep slopes and rugged terrain in the Tehachapi Mountains to the northwest and the San Gabriel Mountains to the south, and the San Andreas Fault that runs through these mountains. This area also contains environmentally sensitive areas, such as the San Andreas Significant Ecological Area (SEA), as discussed in Section 5.7, Biological Resources.

An additional constraint to development is water supply in the Antelope Valley. Although water supply is not a constraint for the proposed Project, as described in Section 5.18, Water Resources, including recycled water, other future development projects in the area would be constrained if their development was not anticipated in the AVAP and/or the Court-approved adjudication Judgment and Physical Solution (California Superior Court 2015; see Appendix 5.18-E).

Another constraint is the Antelope Valley Area Plan and related provisions of the County General Plan, which focus new urban development in designated locations, including the Project site which is in the West EOA. Development located outside this and other areas designated for future development could occur only if the Board of Supervisors made a policy choice to amend the Antelope Valley Area Plan to allow development not currently allowed.

Notwithstanding these constraints on additional development in the Project vicinity, the existence of the Project makes it reasonably foreseeable that additional development proposals seeking AVAP amendments would be made outside the West EOA.

Los Angeles County

The AVAP would lead to a total of 106,180 dwelling units, 405,410 residents, and 134,351 jobs in the unincorporated Antelope Valley at buildout, with the majority of this growth in EOAs. As described in Section 4.0, Project Description, the Centennial Project proposes development of a maximum of 19,333 dwelling units, ranging from multi-family attached apartment homes to low-density, single-family detached units. Under the Specific Plan, reconfiguring an existing single family home to accommodate a Living Suite is permissible and does not create a new dwelling unit. Without regard to whether a State density bonus is ever used on the Project site, the total number of dwelling units, inclusive of all product types, cannot exceed the number of dwelling units identified in Section 4.0, Project Description and considered in this EIR absent further CEQA review.

The Project is proposed for development in phases with full buildout over 20 years. Based on this assumption, the proposed Project is estimated to be fully built out and occupied by 2035, with an estimated resident population of approximately 57,150 people. This projection was made using a population generation factors from the Mission Village EIR (SCH No. 2005051143) and the Landmark Village EIR (SCH No. 2004021002), which assumed an average household size of 3.17 persons per household for single-family detached units and 2.38 persons per household for attached and multi-family units (based on data provided by the County Department of Regional Planning).

A maximum of 14,098 single family detached units and 5,235 multi-family units would be constructed on the site (Placeworks 2017). The buildout population would likely be lower than the estimated 57,150 residents, due to variations in development densities and household sizes. However, in this EIR, a maximum buildout population of approximately 57,150 residents is assumed, as it provides a conservative measure by which to analyze specific population-related impacts.

As stated in Policies LU 1.1 and LU 1.2 of the AVAP, future development in the Antelope Valley shall be directed into rural town center areas and economic opportunity areas, while limiting development in rural preserve areas. Consistent with the AVAP and the intent of EOAs, the Project would accommodate growth in the Antelope Valley through new residential, commercial and light industrial developments, while preserving the rural character and ecological resources of the surrounding areas.

The AVAP projects population increases in the Antelope Valley, mainly within EOAs, where future development will be directed. The Land Use Plan in the Centennial Specific Plan

reflects the land use designations for the site, as contained in the AVAP. The Project would lead to growth and development (and a corresponding increase in population) in areas of the Antelope Valley that have been planned for future development under the AVAP, as provided in its Land Use Policy Map and Rural Preservation Strategy.

As stated above, the AVAP anticipates a buildout population 405,410 residents in the unincorporated area. Since the site is located within the West EOA where future growth and development is planned, the Project is consistent with growth projections for the Antelope Valley. While the West EOA covers a larger area than just the site, a large area surrounding the site is designated as Open Space in the AVAP and is expected to remain undeveloped. The land immediately to the west (Gorman Post Ranch) currently has a development application pending with the County of Los Angeles for future residential development, although it is not consistent with the 2015 *Antelope Valley Area Plan*. Development in this area is also constrained by steep topography and the presence of the San Andreas Earthquake Fault. Areas to the north and southeast would remain as open space in accordance with the Conservation Agreement between the Tejon Ranch and various agencies and groups. Thus, other future development in the West EOA would be limited to privately owned properties to the south and east of the site.

