Regional Planning Commission
Transmittal Checklist

Project Number: 02-232-(5)

Specific Plan No. 02-232
General Plan Amendment No. 02-232
Zone Change No. 02-232

Case(s):
Development Agreement No. RPPL.2016003940
Conditional Use Permit No. 02-232
Vesting Tentative Parcel Map No. 060022
Environmental Assessment No. 02-232

Planner: Jodie D. Sackett

☑ Project Summary w/ Location Map
☑ Staff Analysis w/ Attachments (SEE BELOW)
☑ (Attachment A – All on CD) Specific Plan, Environmental Documentation
  (includes FEIR, DEIR, ea. with Appendices, MMRP, CEQA Findings)
☑ (Attachment B) Draft Resolutions (SP, GPA, DA, ZC)
☑ (Attachment C) Draft Ordinances (SP, DA, ZC)
☑ (Attachment D) Draft Findings + Conditions of Approval (V. Map, CUP)
☑ (Attachment E) Applicant’s Burden of Proof Statements
☑ (Attachment F) Additional Correspondence Received
☑ (Attachment G) Project Aerial Site Map with Photos
☑ (Attachment H) 500’ Radius Land Use/Zoning Maps
☑ (Attachment I) Plan Amendment and Zone Change Maps
☑ (Attachment J) Applicant’s Project Informational Binder
☑ (Attachment K) Vesting Tentative Parcel Map with Exhibit “A”/Exhibit Map

Reviewed By: [Signature]
PROJECT SUMMARY

OWNER / APPLICANT
Centennial Founders LLC

MAP/EXHIBIT DATE
2/1/17 (Vesting Parcel Map)

PROJECT OVERVIEW

The Project is a proposal for a new master-planned community to develop up to 19,333 dwelling units on approximately 4,987 gross acres of land designated for residential uses. Other land uses include approximately 7,363,818 square feet (sf) of Business Park uses (office, research and development, and warehousing or light manufacturing uses) on approximately 597 gross acres and approximately 1,034,550 sf of Commercial uses on approximately 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass approximately 1,568,160 sf on approximately 110 acres. The Project includes approximately 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities, health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that would serve the entire community (e.g., two wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility) encompass approximately 191 acres. The School Overlay includes Kindergarten through 12th grade schools located on approximately 146 acres. Approximately 5,624 acres (approximately 45.6 percent) of the 12,323-acre Project site are proposed for Open Space for natural resource protection and greenways, and 163 acres are included in the Park Overlay for active and passive recreational use. The Project includes the development of nine Villages that will each contain a mix of land uses that enable residents to live near schools, recreation, shopping, neighborhood businesses and services, civic buildings, medical facilities, and employment centers. Project buildout would be implemented in phases based on future market conditions over an approximate 20-year period through a series of future tract and parcel maps. The Project includes a mix of housing options within each Village, ranging from apartment homes close to Town Centers to single-family homes in lower-density areas. A full range of light industrial, business, and other commercial uses are planned that are intended to yield a broad range of employment opportunities, from retail services to large corporate employers. The Project will avoid development within Significant Ecological Areas ("SEA"). The site is currently undeveloped, with limited use for grazing and agriculture.

LOCATION
Northwestern portion of the Antelope Valley, approximately one mile east of the I-5 and 35 miles north of the City of Santa Clarita, adjacent to the SR-138

ACCESS
SR-138 (Lancaster Road)

ASSESSORS PARCEL NUMBER(S)
48 total; see separate list.

SITE AREA
12,323 acres

GENERAL PLAN / LOCAL PLAN
Antelope Valley Area Plan

ZONED DISTRICT
(2) Castaic Canyon and Antelope Valley West

LAND USE DESIGNATION
SP (Specific Plan) - PROPOSED

ZONE
SP (Specific Plan) - PROPOSED

PROPOSED UNITS
19,333 DU

MAX DENSITY/UNITS
3.9 DU/ac (gross)
19,333 DU

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)

A Final Environmental Impact Report (FEIR) in which impacts associated with the Project were determined to remain significant and unavoidable after implementation of Project design features and mitigation measures. The following areas of environmental analysis have significant and unavoidable impacts: Land Resources; Population, Housing and Employment; Air Resources; Noise; Visual Resources; Other Public Services; and Cumulative Impacts. The public review and comment period was May 18, 2017 to July 17, 2017 (60 days), and was extended to August 16, 2017 (90 days total).
KEY ISSUES
- Consistency with the Antelope Valley Area Plan
- Regional housing and employment needs
- Land conservation and environmental impact mitigation
- Specific Plan implementation and project phasing

CASE PLANNER       PHONE NUMBER       E-MAIL ADDRESS
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VICINITY MAP
"THE CENTENNIAL SPECIFIC PLAN PROJECT"

STAFF ANALYSIS

PROJECT NO. 02-232-(5)
SPECIFIC PLAN NO. 02-232
ZONE CHANGE NO. 02-232
GENERAL PLAN AMENDMENT NO. 02-232
DEVELOPMENT AGREEMENT NO. RPPL2016003940
CONDITIONAL USE PERMIT NO. 02-232
VESTING TENTATIVE PARCEL MAP NO. 060022
ENVIRONMENTAL ASSESSMENT NO. 02-232

MAY 24, 2018

ENTITLEMENTS REQUESTED

Centennial Founders LLC ("Applicant") requests the following for the Centennial Specific Plan Project (all below collectively "Project"): 

- **Specific Plan No. 02-232 ("Specific Plan"):** To regulate development through the Specific Plan Land Use Plan ("LUP"), the Land Use Matrix (including permitted uses), and the development standards and regulations in conjunction with Titles 21 and 22 of the Los Angeles County Code. Upon adoption of the Centennial Specific Plan, the development standards and land use regulations of the Centennial Specific Plan become the zoning for the site.

- **Development Agreement No. RPPL2016003940 ("DA"):** To enter into, and adopt by ordinance, a voluntary contractual agreement between the County of Los Angeles ("County"), Project Applicant and Tejon Ranch Corp. The purpose of the DA is to provide both the County and the Applicant with long-term contractual assurances that the Project includes public benefits and can be built out as approved in the Project Permits.

- **General Plan Amendment No. 02-232 ("GPA"):** To amend the Antelope Valley Area Plan ("AVAP"), a component of the General Plan adopted by the Los Angeles County Board of Supervisors on October 6, 2015, and to amend the County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project
site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). This amendment would reflect the location of the project’s internal circulation network of roadways, as provided in the Centennial Specific Plan. This amendment would not change the land use designations, allowable development or open space areas in the AVAP or General Plan.

- **Zone Change No. 02-232 ("Zone Change"):** To change the existing zoning from O-S (Open Space) A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP (Specific Plan). Approval of the zone change and concurrent adoption of the Centennial Specific Plan would establish the Specific Plan’s land use regulations and development standards as the underlying zoning for the Project site.

- **Vesting Tentative Parcel Map No. 060022 ("Vesting Map"):** To subdivide 20 “large lot” parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Construction of residential and nonresidential buildings will require further subdivision of the large-lot parcels created by the Vesting Map, as well as other subsequent land use permits and approvals. Because the Vesting Map is being considered concurrently with legislative actions, the Regional Planning Commission is not the final decision-making body under the County Code. Consequently, Planning Commission will be making a recommendation to the Board of Supervisors on this entitlement.

- **Conditional Use Permit No. 02-232 ("CUP"):** To authorize the following: Specific Plan development process and review, including implementation of affordable housing, design metrics, mobility plan, green program, design notebook, other plans, and phasing plan; conceptual grading of up to 200 million cubic yards (100 million cut, 100 million fill balanced onsite); conceptual locations and systems of associated project infrastructure and facilities, to include but not limited to: pipelines, wells, and storage tanks, wastewater reclamation and water/wastewater treatment, water banking, flood control, drainage and retention, solid waste, composting, and recycling, roadway circulation, road and highway construction and realignment, and bridge construction, and electric, gas and telecommunication; and: to establish the following: Environmental mitigation monitoring and reporting, and Master Conditions, Covenants and Restrictions ("Master CC&Rs"). Because the CUP is being considered concurrently with legislative actions, the Regional Planning Commission is not the final decision-making body under the County Code. Consequently, Planning Commission will be making a recommendation to the Board of Supervisors on this entitlement.

