The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012  

Re: Project No. 02-232-(5); Specific Plan No. 02-232-(5);  
Ordinance Amending Title 22 – Planning and Zoning of the  
Los Angeles County Code to Add the Centennial Specific  
Plan to the List of Specific Plans  

Dear Supervisors:  

Your Board previously held a public hearing on the above-referenced project, the Centennial Specific Plan Project ("Project"), part of which includes Specific Plan No. 02-232-(5), the Centennial Specific Plan, which will regulate the development on the Project site through development standards in conjunction with Title 21 and 22 of the County Code. In addition to the Specific Plan, the Project included a Zone Change to change the zoning to SP (Specific Plan), General Plan Amendment ("Plan Amendment"), Vesting Tentative Parcel Map ("Vesting Map"), a Conditional Use Permit ("CUP"), and a Development Agreement.  

At the close of the public hearing, your Board indicated its intent to approve the Project, including the Centennial Specific Plan, and directed our office to prepare the necessary documents for approval. One of those documents is an ordinance amending the text of Title 22 to add the Centennial Specific Plan to the list of approved specific plans in the County. Enclosed for your consideration are the analysis and ordinance that would do so.  

Submitted under separate cover are findings and conditions to approve the CUP and Vesting Map, a Resolution to adopt the Plan Amendment and Centennial Specific Plan appendices, and ordinances to adopt the remainder of the Specific Plan, adopt the proposed Zone Change, and authorize the
Development Agreement. Also submitted separately for the Board's consideration, prior to approval of the above-identified entitlements, is a Resolution adopting the Project's environmental impact report and related documents prepared pursuant to the California Environmental Quality Act.

Very truly yours,

MARY C. WICKHAM
County Counsel

By

ELAINE M. LEMKE
Assistant County Counsel
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:ss

Enclosures

c:  Sachi A. Hamai, Chief Executive Officer

Celia A. Zavala, Executive Officer- Clerk of the Board of Supervisors

Amy J. Bodek, Director, Department of Regional Planning
ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to amend Section 22.46.040 to add the Centennial Specific Plan to the list of Specific Plans.

MARY C. WICKHAM
County Counsel

By

ELAINE M. LEMKE
Assistant County Counsel

Requested: 04/01/19
Revised: 04/16/19
ORDINANCE NO. ____________________

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to amend Section 22.46.040 to add the Centennial Specific Plan to the list of Specific Plans.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.46.040 is hereby amended to read as follows:

22.46.040 List of Specific Plans.

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

<table>
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<th>Specific Plan Name</th>
<th>Ordinance of Adoption</th>
<th>Date of Adoption</th>
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<tr>
<td>East Los Angeles Third Street Form-Based Code</td>
<td>2014-0049</td>
<td>11/12/2014</td>
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<tr>
<td>Centennial Specific Plan</td>
<td>Introduction and Chapters 1 through 4 adopted by Ordinance 2019-__; Appendices adopted by Resolution</td>
<td>4/30/2019</td>
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[2246040ELCC]
AGENDA ENTRY

DATE OF MEETING: April 30, 2019
DEPARTMENT NAME: County Counsel
BOARD LETTERHEAD: County Counsel
SUPERVISORIAL DISTRICT AFFECTED: ALL
VOTES REQUIRED: 3
CHIEF INFORMATION OFFICER'S RECOMMENDATION: APPROVE

*** ENTRY MUST BE IN MICROSOFT WORD ***

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Adopt Ordinance to add the Centennial Specific Plan to the list of specific plans in Title 22 of the Los Angeles County Code, as part of Project No. 02-232-(5), the Centennial Specific Plan Project, to authorize development of up to 19,333 dwelling units on land designated for residential as well as business, commercial, institutional, recreational, and open space uses on more than 12,300 acres of land near the unincorporated communities of Gorman and Neenach in the northwest portion of the Antelope Valley in the Castaic Canyon and Antelope Valley West Zoned Districts. (County Counsel) Relates to Agenda Nos. __, __, __, __, and __.
ORDINANCE NO. ____________

An ordinance amending Section 22.06.060 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles County ("County") General Plan, relating to the Castaic Canyon Zoned District Number 100 and Antelope Valley West Zoned District Number 115.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 of the County Code is amended by amending the maps of the Castaic Canyon and Antelope Valley West Zoned Districts Numbers 100 and 115, respectively, as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Antelope Valley Area Plan and the County General Plan.
CHANGE OF PRECISE PLAN
CASTAIC CANYON & ANTELOPE VALLEY WEST ZONED DISTRICTS

ADOPTED BY ORDINANCE: ____________________________
ON: ____________________________

ZONING CASE: ZC 02-232

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE

LEGAL DESCRIPTION:
(see following pages)

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\n
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ELVIN W. MOON, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR
LEGAL DESCRIPTION:

FATCOLA PRELIMINARY TITLE REPORT DATED JULY 26, 1999

ORDER NO. 9917320-51

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

SECTION 22, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE INTEREST CONVEYED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED IN BOOK 1417 PAGE 165 OF DEEDS.