Since the Project's estimated population of 57,150 residents would represent 14.1 percent of the buildout population of the Antelope Valley's unincorporated area, the Project would not be taking up a large portion of future growth planned for the area. Rather, it would result in a population increase that would be in accordance with County projections and would not lead to substantial growth on the Project site or in the Antelope Valley. The site is also identified as a Future Rural Town Area which would serve as a transition between rural town centers and rural preserve areas, and where future development is anticipated. Thus, population growth associated with the Project is consistent with anticipated population increases under the AVAP.

Housing

Regional

Based on the SCAG's household projections presented in Table 5.9-7, SCAG Region Household Projections, the total number of housing units proposed by the Centennial Project (i.e., 19,333 units), if all occupied, would represent approximately 1.94 percent of the projected 997,000 household increase for the SCAG region between years 2020 and 2040. The total number of housing units proposed by the Project, if all occupied, would represent approximately 4.27 percent of the projected 452,900-household increase for Los Angeles County between years 2020 and 2040. The Project would also provide 22.5 percent of the projected increase of 85,926 households in the North Los Angeles County Subregion. At the TAZ level, as many as 9,771 new dwelling units are expected from 2012 to 2020 and an additional 12,013 dwelling units from 2020 to 2040 in the TAZ covering the portion of the site north of SR-138. This projected 21,784-dwelling-unit increase would include future development (of 19,333 units or 88.75 percent) on the Project site. TAZ household projections for the area that includes the Project site, which were reflected in corresponding figures included in the 2012 RTP/SCS (SCAG 2012e) and 2016 RTP/SCS (SCAG 2016a), are consistent with the housing capacity of the Project. In addition, limited development in areas

adjacent to the site is anticipated due to environmental, ownership, and regulatory constraints. Thus, no conflict with SCAG projections would occur. Related impacts from the proposed Project would be less than significant.

Since the 2040 household projections at the TAZ level in the 2016 RTP/SCS are consistent with the proposed Project's buildout estimates, but the 2040 population projections by SCAG are less than the Project's buildout population, the difference may be due to the average household size used in the projections. SCAG assumes a smaller household size (assumes an average household size of 2.3 persons per household in TAZ 20280000 and TAZ 20281000) than estimated for the Project (assumes an average household size of 3.17 persons per household for single-family detached units and 2.38 persons per household for attached and multi-family units). Since the Project is consistent with SCAG's household projections, and the TAZ level data is considered advisory and non-binding, the exceedance in population projections at the TAZ level for the 2016 RTP/SCS is not a significant adverse impact as it relates to the exceedance of regional population projections.

Regional Housing Needs Assessment

The Project would contribute to meeting the State-mandated Regional Housing Needs Assessment (RHNA) housing production goals for the County and would be consistent with the regional effort to boost housing production to meet regional housing needs. Also, much of the land near the Project site is not suitable for further development beyond that which would be implemented as part of the proposed Project.

The 2014–2021 RHNA identifies the need for approximately 30,145 new dwelling units in unincorporated Los Angeles County, of which 12,504 units would have to be for very low and lower income households and 5,060 units for moderate income households. The Project would contribute to meeting the RHNA housing production goals for the County and would be consistent with the regional effort to boost housing production in unincorporated areas of Los Angeles County to meet regional housing needs.