- **Environmental Assessment No. 02-232:** To certify a Final Environmental Impact Report ("FEIR") that analyzes the environmental effects of the proposed Project.
The Project is a proposal for a new master-planned community to develop up to 19,333 dwelling units on approximately 4,987 gross acres of land designated for residential uses. Other land uses include approximately 7,363,818 square feet (sf) of Business Park uses (office, research and development, and warehousing or light manufacturing uses) on approximately 597 gross acres and approximately 1,034,550 sf of Commercial uses on approximately 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass approximately 1,568,160 sf on approximately 110 acres. The Project includes approximately 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities, health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that would serve the entire community (e.g., two wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility) encompass approximately 191 acres. The School Overlay includes Kindergarten through 12th grade schools located on approximately 146 acres. Approximately 5,624 acres (approximately 45.6 percent) of the 12,323-acre Project site are proposed for Open Space for natural resource protection and greenways, and 163 acres are included in the Park.
Overlay for active and passive recreational use. The Project includes the development of nine Villages that will each contain a mix of land uses that enable residents to live near schools, recreation, shopping, neighborhood businesses and services, civic buildings, medical facilities, and employment centers. Project buildout would be implemented in phases based on future market conditions over an approximate 20-year period through a series of future tract and parcel maps. The Project includes a mix of housing options within each Village, ranging from apartment homes close to Town Centers to single-family homes in lower-density areas. A full range of light industrial, business, and other commercial uses are planned that are intended to yield a broad range of employment opportunities, from retail services to large corporate employers. The Project will avoid development within Significant Ecological Areas ("SEA"). The site is currently undeveloped, with limited use for grazing and agriculture.

LOCATION AND ACCESS

The Project is proposed on 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County. The Project site is located near the unincorporated community of Gorman, approximately 35 miles north of the City of Santa Clarita in Los Angeles County; approximately 50 miles south of the City of Bakersfield in Kern County via State Route (SR) 99 and Interstate (I) 5; and approximately 36 and 43 miles west of the Cities of Lancaster and Palmdale, respectively, in Los Angeles County via SR-138. SR-138 runs through the southern portion of the Project site, which is located approximately one mile east of I-5, just south of the Kern County/Los Angeles County boundary in the vicinity of Quail Lake. The community of
Gorman in Los Angeles County is adjacent to I-5 and is approximately four miles north of the I-5/SR-138 junction. The community of Neenach is located approximately 1.2 miles to the east of the Project boundary. The West Branch of the State Water Project’s California Aqueduct bisects the Project.

EXISTING SITE DESCRIPTION

The Tehachapi Mountains border the northern and western perimeter of the Project site, and the San Gabriel Mountains are located to the south of the Project site. The Project site’s topography is comprised largely of low rolling hills, with areas of steeper slopes and higher elevations in the western and northwestern portions of the site. Elevations range from approximately 2,975 feet above sea level to approximately 3,635 feet above sea level. Existing development is limited to a few paved access roads to the California Aqueduct and through the site to the National Cement Plant, which is located approximately one mile north of the Project site. There are also unpaved ranch roads, fencing, stock ponds, and a few electrical transmission lines. And, as previously mentioned, the California Aqueduct bisects the Project.

SPECIFIC PLAN DESCRIPTION

Design Concept Description

The Project’s design concept contains four core features:

1. **Natural Land Preservation.** The Project preserves the most significant natural features of the Project site, which consists of the SEA, oak woodland, and hillside area to the west; and the SEA and hillside area located to the south. In total, this amounts to more than 3,900 acres, or 32 percent of the overall Project site. Some of the more substantial hillside areas that will be preserved rise to a level of 500-700 feet above the highway-fronting grade of the Project site, preserving visually-attractive backdrops. This area, which is excluded from the VTPM, would be deed-restricted from any future development and would remain in a natural state, to be managed by the Applicant or a designated third-party entity such as a conservation agency.
2. **Village and Center Form.** The development is shaped into nine separate (but contiguous) Villages, each having their own Village Core or Neighborhood Center containing a higher density and/or intensity of development (See Specific Plan Chapter 2 Figure 2-2 for depictions of centers and cores). The Village sizes average 554 acres and 2,148 dwelling units ("DUs"), with the smallest Villages having 231 acres (Village 3) and 970 DUs (Village 4); and the largest Village having 1,020 acres and 4,875 DUs (Village 5). A Town Center to serve all the Villages is also provided, containing the most intensive densities and uses (including major civic uses) and is sited in the approximate center of the Project site and to the south near the adjacent Lancaster Rd./Highway 138. The Villages are connected to each other and to the Town Center via a “trunkline” internal highway system that itself connects to the 138.

3. **Business Park Corridor.** The Project has contained the more intensive industrial, light industrial and warehouse uses in a separate 597-acre "Business Park" area and land use designation that stretches for nearly four miles along the southerly side of Highway 138. This separation from the Villages to the north allows the residential communities to remain largely unaffected by traffic that would be expected to occur along the highway in order to access and serve the Business Park uses. The smaller portion of the Business Park sited north of the 138 would be reserved for professional-office uses associated with the establishment of the Commerce District of the proposed Project.

4. **Drainage and Wildlife Corridors.** There are three major natural drainage corridors preserved in the Project, running in an east-west direction through the middle of the Project site. The corridors range from an approximate two to three miles in length and from 200 to 1,200 feet in approximate width. As can be seen in the Project's LUP Map earlier above, the corridors affect the siting and shape of the Villages and provide some degree of separation between several of the
Villages. These corridors, though possessing boundary limits and not running all the way through the Project to its ultimate easterly and westerly boundaries, will remain in a largely undeveloped state and allow for the free movement of various kinds of wildlife through the development site.

**Land Use Plan Major Public Facilities**

The primary public facilities proposed as part of the Specific Plan LUP and to be funded/built by the Applicant are as follows:

- (1) Public library facility
- (1) Sheriff's station
- (1) High school site
- (1) Elementary (K-6) school site
- (2) Community-regional parks (20+ acres)
- (2) Water reclamation plants
- (3 or 4) Fire stations
- (5) K-8 school sites
- (7) Community parks (10+ acres)
- (20) Neighborhood parks (3+ acres)

As part of the associated DA, the following public facilities are also proposed for the County to be funded and/or built by the Applicant and included within the Project site:

- (1) Civic administration facility ("town hall" building and site)
- (1) County maintenance yard (joint-use by County Parks/Rec, Public Works and other departments)
- (1) Animal care and control center

Also as part of the DA, the following public facilities are proposed to be included within the Project and incentivized for development by a separate public or private entity at the appropriate Project stage:

- (1) Interim medical facility ("urgent care clinic")
- (1) Materials recycling facility ("MRF")

A more detailed description of the DA and Community Benefits can be found in the Staff Analysis under the "Development Agreement and Community Benefits" section.

**TENTATIVE MAP DESCRIPTION**

The Project includes a Vesting Map for lease, financing and conveyance purposes only. The Vesting Map, dated 2-1-17 (see attached), depicts 20 large-lot parcels ranging in size from 102 to 899 gross acres over a total area of 8,408 gross acres. The difference of 3,918 gross acres comprises the remaining Project area and is not included in (or "not a part" of) the Vesting Map, as it is proposed to be future deed-restricted (undevelopable).
Open Space. The timing of the deed restriction and dedication of the Open Space shall coincide with the first phase and tentative maps submitted for the Project.

EXISTING ZONING

The subject property is currently zoned with the following designations:
- O-S (Open Space), A-1-2 (Light Agricultural – Two Acre Minimum Lot Size), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program), and MPD-DP (Manufacturing Planned Development – Development Program)

Surrounding properties are zoned as follows:
- North: Open Space (O-S), Heavy Agricultural -Two Ac. Min. Lot Size (A-2-2);
- South: Light Agricultural -Two Acre Minimum Lot Size (A-1-2), A-2-2, O-S;
- East: O-S, A-2-2, A-1-2; and,
- West: O-S, A-2-2

EXISTING LAND USES

The subject property is currently undeveloped. Portions of the Project site are currently used for limited cattle grazing and agriculture.

Surrounding properties are developed as follows:
- North: Vacant land, public utility (Ca. Aqueduct), National Cement Plant;
- South: Vacant land, Quail Lake, SR-138, and scattered residences;
- East: Scattered residential and agricultural uses; and
- West: Vacant land, public utility (SCE Substation), State Vehicular Rec. Area

PREVIOUS CASES AND PROJECT HISTORY

The Specific Plan was originally filed with the County in 2002 and included the associated GPA, Zone Change, CUP and Vesting Map requests. In addition to the Vesting Map, Vesting Tentative Tract Map ("VTTM") Nos. 060020, 060021 and 060023 were also filed at that time for the development of the Project. Oak Tree Permit ("OTP") No. 02-232 was also filed. This original version of the project proposed 22,998 DUs on 11,676 gross acres with approximately 14.2 million sf of commercial, industrial, Business Park and civic/public facility uses.

Between 2002 and 2014, the County reviewed the applications for the aforementioned entitlements, along with an associated Draft EIR. During this same period, a Notice of Preparation/Availability ("NOP/NOA") was posted and a public review and comment period for the Draft EIR ensued. Several community meetings were held by the Applicant within this 12-year timeframe to receive additional public input on the Project.