ALSO EXCEPT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 26, 1966 AS INSTRUMENT NO. 789. IN BOOK D-3187 PAGE 609, OFFICIAL RECORDS.


ALSO EXCEPT THAT PORTION OF SAID SECTION 22 INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN DEED TO JAMES T. WEST AND WIFE RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 87-1556060.

EXCEPT FROM THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 ALL OIL, MINING AND MINERAL RIGHTS.

PARCEL 2:

ALL OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN. ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23.

AND EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN LINE OF THE WESTERNLY 630 FEET, MEASURED AT RIGHT ANGLES, OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERN PROLONGATION OF THE NORTHERLY LINE OF SOUTHERLY 700 FEET, MEASURED AT RIGHT ANGLES, OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN;
THENCE NORTH 88° 39' 45" WEST ALONG SAID NORTHERLY LINE, 2812.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 18',20" WEST TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89° 17' 20" WEST ALONG SAID NORTHERLY LINE TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID CENTER LINE TO THE NORTH LINE OF SAID SECTION 23; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EAST LINE OF SAID SECTION 23; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SECTION 700 FEET OF SAID SECTION; THENCE NORTH 88° 39' 45" WEST ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE INTEREST CONVEYED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED IN BOOK 1417 PAGE 165 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 0° 18' 20" WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 392.37 FEET; THENCE NORTH 19° 34' 15" EAST 448.34 FEET; THENCE NORTH 70° 59' 20" WEST 1175.81 FEET; THENCE NORTH 19° 00' 40" EAST 61.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 19° 00' 40" EAST 100.00 FEET; THENCE SOUTH 70° 59' 20" EAST 100.00 FEET; THENCE SOUTH 19° 00' 40" WEST 100.00 FEET; THENCE NORTH 70° 59' 20" WEST 100.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, WITH A LINE THAT BEARS NORTH 89° 55' 05" WEST FROM A POINT IN THE EAST LINE OF SAID SECTION 14, DISTANT NORTH 0° 08' 08" EAST THEREON 995.08 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14: THENCE WESTERLY, ALONG SAID LINE TO BEARING, 250.00 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID EASTERLY LINE TO THE SOUTHERLY LINE OF SAID SECTION 14; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, TO THE NORTH LINE OF LANCASTER ROAD, AS SAID ROAD EXISTED ON OCTOBER 30, 1964; THENCE SOUTHEASTERLY, ALONG SAID ROAD, TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTHERLY, ALONG SAID EASTERLY LINE, TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14: THENCE NORTHERLY ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID SECTION 23 INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 26, 1966 AS INSTRUMENT NO. 789 IN BOOK D-3187 PAGE 609, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 28, 1969 AS INSTRUMENT NO. 278 IN BOOK D-4567 PAGE 228, OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 8, 1972 AS INSTRUMENT NO. 341 IN BOOK D-5345 PAGE 793, OFFICIAL RECORDS. ALSO EXCEPT THAT PORTION OF SAID SECTION 23 DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 8, 1972 AS INSTRUMENT NO. 343 IN BOOK D-5345 PAGE 806, OFFICIAL RECORDS.


ALSO EXCEPT HALF OF ALL MINERALS LYING IN AND UNDER SAID LAND, AS RESERVED BY BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A CORPORATION, AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF HARRY HOWARD HOLLAND, ALSO KNOWN AS HARRY H. HOLLAND, ALSO KNOWN AS H. H. HOLLAND, DECEASED, IN THE DEED RECORDED DECEMBER 11, 1956 IN BOOK 53085 PAGE 114, OFFICIAL RECORDS.

FATCOLA PRELIMINARY TITLE REPORT DATED MARCH 06, 2001

ORDER NO. 990436-51

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO LA LIEBRE, DESCRIBED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO JOSE MARIA FLORES, RECORDED IN BOOK 1 PAGE 535 OF PATENTS, RECORDS OF SAID COUNTY, LYING SOUTH OF THE LINE BETWEEN KERN AND LOS ANGELES COUNTIES.

THAT PORTION OF THE RANCHO LOS ALAMOS Y AGUA CALIENTE, DESCRIBED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO AUGUSTINO OLVERA, LEWIS JORDAN, VICENTE BOTELLO AND J LANCASTER BRENT, RECORDED IN BOOK 15 PAGE 21 OF PATENTS, RECORDS OF SAID COUNTY, LYING SOUTH OF THE LINE BETWEEN KERN AND LOS ANGELES COUNTIES.