In accordance with the Centennial Affordable Housing Implementation Plan (PDF 9-1), the Project would also include a minimum of 10 percent or 1,933 units that would be affordable to either very low, low, or moderate income households. A mix of single family attached, multi-family attached, and mixed-use units would be provided throughout the Project site. A total of 387 units or 20 percent of the affordable units would be affordable to very low income households. A total of 483 units or 25 percent of the affordable units would be affordable to low income households. The remaining 1,063 units or 55 percent of the affordable units would be affordable to moderate income households. These units would include for sale units that would be deed restricted for sale to very low, low and moderate income households and for rent units that would be restricted for rent to very low, low, and moderate income households. Affordable housing product segmentation (e.g., senior, family, and other product types) would be determined based on demographic data and market demand at the time the units were proposed for construction. Section 4.5.17 in Section 4.0, Project Description, of this Draft EIR summarizes the Affordable Housing Program that is provided in Appendix 3-C of the Centennial Specific Plan.

The timing of the provision of restricted affordable housing units would be 1,000 affordable units by the time the first 10,000 units are built; 1,500 affordable housing units by the time of completion of 15,000 units; and 1,933 affordable housing units at buildout of the Project's 19,333 units. While the number of affordable homes per community will be adjusted through the approval process, the total number of affordable homes proposed in Centennial will remain at a minimum of ten percent of the total development.

Los Angeles County

Housing development in the Antelope Valley area of Los Angeles County would occur in the incorporated cities of Lancaster and Palmdale, as well as in other unincorporated areas of the Antelope Valley. Development in these unincorporated areas has been planned by the County in its recently adopted AVAP, where future growth would be accommodated largely in EOAs. Since the Project site is located in the West EOA, it is anticipated to accommodate future growth. This future growth would be regulated by the Land Use Policy Map in the AVAP. The Centennial Project proposes development in accordance with the Land Use Policy Map and would locate residential development in areas designated as residential areas and at permitted densities. The AVAP estimates an increase of 81,441 dwelling units in the Antelope Valley unincorporated areas from 2013 to buildout. The Project's 19,333 dwelling units would make up 23.74 percent of this housing stock increase. Thus, the Project's future housing development would be consistent with the AVAP and no conflict with the County's projected housing stock growth would occur.

Employment

Regional

The total number of permanent jobs created by the Centennial Project is anticipated to be approximately 23,675 jobs (Placeworks 2017). This will include jobs at on-site commercial uses, business parks, commercial recreation uses, and public facilities (e.g., fire stations, schools, library, and Sheriff's station).

SCAG's 2012 growth forecasts show an employment increase to 9,441,000 jobs by 2035 and the 2016 projections show 9,838,616 jobs by 2040 in the entire SCAG region (SCAG 2012a, 2016a). SCAG's 2016 growth forecasts show an employment increase to 9,572,000 jobs by 2035 and 9,872,000 jobs by 2040 in the entire SCAG region (SCAG 2016c). The Project's 23,675 jobs would represent only 0.24–0.25 percent of the projected 2035 and 2040 job base. Based on the 2016 employment projections presented for the SCAG region shown in Table 5.9-17, SCAG Region Employment Projections, the Project would represent approximately 1.73 percent of the projected 1,365,000 employment increase between years 2020 and 2040. No conflict at the regional level would occur.

At the TAZ level, SCAG projects a 6,643-job increase from 2012 to 2020 for TAZ 202800000 (north of SR-138) and a 2,855-job increase for TAZ 20281000 (south of SR-138) for the same time period. An increase of 16,766 jobs for TAZ 202800000 but 468 new jobs for TAZ 20281000 are expected from 2012 to 2040. A total of 23,931 jobs in both TAZs is projected by 2040 (SCAG 2012e, 2015d). The Project's 23,675 jobs would represent 98.93 percent of the projected 2040 jobs base of 23,931 jobs in both TAZs. Using SCAG's 2016 projections for

a larger employment base in the region by 2040, the Project would make up a lower percentage of the future employment base in the region. Since the Project would not lead to job growth in exceedance of projections, no conflict would occur.

Los Angeles County

The Centennial Project would create approximately 23,675 new permanent jobs. Based on the 2016 employment projections presented for Los Angeles County, as shown in Table 5.9-19, Los Angeles County Employment Projections, the total number of permanent jobs created by the Project would represent approximately 4.20 percent of the projected 563,300 employment increase for Los Angeles County between years 2020 and 2040 (SCAG 2016b).