In 2015, the Applicant submitted a revised Specific Plan that included an updated LUP for 19,333 DUs on 12,323 gross acres, and 10.1 million sf of associated commercial,
industrial Business Park and civic/public facility uses. A revised Draft EIR was also submitted with the revised Specific Plan. In 2016, the Applicant submitted a withdrawal letter for the three VTTMs and the OTP, as no development would be proposed with the revised Specific Plan.

ENVIRONMENTAL DETERMINATION

An FEIR has been prepared to evaluate the potential environmental impacts associated with the construction and operation of the Project, in conformance with the California Environmental Quality Act (CEQA; California Public Resources Code [PRC], Sections 21000 et seq.) and the State CEQA Guidelines (14 CCR Sections 15000 et seq.). The FEIR addresses the potential environmental impacts associated with developing all of the Project’s land uses and implementing the associated actions identified in the Project’s LUP through the buildout horizon of 20 years.

Environmental Review Process

In May 2017, a Notice of Availability (NOA) was prepared and distributed to the State Office of Planning and Research, Los Angeles County Clerk, responsible and trustee agencies, organizations, interested parties, and all parties who requested a copy of the EIR in accordance with CEQA. The NOA and Draft EIR were posted on the County’s website for viewing and downloading and were available at 10 public libraries throughout the County. The County accepted comments on the Draft EIR during a 60-day public review period from May 18, 2017 through July 17, 2017.

Draft EIR Hearing Examiner Public Hearing

On June 29, 2017, a Hearing Examiner public hearing for the Project’s Draft EIR NOC/NOA was held at the Gorman Elementary School located approximately five miles west of the project site. Approximately 35 members of the community attended, and community feedback was provided. At the hearing, a total of seven persons spoke and gave testimony. Of the seven, five were opposed/had concerns, and two were in favor. Concerns raised included: traffic and safety issues related to I-5 impacts; aesthetic impacts on the natural environment due to new construction; water shortage and project impacts on surrounding water table; wildlife corridors and wildlife/biological impacts; effects of “urban sprawl”; overpopulation impacts on surrounding rural character of nearby communities (Neenach, Lake of the Woods, Frasier Park); impact on surrounding property values; and community notification of Project/hearings. Points of support for the Project included: Project’s support of the AVAP by including hiking, biking and community trails linked to housing and shopping areas that would help reduce automobile use; development in environmentally sensitive areas has been minimized; Project has done well with water conservation; need for new medical facilities and banks in the area; and that the Project will help to properly control new growth in the area.

Subsequently, in July 2017, in response to requests from the public to provide an additional extension of the public review period, a Notice of Time Extension of Public Comment Period for the Centennial Project Draft Environmental Impact Report (Notice)
was posted online and emailed to all persons and parties who specifically requested a time extension. This Notice extended the Draft EIR public review period from July 17, 2017, through August 16, 2017. This 30-day extension was in addition to the original 60-day Draft EIR public review period.

Scope of the Final EIR

The Final EIR consists of:

1. The Draft EIR and Technical Appendices dated May 2017
2. Responses to Comments, which includes:
   a. A list of all persons, organizations, and public agencies that commented as well as the verbatim comments received on the Draft EIR;
   b. Responses to written comments on the Draft EIR from May 19, 2017 through August 28, 2017, including responses to oral comments received at the Hearing Examiner’s meeting on June 29, 2017, as well as additional comments received between February and May 2018, and
3. Additions and corrections to the Draft EIR text, tables, and figures generated either from responses to comments or independently by the County.

The scope of the FEIR includes response to comments which largely address the issues identified below:

- Geotechnical (Section 5.1)
- Hydrology and Flood (Section 5.2)
- Hazards and Fire Safety (Section 5.3)
- Water Quality (Section 5.4)
- Land Resources (Agricultural, Forestry, and Mineral Resources) (Section 5.5)
- Cultural and Tribal Resources (Section 5.6)
- Biological Resources (Section 5.7)
- Land Use, Entitlements, and Planning (Section 5.8)
- Population, Housing, and Employment (Section 5.9)
- Traffic, Access, and Circulation (Section 5.10)
- Air Resources (Section 5.11)
- Noise (Section 5.12)
- Visual Resources (Section 5.13)
- Parks and Recreation (Section 5.14)
- Education (Section 5.15)
- Fire and Law Enforcement Services (Section 5.16)
- Other Public Services (Library, Solid Waste, and Other Public Facilities) (Section 5.17)
- Water Resources (Section 5.18)
- Wastewater Collection (Section 5.19)
- Dry Utilities (Electrical, Fossil Fuels [Natural Gas and Petroleum], Telephone, and Cable Service) (Section 5.20)
- Climate Change (Section 5.21)
- Growth-Inducing Impacts (Section 6.0)
Cumulative Impacts (Section 7.0)

Summary of Impacts

As identified in the FEIR, after implementation of all project design features ("PDFs") and required mitigation measures ("MMs"), and as would be enforced by the Project's Mitigation Monitoring and Reporting Program ("MMRP"), the Project would result in less than significant impacts to the environment in some of the topic areas addressed in the analysis. Areas that would have significant and unavoidable impacts after implementation of all PDFs and required MMs have been identified. A brief summary of all the areas analyzed (less than significant and significant and unavoidable) is as follows:

"LESS THAN SIGNIFICANT"

- **Geotechnical (Less than Significant).** With implementation of PDF 1-1, the Project would not expose people or structures to potential adverse effects (including the risk of injury or death) from strong seismic ground shaking, seismic-related ground failure, or surface rupture of a known earthquake fault. Additionally, no sensitive uses (i.e., schools, hospitals, or public assembly sites) would be located on sites presenting a significant geotechnical hazard. Therefore, there would be less than significant impacts related to fault rupture, seismic ground shaking, slope stability and ground failure. Development of the Project may require localized blasting associated with excavation on site, and this would have the potential to result in geotechnical instability. However, potential impacts would be reduced to a less than significant level. The project would also result in less than significant impacts related to erosion or loss of topsoil. All impacts from development of the Project related to geotechnical conditions would be less than significant with implementation of applicable County subdivision specifications, County building code requirements, the Project’s Grading Plan, Specific Plan’s Hillside Design Guidelines, and other geotechnical recommendations for the Project described in PDF 1-1 and MM 12-7 in Section 5.12, Noise, of the Draft EIR.

- **Hydrology and Flood (Less than Significant).** The Project incorporates MMs 2-1 and 2-2 that require Project compliance with hydromodification and flood-control performance standards be confirmed in a Drainage System Engineering and Planning Report submitted to the County during the review and approval of each implementing tract map. Project runoff will not exceed the planned storm drain capacity and will not require construction of additional drainage facilities not considered in this EIR. Pursuant to MM 2-3, there will be no housing development in on-site floodplains, and no significant impacts will occur from placing structures within a floodplain. Potential mudflow impacts will also be reduced to less than significant levels.

- **Hazards and Fire Safety (Less than Significant).** There would be less than significant impacts related to Valley Fever with implementation of MM 3-1 to 3-3 and PDF 3-1 related to dust control during construction. There would be less than significant impacts related to environmental hazards, including hazardous
materials from current or historic land uses with implementation of MM 3-4 related to historic dry well re-abandonment, MM 3-5 related to permanent closure of the abandoned mine/tunnel and MM-6, encountering unanticipated hazards during construction. Operations at the Quail Lake Skypark Airport would not have a significant impact for any portion of the Project site. The Project would result in less than significant impacts related to impairment or interference with an emergency response or evacuation plan with implementation of MM 3-7, requiring preparation of an emergency response plan for the Project. With adherence to requirements for fuel modification zone management (MM 3-9) and emergency access (MM 3-7), the Project's potential impact related to wildfires would be less than significant. MM 3-9 requires property owner notification of their responsibilities for maintaining the fuel modification zone(s) on their property. The Project would not result in significant impacts related to proximity of a land use representing a potential fire hazard.

- **Water Quality (Less than Significant).** The Project will implement site-design, source-control, Low Impact Development ("LID"), and hydromodification-control Best Management Practices ("BMP") requirements. The Project's water quality performance standard is consistent with County requirements for new development and is incorporated in MM 4-1. With mitigation, the Project would not have a significant impact on surface water or groundwater quality.

- **Cultural and Tribal Resources (Less than Significant).** Tribal consultation was initiated with the Native American Tribes and outreach was conducted. CRHR-eligible resources in the development area (CA-LAN-3201, CA-LAN-3240 and CA-LAN-3242) were defined and MMs were developed to be implemented either prior to the issuance of grading permits (MMS 6-1, 6-2, and 6-3 which describe monitoring of grading, protection of CRHR-eligible sites, and data recovery/avoidance strategies respectively) or prior to the completion of construction activities (MM 6-4, which details an archaeological site protection program to be implemented during and after construction). Long-term operation of the Project would result in potential indirect impacts to archeological sites with unknown and known eligibility. Therefore, MM 6-4 requires preparation of an Archaeological Resources Site-Protection Program aimed to protect and preserve identified archaeological resources that may be vulnerable to disturbance. With implementation of MMs 6-1 through 6-4, impacts to archaeological and tribal cultural resources would be reduced to a less than significant level. The Paleo Environmental Associates report (2009) has classified rock units on the Project site according to their likelihood of containing resources of paleontological importance, and geologic evidence from adjacent areas with similar sedimentary formations indicates a high likelihood of encountering such resources during Project development. Impacts, should they occur, would be reduced to a level considered less than significant through the application of MMs 6-5 through 6-9. There is no evidence for the presence of Native American burial sites and associated human remains within the Project area because none of the sites recorded and evaluated on the Project area were found to contain human remains, nor were there any data to suggest they were present. However, the presence of
known cultural resources sites increases the likelihood that they may be present. MM 6-10 is provided to address these potential occurrences, should they be realized.