PORTIONS OF SECTIONS, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 29 AND 35 IN TOWNSHIP 8 NORTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PORTIONS OF SECTIONS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14 AND 24 IN TOWNSHIP 8 NORTH RANGE 18 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PORTIONS OF SECTIONS 1, 2, AND 12 IN TOWNSHIP 8 NORTH, RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PORTIONS OF THE PROPERTY OF MARY E. BEALE RECORDED IN BOOK 78 PAGE 33 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND A PORTION OF PARCEL 1 AS SHOWN ON LOS ANGELES COUNTY ASSESSORS MAP NUMBER 58, RECORDED IN BOOK 1 PAGE 6 OF ASSESSORS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT FROM LOTS 1, 2 AND 3 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 8 NORTH RANGE 18 WEST SAN BERNARDINO BASE AND MERIDIAN, OIL GAS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE SUCH SUBSTANCES, AS RESERVED BY CHAS F. HABERKERN, A WIDOWER, IN DEED RECORDED NOVEMBER 13, 1943 IN BOOK 20435 PAGE 79, OFFICIAL RECORDS.

ALL RIGHT TO THE USE OF THE SURFACE OF THE ABOVE DESCRIBED LAND OR ANY OTHER PORTION THEREOF ABOVE A DEPTH OF 500 FEET FOR THE PURPOSES OF DRILLING FOR OR DEVELOPING ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IS RELINQUISHED, PROVIDED, HOWEVER, THAT THE GRANTORS, THEIR HEIRS OR ASSIGNS SHALL HAVE THE RIGHT TO DEVELOP SUCH SUBSTANCES BY SLANT DRILLING FROM LOCATIONS ON ADJACENT LANDS AT DEPTHS OF MORE THAN 500 FEET AND IN SUCH A MANNER AS NOT TO DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON, AS RELINQUISHED BY DEED RECORDED DECEMBER 3, 1968 AS INSTRUMENT NO. 890.

EXCEPT FROM THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH RANGE 18 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, WITH THE RIGHT TO ENTER UPON THE DEMISED PREMISES FOR THE PURPOSES OF EXPLORING FOR AND DEVELOPING OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES ALL RESERVED BY SANTA FE LAND IMPROVEMENT COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 6, 1951 AS INSTRUMENT NO. 989.

EXCEPT FROM THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALL OIL, GAS, ASPHALTUM AND OTHER MINERALS WITHIN OR UNDER LYING THE PREMISES, TOGETHER WITH THE EXCLUSIVE RIGHT TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF MINING.

FOR AND REMOVING THE SAME, AS RESERVED BY ELIZABETH M. SMITH, ALSO KNOWN AS E.H.M. SMITH, A WIDOW, BY DEED RECORDED SEPTEMBER 4, 1943 IN BOOK 20284 PAGE 58 OFFICIAL RECORDS.


EXCEPT FROM THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 8 NORTH RANGE 18 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALL MINES AND MINERALS, INCLUDING PETROLEUM AND NATURAL GAS, IN, UPON OR UNDER SAID LAND, AS RESERVED BY TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, BY DEED RECORDED AUGUST 18, 1924 IN BOOK 3149 PAGE 373 OFFICIAL RECORDS.

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS WITHIN LOTS 2, 3 AND 4 IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 17 WEST, OF THE SAN BERNARDINO BASE AND
MERIDIAN, AS EXCEPTED IN THE DEED FROM E.B. HOUGHAM, RECORDED JUNE 11, 1948
AS INSTRUMENT NO. 906, IN BOOK 27434 PAGE 183 OFFICIAL RECORDS. THE ABOVE LAND
IS WITHIN THE FOLLOWING ASSESSORS PARCEL NUMBERS.

3252-001-001, 002;
3252-002-002, 003;
3252-003-013;
3252-004-011, 012;
3252-005-002, 006;
3252-006-006, 002;
3252-007-014, 018;
3252-008-014, 016; 017;
3252-013-011, 022;
3253-001-026; 027; 030; 031.
3252-006-008;
3252-015-039;
3253-001-012 TO 015, 017, 018, 023, 028, 029, 032;
3253-002-015;
3253-003-002, 003;
3253-004-004;
3253-006-002;
3275-001-002;
3275-006-006;
3275-007-003, 009, 014;
3275-008-001,013;
3275-014-005, 006.

EXCEPT THEREFROM THAT PORTION OF THE ABOVE LAND GRANTED TO THE STATE OF
CALIFORNIA FOR THE CALIFORNIA AQUEDUCT IN A DEED RECORDED FEBRUARY 20,
**AGENDA ENTRY**

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<td>COUNTY COUNSEL</td>
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<td>BOARD LETTERHEAD:</td>
<td>COUNTY COUNSEL</td>
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<tr>
<td>SUPERVISORIAL DISTRICT AFFECTED:</td>
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<td>CHIEF INFORMATION OFFICER'S RECOMMENDATION:</td>
<td>APPROVE APPROVE WITH MODIFICATION DISAPPROVE</td>
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* * * * ENTRY MUST BE IN MICROSOFT WORD * * * *

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Project No. 02-232-(5), Zoning Case Number 02-232-(5): Ordinance for adoption of Zoning Case Number 02-232-(5) to amend the maps of the Castaic Canyon Zoned District No. 100 and Antelope Valley West Zoned District No. 115 change the zoning of those zoned districts to Specific Plan zoning. (County Counsel) (Relates to Agenda Items Nos. __, __, __, and __)