Job growth in the unincorporated County area of the Antelope Valley is anticipated with future non-residential development, as planned in the AVAP to occur primarily in EOAs. The Project proposes commercial and business park uses in areas designated by the Land Use Policy Map of the AVAP for these uses. The Project also proposes commercial areas, schools, and institutional uses within the residential villages, consistent with the implementation program for the West EOA, as contained in the AVAP. Specifically, land use adjustment may occur in the West EOA such that areas designated as Residential 5 (H5) may be converted to General Commercial (CG) or Public and Semi-public (P) designations without amending the AVAP, as long as the resulting residential densities do not exceed those provided in the AVAP and no change in unmitigated significant impacts occurs. The conversion of residential to commercial areas may also occur, provided the amount of planned commercial building square footage does not result in any new unmitigated significant impacts.

As discussed earlier, a buildout employment base of 134,351 jobs is estimated for the unincorporated area. Approximately 23,675 jobs (or 17.62 percent of the buildout estimate) would be provided by the Project. These jobs would also represent 23.09 percent of the 102,513-job increase from 2008 to buildout. Thus, job creation by the Project is not expected to conflict with AVAP projections.

Jobs-Housing Ratio

The AVAP intends to provide a jobs/housing ratio of 1.3 jobs per dwelling unit in the unincorporated area of the Antelope Valley. The Economic Development Element of the AVAP sets a strategy of designating areas for light and heavy industrial uses near major transportation corridors and/or a concentration of skilled labor force in EOAs. The Project would implement this strategy through the development of commercial and business park uses on the site and along SR-138, for use by high-tech manufacturing, transportation, and logistics companies. In addition, commercial areas, schools, and institutional uses are proposed within the residential villages, which would also increase the employment base at the site and in the area. The Project would generate a total of approximately 23,675 jobs on site, which would expand the employment base in an area that is largely rural residential in land use and would improve the jobs-housing ratio in the Antelope Valley. The Project would also include residential development to create a mixed use community in the West EOA, consistent with the AVAP's Land Use Policy Map and Rural Preservation Strategy.

While the Project would have an on-site jobs-housing ratio of 1.22 at buildout, the Project would create jobs in the West EOA where job growth is planned by the County and in areas that are designated for non-residential development on the AVAP's Land Use Policy Map. Thus, the Project would positively contribute to the attainment of the target jobs/housing ratio of 1.3 jobs per dwelling unit for the unincorporated area of the Antelope Valley. Also, the Project would not cause an imbalance among jobs, housing, and population. Rather, the Project would achieve the economic development objectives for the Antelope Valley through a balanced urban development located adjacent to critical transportation and water infrastructure.

In summary, implementation of the Project is considered growth accommodating rather than growth inducing at a regional level based on SCAG projections. Therefore, would be less than significant in relation to planned growth in the region. However, because the Project would substantially increase population and housing relative to the existing Project site conditions, this increase in population and housing on the Project site is considered significant. However, no mitigation would be appropriate since the Project is consistent with approved growth plans in the region. This represents a significant and unavoidable impact.

Off-Site Impacts

The proposed off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings would not, by themselves, directly or indirectly generate any permanent new resident population, housing, or jobs not associated with operation of the Project. No impact would occur.

Impact Summary: The proposed Project would introduce a maximum of 19,333 housing units, approximately 57,150 residents, and approximately 23,675 jobs at the site at full buildout. This growth would occur in the West EOA, where future growth is planned and would be in accordance with the AVAP's Land Use Policy Map. TAZ projections for the area that includes the Project site, which are reflected in corresponding figures included in the 2012 RTP/SCS (SCAG 2012e) and 2016 RTP/SCS.