- **Biological Resources (Less than Significant).** Development and implementation of the Project would result in significant direct and indirect impacts to special status plants; special status wildlife; nesting birds; native grasslands, wildflower fields, and other special status vegetation types; jurisdictional drainages, wetlands, and riparian vegetation; wildlife movement and wildlife habitat; and regulated oak trees. Some, but not all, of these impacts would be reduced to less than significant levels with implementation of the Project's MMs and Mitigation Monitoring and Reporting Program (MMRP). Significant impacts to special status plants, special status wildlife, and nesting birds that would result from implementing the Project would be reduced to a level considered less than significant through implementation of MMs 7-1 through 7-9. Significant impacts to native grasslands and wildflower fields and other special status vegetation types that would result from implementing the Project would be reduced to less than significant levels with implementation of MMs 7-10 and 7-11. Significant impacts to jurisdictional drainages, wetlands, and riparian vegetation that would result from implementing the Project would be reduced to less than significant levels with implementation of MM 7-12, which states that all lost functional values shall be replaced; appropriate regulatory agency permits and/or agreements shall be obtained; and the mitigation measures stipulated in those permits/agreements shall be implemented. Significant impacts to wildlife movement and general wildlife habitat that would result from implementing the Project would be reduced to less than significant levels with implementation of MM 7-13 through MM 7-18. Significant impacts to oak tree resources that would result from implementing the Project would be reduced to less than significant levels with implementation of MM 7-11 and MMs 7-19 through 7-20, in accordance with the County of Los Angeles Oak Tree Ordinance and in compliance with the Los Angeles County Oak Woodlands Conservation Management Plan. For the impacts to oak woodlands, mitigation is proposed in accordance with these County documents and California State law by creating, enhancing, and/or restoring oak habitats and by preserving existing oak woodlands.

- **Land Use, Entitlements, and Planning (Less than Significant).** The Project site is largely undeveloped, and there are no residential communities on or near the site, except for scattered residences to the east of the site, north of SR-138 and east of 290th Street West. The Project would not divide an established community. The Project is overall consistent with the General Plan and the AVAP (a component of the General Plan and the applicable Area Plan for the site). The AVAP requires that a Specific Plan be completed for development in the West Economic Opportunity Area (“EOA”). The AVAP designates the Project site as within the West EOA and requires approval of a Specific Plan for a new master planned community in this EOA. The Project would require a GPA to incorporate the planned internal highways into the County General Plan/AVAP Highway Plan. The Project site would also require a Zone Change to the new “SP” zoning.
designations, in accordance with Title 22 (Zoning Ordinance). A CUP is required to authorize the development of the Specific Plan, grading, and related infrastructure. Land use impacts would be less than significant and no mitigation is required.

- **Traffic, Access and Circulation (Less than Significant).** Potential traffic increases associated with Project implementation would affect traffic operations and levels of service at roadways internal to the site and at roadways and freeways serving and near the site. These impacts would be addressed by a range of on-site and offsite Project improvements and the implementation of PDFs and MMs. The PDFs and MMs include new internal roads, improved intersection configurations, and the addition of traffic signals that have been incorporated into the Project and payment of fair share fees for needed freeway and expressway improvements, as identified below. With the incorporation of PDFs and the recommended MMs, Project impacts to traffic on SR-138, streets intersecting SR-138 in the Project vicinity, freeway mainline segments, freeway interchange ramps, and arterial roadway intersections will be less than significant. The Project Applicant intends to implement and fund State transportation facility mitigation measures through a proposed Centennial Transportation Improvement Program (“CTIP”) agreement with the California Department of Transportation (“Caltrans”). The CTIP would provide funding contributions, phasing, guarantees of payments, and collection of third-party contributions for MM implementation. Alternatively, the Project will pay a fair share contribution towards the construction of transportation facilities that will mitigate for potential Project traffic impacts. With these traffic mitigation measures, there will not be a significant Project impact from Project traffic. The Project will incorporate PDFs to reduce vehicle use and promote alternative transportation, including transit use, in compliance with applicable transportation plans, policies, and regulations. If Caltrans does not implement planned and required improvements on State facilities (i.e., freeway/expressway), the Project would contribute to significant unavoidable impacts since the County (as the Lead Agency) lacks jurisdiction and control over State highway facilities, and cannot mandate the construction of improvements to these facilities. (See DEIR Section 5.10.8)

- **Parks and Recreation (Less than Significant).** The Project would provide abundant and varied on-site recreational amenities in an area that currently has little local parkland, including public (i.e., State or federal owned or County-dedicated and maintained) and private (i.e., Homeowners Association or other privately maintained) parks and other recreation amenities. See DEIR, PDF 14-1 through 14-4, and in compliance with the General Plan, the Project shall provide public and private recreation amenities that meet the General Plan parkland standard’s acreage requirements, and each implementing tract map submitted for the County Department of Parks and Recreation review and clearance shall have a table with a breakdown of acreage per lot for the categories of parkland to be credited against both the Parkland Dedication Ordinance/Quimby Act requirement and the General Plan standard (see MMs 14-4 and 14-5). There would be less than significant impacts related to provision of parkland pursuant to State and County standards. Although the Project would be expected to increase visitation
to off-site federal, State, and County recreational facilities and trails in the Project area, it is not expected that increased visitation at any single facility would result in substantial physical deterioration or necessitate the construction or expansion of off-site recreational facilities. The Project would result in less than significant impacts related to recreational facilities built as part of the Project, and no construction or expansion of off-site federal, State, or County recreational facilities and trails are anticipated that would result in physical environmental impacts. With incorporation of PDF 14-1 – 14-4 and MM 14-1 – 14-5, the Project’s impacts on parks and recreation would be less than significant.

- **Education (Less than Significant).** The Project would increase the resident population of the area and would therefore result in the generation of new students. These new students would be served by one of the three respective school districts that encompass the Project site. The Project includes locations for one Kindergarten through 5th grade (K–5) school; five K–8 schools (MM 15-1); and one high school (MM 15-3). The designation of school sites allows the respective school districts to plan for the provision of school facilities to serve the Project as needed. In addition, the Applicant shall finalize and sign agreements with the school districts for a contribution to facilitate the financing, construction, and operation of new school facilities in the Project area, as an alternative to the payment of school impact fees. In addition, compliance with California Department of Education Title 5 requirements for school site selection and school design and construction would reduce impacts to public schools to a less than significant level. The FEIR has identified that no impacts would occur related to offsite school transport ("busing") or offsite educational resources that would generate increased demand for schools.

- **Fire & Law Enforcement Services (Less than Significant).** The anticipated Project-related growth in population and employment would result in an increase in demand for fire and law enforcement services on the Project site. The Project includes conceptual site locations for up to four new fire stations with the Project site. These new fire stations are projected to provide an average five-minute response time for the first arriving unit for fire and eight minutes for the advanced life support (paramedic) unit on the site at Project buildout. The Applicant would provide funding for the construction of fire protection facilities in accordance with the approved Project, in lieu of paying established developer fees at the time building permits are issued (MMs 16-1 through 16-3). Implementation of MMs 16-1 through 16-3 would provide for fire station sites and funding for fire protection services to serve the Project. Therefore, impacts on fire services would be reduced to a less than significant level. The Project would also result in an increase in the demand for law enforcement services, including those provided by the Los Angeles County Sheriff’s Department (Sheriff’s Department or “LASD”) and the California Highway Patrol (“CHP”). The Project includes the construction of a Sheriff’s station on the Project site (in the Business Park area north of SR-138). The addition of the “store front” and permanent Sheriff’s stations, payment of developer fees by the Applicant, if applicable (refer to MM 16-4) and revenues from taxes generated (for LASD) and vehicle registration fees (for CHP) would offset increased demands on
the LASD and the CHP. Therefore, impacts on law enforcement services would be reduced to a less than significant level.