Based on the estimated number of households and employment-generating uses on site at Project buildout, the Centennial Project would create a projected ratio of 1.22 jobs per dwelling unit. While this ratio would be lower than the AVAP goal of 1.3 jobs per dwelling unit, the Project would assist in providing housing and employment opportunities in the unincorporated Antelope Valley area consistent with the AVAP resident and employment projections. Thus, it would not cause an imbalance between jobs, housing and population, but would support the AVAP's jobs-housing goal. In summary, implementation of the Project is considered growth accommodating rather than growth inducing at a regional level based on SCAG projections. Therefore, would be less than significant in relation to planned population, housing, and employment growth in the region. However, because the Project would substantially increase growth

relative to the existing Project site conditions, this increase in population and housing on the Project site is considered significant. However, no mitigation would be appropriate since the Project is consistent with approved growth plans in the region. This represents a significant and unavoidable impact.

Threshold 9-2 **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Threshold 9-3 **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

On-Site Impacts

Implementation of the Centennial Project would not displace a substantial number of housing units or people since 94 percent of the Project site is currently used for cattle grazing and the remaining 6 percent is currently farmed agricultural land or natural open space. Section 3.0, Environmental Setting, details the current uses and structures on site. There is one occupied residential dwelling unit located east of the Aqueduct and near the center of the northern property line. This residential structure includes accessory structures and several trailers that are used to support grazing and property caretaking activities. The residence would be demolished and/or relocated and its inhabitants would be displaced during development of Village 5.

However, the Project Applicant/Developer would provide notice to the Tejon Ranch employee and site residents. The loss of one dwelling unit is minor in light of the total number of dwelling units proposed by the Project. Thus, displacement impacts from Project implementation would be less than significant.

Off-Site Impacts

There is no housing or on-site employment located in the locations of proposed off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings. These features would be located on private (i.e., Tejon Ranch-owned) property or within public rights-of-way. Therefore, no impact related to displacement of housing or people would occur due to the off-site Project features.

Impact Summary: There would be less than significant impacts related to potential displacement of people or housing units as a result of implementing the Centennial Project. The majority of the Project site is undeveloped; there is one residential unit and several accessory structures and occupied trailers on the site. This unit would be demolished and/or relocated and the existing household would be displaced voluntarily as development occurs on the site. Impacts related to housing or population displacement would be less than significant.

Consistency with Antelope Valley Area Plan

As discussed above, the Project would be consistent with the location and extent of growth and development proposed in the AVAP. Relevant goals and policies in the AVAP address the need to improve the economic base of the Antelope Valley and promote mixed use development, while preserving the rural character of the valley. The Project is consistent with these goals and policies since it includes areas for non-residential development that would increase job opportunities in the West EOA, as planned by the AVAP, and since the Project proposes a mixed-use development on the site that has been planned for future development under the AVAP. The Project would not conflict with goals and policies in the AVAP that address population, housing, and employment issues.

Section 6.0, Growth-Inducing Impacts, presents the analysis of possible indirect impacts due to growth wholly or partially induced by Project implementation. Section 7.0, Cumulative Impacts, presents the analysis of the Project's impacts in combination with anticipated impacts related to regional growth and local projects.

5.9.7 MITIGATION MEASURES

While the Project's impacts on population, housing, and employment would be considered a significant impact when compared to the existing Project site conditions, no mitigation would be appropriate because the Project is consistent with approved growth plans in the region.

5.9.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed Project is consistent with the population, household, and employment projections contained within the 2012--2035 RTP/SCS and the 2016--2040 RTP/SCS projections, and the demographic projections in the AVAP. However, because the Project would substantially increase growth relative to the existing Project site conditions and no mitigation would be appropriate, this increase in population and housing on the Project site is considered significant and unavoidable.

In summary, implementation of the Project is considered growth accommodating rather than growth inducing at a regional level based on SCAG projections. Therefore, would be less than significant in relation to planned growth in the region. However, because the Project would substantially increase population and housing relative to the existing Project site conditions, this increase in population and housing on the Project site is considered significant and unavoidable. However, no mitigation would be appropriate since the Project is consistent with approved growth plans in the region.

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