- **Water Resources (Less than Significant).** A Water Supply Assessment ("WSA") for the Project was approved by the Golden Valley Municipal Water District in May 2011. The EIR’s water supply analysis updates the information in the 2011 WSA to implement the recommendations in the peer review of the Project’s water supply and demand assessment and to include the AVAP and General Plan updates and related CEQA water supply analyses; the Antelope Valley Integrated Regional Water Management Plan; the approved Judgment and Physical Solution for the Antelope Valley groundwater basin; the Antelope Valley – East Kern Water Agency 2015 Urban Water Management Plan; the DCR; and State drought emergency and proposed permanent water conservation measures. At buildout, the Project is estimated to require 11,365 acre-feet per year ("afy") of water for residential, commercial, landscaping and other purposes, of which 6,788 afy would be treated for potable use, and 4,577 afy would consist of recycled water treated in on-site water reclamation facilities ("WRFs") to State standards under Title 22 of the CCR for unrestricted reuse. The Project’s water supplies will sustainably meet buildout potable and recycled water demands and will maintain an average annual reserve supply of more than 79,000 af, or more than 11 years of full-buildout potable water demand. MM 18-1 and MM 18-2 ensure that Project's water efficiency will be achieved and that water supplies will be confirmed in reports that utilize on-site metering data after approximately 25 percent and 50 percent of the proposed Project has been built. If required, the Project Water Purveyor must identify and implement response measures that will ensure that available supplies will meet future demand. No subsequent development may occur until the County is satisfied that water supplies are sufficient to meet future demand. Impacts to water supply will be less than significant after mitigation. Potential groundwater impacts will be less than significant and no mitigation is required.

- **Wastewater Collection (Less than Significant).** The Project will include wastewater treatment and recycled water distribution facilities to minimize potable water demand. Two WRFs would be constructed to provide solids handling, biogas reuse, and recycled water treated to unrestricted reuse standards under Title 22 of the CCR. One WRF would be located west of the West Branch of the California Aqueduct (WRF West) and one would be located east of the Aqueduct (WRF East). Recycled water will be used for outdoor irrigation and indoor wastewater and cooling in the proposed business park. At full buildout, recycled water will meet approximately 40 percent of total Project's water demand. Section 3.5 of the SP includes a Wastewater Management Plan (see also PDFs 19-1 through 19-3). The Wastewater Management Plan requirements and PDFs 19-1 through 19-3 have been incorporated in MMs 19-1, 19-2 and 19-3. These measures, along with MM 19-4 and MM 19-5 (plans and specifications) ensure that potential impacts related to wastewater treatment requirements and wastewater capacity will be less than significant.
Dry Utilities (Less than Significant). The Project will result in the development of a maximum of 19,333 residential units. The new residential units will result in an increase in demand for dry utility services and facilities, including electricity (Southern California Edison [SCE]), fossil fuels (natural gas and petroleum), telephone (AT&T), and cable television (CATV) (CalNeva Broadband or other provider yet to be determined). Direct and indirect impacts to dry utility services and facilities will be less than significant. Each affected utility has been consulted to determine whether there will be adequate energy supplies, communication services, and the infrastructure to serve the Project. In the case of cable television, since there is currently no provider, one local Cable Television company is willing and able to provide services to the Project site. With implementation of the planned energy efficiency features and with upgrades to utility infrastructure near and within the Project site (as determined by each provider), there will be adequate energy and communication services for the Project in addition to the existing demand for these services. There will be less than significant impacts associated with off-site features related to installation of infrastructure for electricity, natural gas, petroleum, telephone, cable television, and internet services. Any necessary off-site utility upgrades will occur within lands (easements) already owned by these respective utilities. See MMs 20.2-1, 20.2-2, 20.3-1 through 20.3-3, 20.4-1, 20.5-1 and PDFs 20.4-1 and 20.5-1.

Other Public Services (Less Than Significant). The Project would create less than significant impacts to the existing County of Los Angeles Public Library ("County Library") facilities with the implementation of the recommended mitigation measures (MMs 17-1 through 17-8). The sizing, design and programming of the permanent facility, including the influence of technology on library services, will be agreed upon by representatives from County Library and the Applicant. Also, as discussed in PDF 17-1, the Project would include internet and intranet infrastructure, to provide access to all readily available library resources. Implementation of the Project would generate solid wastes (including hazardous wastes) during construction and operation. Impacts on other public facilities (such as those needed for County services for roadways, parks, and other public infrastructure) would be less than significant.

"SIGNIFICANT AND UNAVOIDABLE"

Land Resources (Significant and Unavoidable). Because the Project is directly facilitating the conversion of 642 acres of Prime Farmland to non-agricultural uses, it is considered a significant impact of the Project. The EIR determined that there is no feasible mitigation to reduce this impact to a less than significant level and, therefore, it would be a significant unavoidable impact of the Project. There would be no impact to forest land or loss of known mineral resources because there are no forest lands or known mineral resources located on the Project site; therefore, no mitigation is required for these impacts.
\textit{Population, Housing and Employment (Significant and Unavoidable).} 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. No mitigation would be appropriate since the Project is consistent with approved growth plans in the region and this represents a significant and unavoidable impact. 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 Ranch 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.

\textit{Air Resources (Significant and Unavoidable).} This section analyzes the temporary/construction-related and long-term/operational related regional air quality emissions, local pollutant concentrations, and exposure of sensitive receptors to pollutants resulting from implementation of the Project. Implementation of MMs 11-2 and 11-3 would substantially reduce construction-related NOx and would also reduce VOC emissions, but the impact would remain significant and unavoidable after mitigation. Construction mass emissions of PM10, PM2.5, CO, and sulfur oxides (SOx) would be less than significant. During later phases of construction, concentrations of PM10 and PM2.5 from construction activities could exceed ambient air quality standards and potentially expose sensitive receptors in the completed area of the development to substantial pollutant concentrations. This impact would be significant and unavoidable. The Project’s stationary sources (natural gas-fired boilers, emergency generators, broilers, and small source particulate matter generators) would be limited in size and number by MM 11-1, which requires implementation of PDF 11-1. With these limits, stationary source emissions would not exceed ambient air quality standards or health risk (cancer and non-carcinogenic) standards, and the impacts would be less than significant. The Project would not contribute to off-site traffic conditions that would violate ambient CO standards and would be less than significant. MM 11-10 requires the implementation of PDF 11-6, which specifies that residences or other sensitive land uses shall not be built within 150 feet of SR-138. The analysis demonstrates that the incremental cancer risk and chronic non-cancer health risk to sensitive receptors beyond the 150-foot buffer would be less than significant. The analysis also indicates that health risks to existing residents adjacent to SR-138 in the Project vicinity would be less than significant with incorporation of MM 11-10. There would be less than significant impacts related to potential offensive odors generated by the wastewater reclamation facilities and, if built, a Materials Recovery Facility Solid Waste Transfer Facility. The Project would not conflict with AVAQMD and SCAQMD air quality management plans ("AQMPs") because the land uses, population, and vehicle travel elements of the Project are anticipated in
SCAG's 2012–2035 RTP/SCS and 2016–2040 RTP/SCS, which are the basis for AQMP development. The impact would be less than significant. The EIR’s Air Quality conclusions also rely on MM 11-1 through MM 11-11 and PDF 11-1 through PDF 11-6.

- **Noise (Significant and Unavoidable).** Traffic noise increases would exceed the three A-weighted decibels ("dBA") Community Noise Equivalent Level ("CNEL") criterion at identified receptors on SR-138, between Gorman Post Road and Old Ridge Route Road, resulting in a significant impact. The impact would be considered significant and unavoidable because feasible mitigation to reduce these impacts is not within County jurisdiction. Project-generated traffic would potentially expose people at proposed residential, hotel, school, and religious facilities on the Project site to noise levels in excess of the applicable State and County standards. The impact would be less than significant with implementation of MM 12-1, which would require the completion of an acoustical analysis that address each proposed residential, hotel, school, and place of worship that may be significantly affected by traffic noise to verify that the facilities include the appropriate noise-reduction features to meet interior and exterior noise standards. The Project would include a number of land uses where installed equipment or activities may generate noise levels that could result in a significant impact at areas adjacent to or within the Project site. Maximum noise levels for these noise sources are prescribed by the County Code (i.e., the Noise Ordinance). The impact would be less than significant with implementation of MM 12-2, which would require the completion of an acoustical analysis for each proposed business park use, school, community use area, park and recreation area, transportation center, animal control facility, utility, commercial development, and manufacturing/industrial development to verify the facility has been properly designed to comply with the noise ordinance. All other potential noise impacts as identified in the FEIR would be less than significant. The EIR's noise conclusions also rely on MM 12-1 through MM 12-7 and PDF 10-1.

- **Visual Resources (Significant and Unavoidable).** The Project would result in significant and unavoidable impacts related to a change in visual character of the Project site, as experienced by viewers at public vantage points (primarily existing transportation thoroughfares including SR-138 and 300th Street West). The Project proposes to preserve many existing features to minimize the visual alteration of the site, as listed in PDFs 13-1 through 13-6, as required for implementation through MMs 7-12 (from Section 5.7, Biological Resources) and 13-1 through 13-3. These include retention of rock outcroppings visible from off-site areas; use of landform/contour grading; use of landscaping designs that are similar to the natural topography; preservation of open space; use of native and regionally appropriate plant species in public landscape areas; provision of development setbacks from natural areas; and inclusion of aesthetically pleasing and consistent Project signage and monumentation both internally and externally. However, even with these features, the overall change to the site resulting from grading and development of the Project would be a substantial visual impact that may be perceived by some as an impact for which no additional feasible mitigation
exists, and would therefore remain significant and unavoidable. Additional details on less than significant and significant and unavoidable impacts related to Visual Resources are explained in the FEIR. The EIR’s visual resources conclusions also rely on MM 13-4 through 13-6.

- **Municipal Solid Waste (Significant and Unavoidable).** While the Project incorporates a Solid Waste Management Plan (PDF 17-3, MM 17-10) to achieve a goal of diverting at least 75 percent of operational solid waste, permitted Class III landfill capacity cannot be guaranteed at the time of Project buildout and through the life of the Project, which are both beyond the LACDPW’s 15-year planning horizon for solid waste disposal. Therefore, while the County is committed to handling all solid wastes generated in the County now and in the future, to be conservative, this EIR concludes that the Project buildout would result in a significant impact on the County’s anticipated Class III landfill capacity. PDFs 17-2 and 17-3 and MMs 17-9 (construction waste) and 17-10 (operational waste) reflect all feasible measures to reduce and divert the Project’s municipal solid waste generation. Therefore, the Project would result in significant and unavoidable impact related to municipal solid wastes during long-term operation of the Project.

- **Climate Change (Significant and Unavoidable).** The quantification of greenhouse gas (“GHG”) emissions, as calculated through the California Emissions Estimator Model (CaEEMod) Version 2016.3.1, estimates that the Project at buildout in 2035 would have GHG emissions of approximately 244,379 metric tons of carbon dioxide equivalent (MTCO2e) per year. This total includes amortized emissions from the construction period, the loss of carbon-sequestering vegetation, and the planting of carbon sequestering trees. For informational purposes only, Project GHG emissions would substantially exceed the AVAQMD’s 100,000 MTCO2e per year project-level threshold. The Project’s service population is estimated at 57,150 residents and 23,675 employees for a service population total of 80,825 at Project buildout. For informational purposes only, the Project’s GHG efficiency would be 3.02, which would not exceed the SCAQMD-staff-proposed “plan-level” 4.1 GHG efficiency threshold, but would exceed the SCAQMD-staff-proposed “project-level” 3.0 GHG efficiency threshold. The Project would be consistent with the Los Angeles County Community Climate Action Plan 2020 (“CCAP”), SCAG’s 2012–2035 and 2016–2040 RTP/SCS, and regulatory measures designed to reduce GHG emissions. Additionally, the Project is consistent with the SCAQMD’s proposed draft efficiency threshold and the AVAP. Based on the Project’s consistency with the CCAP, SCAG’s 2012–2035 and 2016–2040 RTP/SCS, and based on its compliance with applicable GHG-reducing regulatory measures, the Project could be found to have a less than significant impact on GHG. However, the cumulative impacts from carbon emissions for the project would remain significant and unavoidable.

- **Growth-Inducing Impacts (Significant and Unavoidable).** The EIR determined that the Project is consistent with the allowable land uses and development
densities/intensities in the AVAP. The EIR also determined that the Project would not result in significant growth-inducing impacts related to approved County and regional plans. As such, the Project would not be considered growth-inducing related to planned growth in the region. However, the existence of the Project makes it reasonably foreseeable that future unplanned development may occur along the eastern fringes of the Project site, where physical constraints to development are less than to the north and south, which could result in a significant impact on the environment on lands outside the West EOA. This would be considered a significant adverse indirect growth-inducing impact.

- **Cumulative Impacts: Biological Resources, Prime Farmland, Traffic, Air Resources, Noise, Visual Resources, Solid Waste, Water Supplies, Population, Housing and Employment and Climate Change (Significant and Unavoidable).**

I. The proposed Project’s cumulative impact analysis includes the consideration of both regional growth projections (i.e., the “projection” approach) and proposed and approved development in the AVAP area, Santa Clarita Valley, southern Kern County (approximately south of Interstate [I] 5 and State Route [SR] 99) as well as the cities of Lancaster, Palmdale, and Santa Clarita (i.e., the “list” approach). Although there is expansive undeveloped land in the area surrounding the Project site, there is limited land proximate to the Project site that is available for future development. The majority of surrounding lands are subject to development constraints, such as permanent conservation, limited infrastructure, public ownership, and/or topography. This serves to minimize cumulative impacts that are associated with proximity to other ongoing projects.

II. Significant and unavoidable cumulative impacts were identified for biological resources (regional wildlife movement, loss of native perennial grasslands); land resources (in the form of a loss of Prime Farmland); traffic (mitigation measures are under the control of Caltrans and are outside the control of the lead agency); air resources (emissions of O3 and PM10); noise (traffic noise along segments of SR-138); visual resources (in the form of resulting in a significant change to long range views from public land, and light pollution or “sky glow”); solid waste (contribution to municipal solid waste disposal); water resources (water supplies); population, housing, and employment (substantial relative to existing conditions); and climate change (GHG-reduction measures outside the County beyond the control of the lead agency).

“Environmentally-Superior Alternative”

Project “Alternative E” discussed in the draft EIR (Section 8.0) involves relocating proposed land use development from the most easterly and westerly portions of the Project site to the central portion of the site, while maintaining the same number of dwelling units, employment-generating uses, and other land uses, in a higher density
cluster development pattern. Draft EIR Exhibit 8-6, "Alternative E – Density Clustering/East of Aqueduct Alternative", shows that all development on the west side of the California Aqueduct, except the Cement Plant Road realignment, would be transferred to the areas located east of the Aqueduct. This includes proposed Village 9 and the small area of Commercial, totaling approximately 656 acres of land that would remain undeveloped. Additionally, the new bridge crossing would be eliminated under this alternative. To the east of 300th Street West, the Low Density Residential-designated lands would instead be designated as Very Low Density Residential. The net reduction in dwelling units and the small area of Commercial would be transferred to areas located west of 300th Street West. The transferred dwelling units would be accommodated within the existing residential land use density ranges in Village 3 (i.e., the town center); the transferred Commercial land uses would be accommodated in the Business Park designation along SR-136. The 44-acre water treatment plant (located west of the Aqueduct) would be relocated to the westernmost portion of the 102-acre on-site water bank/infiltration basin in the Utility-designated area along the northeastern border of the Project site (refer to Exhibit 4-13, Centennial Project – Conceptual Domestic Water System).

With respect to environmental impacts, Alternative E would be similar to the proposed Project design, except for the following:

- Would potentially cause greater impacts to: Recreation ("Park Capacity or Service Levels")
- Would potentially cause lesser impacts to: Geotechnical, Hydrology and Flood, Water Quality, Cultural and Tribal Resources, Biological Resources, Visual Resources, Recreation, and Water Resources

Alternative E is considered "environmentally superior" because, of the potentially feasible options presented in the EIR, it has the most potential to reduce project-related impacts.

Additions and Corrections to Draft EIR

As noted above, the Final EIR includes additions and corrections to the Draft EIR text, tables, and figures generated either from responses to comments or independently by the County. These revisions are provided to clarify, refine, and provide supplemental information for the Draft EIR.

The information included in these revisions to the Draft EIR do not constitute substantial new information that requires recirculation of the Draft EIR pursuant to Section 15088.5 of the State CEQA Guidelines. Recirculation of the Draft EIR is not required because the new information added to the EIR through these revisions clarifies or amplifies information already provided in the Draft EIR or makes insignificant modifications to the already adequate Draft EIR.

In the Final EIR, the additions and corrections are provided in the same order as the information appears in the Draft EIR. Changes in text are signified by strikeouts (strikeouts) where text has been removed and by double underlining (underline) where
text has been added. The applicable page numbers from the Draft EIR are also provided when necessary for easy reference.

Additions and corrections were made to all Draft EIR Sections, except the following:

- Introduction (Section 2)
- Regulatory Environmental Setting (Section 5)
- Geotechnical (Section 5.1)
- Land Use (Section 5.8)
- Water Resources (Section 5.18)
- Dry Utilities (Section 5.20)
- Growth-Inducing Impacts (Section 6)
- CEQA Mandated Sections (Section 9)
- Document Preparers (Section 10)
- Acronyms and Abbreviations (Section 11)
- Glossary (Section 12)

Additions and corrections were also made to Appendix 5.4-A (Centennial Project Water Quality Technical Report).

DEVELOPMENT AGREEMENT AND COMMUNITY BENEFITS

Background

“A development agreement is a negotiated contract between the County and a private developer that, among other things, secures land use and zoning regulations for the duration of the agreement. A development agreement provides assurance to an applicant that a development project may proceed in accordance with existing policies, rules and regulations, and conditions of approval in effect at the time the agreement is adopted. The agreement in turn allows the County to negotiate a wider range of public benefits, including but not limited to, affordable housing, civic art, open space, or other amenities not authorized or required by current ordinances. A development agreement must specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication or land for public purposes. It may include fees, conditions, terms, restrictions, and requirements for subsequent discretionary actions. However, any future actions must not prevent the development of the land for the uses and the density or intensity of development set forth in the agreement. Furthermore, the agreement may also include timeframes for commencing or completing construction, and terms and conditions for financing necessary public facilities and subsequent reimbursement. Government Code Sections 65865 et seq. authorize the Board of Supervisors to adopt development agreements. At the time of adoption, a development agreement must be consistent with the General Plan and any applicable specific plan.” (General Plan, p. 68.)

DA between County and Centennial Founders LLC and Tejon Ranch
The DA proposes the following terms and conditions:

1. The duration of the agreement:

   30 years from the effective date of the enacting ordinance.

2. The uses to be permitted on the property:

   (See below DEIR Table 4-1) Applicant seeks to develop a mixed-use residential development, consisting of the following major components, which are described in greater detail in the Centennial Specific Plan and in the discretionary actions summarized above: (1) development and construction of up to 19,333 dwelling units, (2) approximately 7,363,818 square feet of business park uses, (3) approximately 1,034,550 square feet of commercial uses, (4) approximately 130,680 square feet of recreation and entertainment uses, (5) approximately 5,624 acres of open space, and (6) approximately 1,588,160 square feet of institutional/civic and other utility uses (such as schools [within overlay zones], higher education facilities, medical facilities, library, public safety, wastewater treatment facilities, sites permitting material recovery facilities and other civic uses).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Gross Acres</th>
<th>Maximum Permitted Density/Intensity Units</th>
<th>Maximum Permitted Density/Intensity Square footage</th>
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<td>Residential</td>
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<td>19,333</td>
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<td>Business Park (BP)</td>
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<td><strong>19,333</strong></td>
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</table>

Note: Totals may not add due to rounding.
* The ROW include acreage for the arterials and collectors identified in the Centennial Circulation Plan.

3. The density or intensity of use permitted, minimum height, size and location of buildings permitted:

   See Specific Plan Chapter 2, Section 2.3, Land Use Designations and Development Standards, for details.

   See also Draft EIR, Chapter 4 for a detailed project description, including Table 4-2: Centennial Specific Plan Statistical Table and Section 4.6.1 Phasing:
http://planning.lacounty.gov/assets/upl/case/sp_02-232_pm060022_04-0-project-description.pdf

And Centennial Specific Plan, Draft DEIR, Chapter 4 Project Description:

http://planning.lacounty.gov/assets/upl/case/sp_02-232_pm060022_04-0-project-description.pdf, both of which are incorporated by this reference.

4. The reservation or dedication of land for public purposes to be accomplished:

The Project’s Open Space (OS) designation includes 5624 acres of land that would remain as permanent open space. This designation allows for passive recreation uses such as hiking, picnicking, an interpretive center or nature center. See also Draft EIR, Chapter 4 page 4-24: http://planning.lacounty.gov/assets/upl/case/sp_02-232_pm060022_04-0-project-description.pdf

The DA also includes reservation and dedication of lands for public purposes as outlined below under “Community Benefits”.

5. The time schedule established for periodic review:

Compliance with the DA shall be reviewed annually.

Development Agreement - Community Benefits

The County and the Applicant have identified a list of community benefits to be included in the DA as Applicant obligations, in exchange for the County granting the Applicant the right to proceed with the Project pursuant to existing approvals for a period of 30 years. These community benefits include (among other obligations) requirements to dedicate land to the County within the Centennial project site at no cost to the County for the development and operation of several public facilities (and where noted to fund or construct certain facilities) including:

- **County Civic Administration Facility building**: Maximum 30,000 sq. ft., located on a maximum two-acre site. The Applicant also commits to construct and fund the construction of the County Civic Administration Facility, in an amount to be determined based on preparation of a budget and facilities plan.

- **County Consolidated Maintenance Yard**: Dedicated site of no more than ten acres. Applicant commits to pay County an amount to be determined as part of preparing a budget for the yard, to compensate the County for a portion of the construction costs.

- **Animal Care Facility**: Dedication of an up to two-acre site and the payment of $10,000,000 to the County for the County’s construction of an Animal Care Facility on the site.
Material Recovery Facility: Dedicated site of 5-10 acres and payment of $3,000,000 to assist in County development of a Material Recovery Facility.

Sheriff Station and Temporary Sheriff Substation: One permanent LA County Sheriff Department station of approximately 22,000sq ft. on an approximate 2.5 acre site and one storefront temporary substation pending completion of the permanent station. Applicant would fund and construct the facilities.

Fire Stations: Approximately 3 medium sized fire stations of approximately 10,000 sq. ft. each and 1 approximate 13,000 sq ft fire station, depending upon buildout needs. Sites to range in size from 1.25 acres to 4 acres approximately. Applicant would fund and construct the facilities.

Park Facilities: Applicant to increase designated regional park space above that provided in Specific Plan to 6 acres/1000 residents, equaling an additional 96 acres. Applicant to construct all public parks, improvements and amenities.

In addition, the DA provides the following benefits, for which the Applicant is obligated in the agreement:

- Early phasing of Open Space Dedications/Conservation Easements
- Project “Net-Zero” carbon impact “roadmap” strategy
- “Universal Access Design Features” as an option for housing
- Education endowment for $250,000
- Community Facilities District (“CFD”) or other public financing mechanisms for “backbone” infrastructure construction
- CFD or other public financing mechanisms for long-term operations and maintenance of public parks
- Public arts program master plan, including agreement to pay a public art contribution
- Point-of sale program
- Local hire program
- Sustainability learning program and facilities

Staff believes that the above items will add to the livability of the County by providing a “wider range of public benefits” as mentioned in the General Plan.

PROJECT SITE VISIT

On March 7, 2018, staff coordinated a publicly-noticed “field trip day” for the Regional Planning Commission and staff, as well as interested members of the public. One community member (who lives near the Project site) attended. The field trip followed an itinerary and was hosted by the Applicant. The field trip was conducted via a driving tour, with the major Project vantage points experienced dismounted/on-foot, and the Applicant giving an overview of some of the major features of the Project and the site. The field trip
involved a vehicle tour of some offsite areas near the Project site, such the existing water banking location.

STAFF EVALUATION

Analysis of the Project's Land Use Plan

Over the course of the County's review the Applicant's request, County staff has independently analyzed the Project's Land Use Plan (LUP). The discussion below summarizes some of that analysis. Ultimately, all of the issues discussed below have been resolved to the satisfaction of County staff, incorporated in the Land Use Plan, and analyzed in the EIR.

1. **Density of the LUP.** Staff's initial comments in 2015 on the Project's revised LUP questioned the "walkability" of the Villages, due to the substantial use of very-low and low-density land use designations throughout the Specific Plan Village development areas. Ultimately, staff worked with the Applicant to create a set of development "Metrics" (see Specific Plan, Mission and Vision) to which the subsequent buildout of the Project would be required to adhere. In the Metrics, additional development standards were provided related to maintaining walkable (1/4-mile and 1/2-mile or less) proximities to commercial, civic and recreational destinations. Metrics were also created for dividing the Villages into more walkable "neighborhood units" with a defined maximum size limit and each having their own "center" containing a public amenity; smaller block dimensions that increase local connectivity; and shared public parking facilities in the Town Center and Commerce District that reduce the Project's parking footprint, adding to the overall aesthetic appeal and walkability of these key areas.

2. **Village Cores.** In the initial conceptual analysis, four of the nine Villages lacked a Village Core that contained commercial and/or shopping destinations. In response to staff's reasoning that this could lead to increased vehicle trips by residents and guests to the more remote Town Center for basic commercial services. In response to this, the Applicant augmented the Project by adding "Neighborhood Centers" to three of the four Villages that lacked a Core. In two of these Neighborhood Centers, new mixed-use development land use designations were added, increasing the viability of the centers as walkable destinations. Beyond this, staff and the Applicant created additional Metrics that ensured a baseline amount of mixed-use development would be developed within each Village Core as well as the Town Center, and a baseline amount of the Project's office/professional development would be required to be sited inside the Town Center. Planning best practices suggest that commercial areas within a region be sited one mile or more away from each other in order that they might establish market demand isolation and not directly compete against each other for customers. The current Specific Plan LUP achieves such a one-mile benchmark. In addition, the Project Metrics will ensure that all Villages are developed with neighborhood units each having their own "sub-destination" amenity (such as a playground) within a short ¼-mile or less walking distance from residences.
3. **Internal Transit Capacity.** In response to staff’s review of the initial internal transit connectivity, the Applicant agreed with staff’s recommendation to add a 25-foot-wide transit easement running north-south along a route of approximately 3.5 miles through the middle of the Project and connecting the Business Park, Institutional/Civic area, Town Center, and Village 5 (the largest Village). The easement route also connects to the High School site and Community-Regional Park site located to the north of the Town Center. Though undefined at this stage, the transit easement is wide enough to be used for either a fixed rail type of system (such as a streetcar or trolley line), or a wheeled autonomous shuttle service of the type currently under experiment in a few major metropolitan areas. Though the transit easement does not connect all areas of the Project (in particular, Villages 1, 7, 8, and 9), it does connect the most population-intensive and activity-intensive areas of the Project and would be sited adjacent to and within reasonable (1/2-mile or less) walking distance of the highest density of housing and job concentrations of the Project.

4. **Downtown District.** To ensure that the Project maintains a consistent high-quality of community character throughout all its areas, staff worked with the Applicant to designate a new “downtown business district” (Commerce District) for the Project. The idea of the Commerce District is simple: to provide a more traditional downtown atmosphere for the Project that would ensure most of the office development planned for the Project would be located within walking distance of high-density housing, shopping, and major civic facilities. The Commerce District (shown on the LUP Map—see attached) functions as an overlay that covers three main areas: The Town Center, north side of the Business Park, and the Institutional/Civic area. Within this overlay, the Metrics stipulate that the majority (i.e., 50 percent or more) of the Project’s total office space must be developed within the north-side Business Park area situated between the Town Center and the Institutional/Civic. Further, the Metrics state that no less than 10 percent of the Project’s total office space must be sited within the Town Center area of the Commerce District. It is envisioned that, once the Project is fully built-out, the Commerce District will contain more than 60 percent of the Project’s overall office space, leaving 40 percent to be developed within the Village Cores and other portions of the Business Park. It is also envisioned that by concentrating the high-end office development within the Commerce District, a more appreciable downtown of three- to six-story mixed-use buildings will result that typify the more walkable small towns and cities built in the past.

5. **Civic Administration Facility.** In response to staff’s request for a civic administration facility (“civic facility” or “town hall” building) site in the Specific Plan, the Applicant agreed that a civic facility parcel, located on no less than two acres of land and set-aside in the Town Center, would be included in the Metrics.

6. **Parking Management/“Smart Parking”.** In response to staff’s determination that a comprehensive parking management plan would be needed, the Applicant agreed to a comprehensive parking plan, which has been included in the Project
Metrics as “Smart Parking.” This parking plan will also require that the Village Cores have similar provisions to manage parking so that their character is not negatively affected; and that a shared parking program will be needed in order to ensure that parking facilities (to include on-street parking) are efficiently used.

7. **Onsite Renewable Energy.** In order to be more consistent with State and Countywide goals to increase the use of alternative energy sources, staff worked with the Applicant to add a more comprehensive sustainable energy program into the Project. This program is included in the current draft of the Specific Plan as Metric 7 (Renewable Energy) and has the following two provisions:

   a. No less than 50 percent of the project’s total electric energy demand (i.e. household, business, civic/institutional, recreational, and public facilities) shall be met by onsite renewable energy.

   b. No less than 100 percent of project single-family detached homes shall be “solar-ready” or equivalent, based on the latest technology.

Metric 7.A allows for the potential sharing and re-distribution of stored renewable energy throughout the Project site via its electrical infrastructure systems, such as transference of surplus power from large facilities located in the Business Park to smaller facilities and buildings located in the Villages.

8. **Onsite Agriculture and Locally-Grown Foods.** At staff’s direction, given the County’s Healthy Design Ordinance, encouraging projects to incorporate farmer’s markets and community gardens, the Applicant agreed to provide a total of 50 acres of land devoted to community agriculture.

**Jobs-to-Housing Balance**

The General Plan (Section IV., Page 92) states the following:

“Jobs-housing balance is reached by working toward increasing opportunities for people to work and live in close proximity, and reduce long commutes that are costly both economically and environmentally. This can be quantified by taking the number of jobs divided by the number of housing units. A community with fewer jobs than residences would have a low jobs-housing ratio. Communities with a high jobs-housing ratio are usually considered major employment centers for a region. If the ratio is high or low, there is a jobs-housing imbalance.”

The goal of providing a jobs-to-housing “balance” is to have a 1:1 ratio of jobs to housing (or vice-versa) in a community. The Project currently proposes to develop a total 19,333 DUs of housing and also forecasts that it will generate more than 20,000 new jobs with the 10.1 million sf of industrial, commercial, office and civic/institutional space planned within the Specific Plan (see Pages M-4 and 2-19). Using the projected 20,000 jobs as a benchmark, this gives the Project a job-to-housing ratio of 1.04:1, which is essentially balanced. As such, the Project meets this goal.
Affordable Housing

The Project proposes a total of 1,933 (or 10 percent of all) dwelling units be set-aside for very low, low, and moderate-income level households (50%-120% AMI). This Project feature is supported by the Project’s Affordable Housing Implementation Plan which can be found in Specific Plan Appendix 3-C. In addition, the DA terms will provide the Applicant with one year to work out the specifics of an affordable housing “action plan” with the County’s Community Development Commission, which manages the preservation and development of the County’s affordable housing initiatives.

General Plan/Area Plan Consistency

The County’s adopted General Plan, along with the Area Plans (which are adopted components of the General Plan for specific regions and communities within the County) are the “constitutions” (or guiding principles, goals and policies) for future land development within the County. All development projects, whether subject to a ministerial or a discretionary review process, are required to be consistent with the General Plan, or Area Plan, if applicable. Regarding specific plans, the General Plan Land Use Element Page 67 states:

“A specific plan is a tool to systematically implement the General Plan within an identified project area. Specific plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long-term development. Specific plans must further the goals and policies of the General Plan. Specific plans must be consistent with the General Plan.”

The Land Use analysis in the EIR describes applicable General Plan and AVAP land use designations to fulfill the requirements of CEQA Guidelines Section 15125(d). The Project would be consistent with the provisions of the regional and local plans identified therein. The discussion below provides a brief overview of the most relevant policies and development standards from General Plan and the AVAP.

Staff has determined that the Project is consistent with the following policies of the General Plan:

- **Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles.** The Guiding Principles of the General Plan are to:

  1. Employ Smart Growth;
  2. Ensure community services and infrastructure are sufficient to accommodate growth;
  3. Provide the foundation for a strong and diverse economy;
  4. Promote excellence in environmental resource management; and
  5. Provide healthy, livable and equitable communities.
The Project supports the above principles as follows: 1) The Applicant has secured a sufficient water supply for the Project necessary to serve the needs of a new planned community of nearly 60,000 people; 2) the Project is sited along an existing publicly-maintained and accessible highway and its development will help implement future plans to expand the highway along with associated transit connections to nearby areas; 3) The Project contains complete development systems and programs to ensure a jobs-housing balance that includes more than 19,000 new DUs and 20,000 new jobs; 4) The Project is implementing a portion of the larger Tejon Ranch conservation plan that sets to preserve more than 90 percent of the Ranchwide area—and within the Project itself, will permanently preserve nearly 50 percent of the Project area as deed-restricted Open Space; and 5) The Project is shaped into a plan of nine separate Villages which, in all, have a range of housing options along with needed services and amenities sited within a reasonable walking distance of most of the Project’s residences, encouraging physical activity and a higher quality of life.

- **Policy LU 1.13:** Allow specific plans to include implementation procedures for flexibility, such as development phasing, and redistribution of intensities and uses, as appropriate. The Project includes an Implementation chapter that gives detailed procedures for the transfer and redistribution of land use densities and intensities with in the Specific Plan area. Staff has reviewed these procedures and revised them in cooperation with the Applicant to ensure sufficient flexibility is provided and supports the interests of the sound development of the Specific Plan. This flexibility will ensure that the Project is able fulfill its vision while meeting unforeseen circumstances, such as changes in housing needs, technology or greater cultural, economic and social trends.

- **Policy LU 3.1:** Encourage the protection and conservation of areas with natural resources, and SEAs. The Project and its LUP preserves the most significant natural features of the site (such as steep hillsides and oak trees/woodlands), and in which its development is located outside of all County-designated SEAs.

Staff has determined that the Project supports the following policies of the Antelope Valley Area Plan (AVAP):

- **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. The Project site is presently sited within a rural town center area and an economic opportunity area (“EOA”). Thus, it satisfies the intent of the policy to “direct future growth” through appropriate land use designations. The proposed GPA will re-designate the Project site with the “SP” land use designation, enabling the Project to develop its full range of economic opportunities along with necessary housing, services and infrastructure proximately located to help reduce related safety, environmental and social impacts.
• **Policy LU 4.1:** Direct the majority of the unincorporated Antelope Valley’s future growth to the economic opportunity areas and areas that are served by existing or planned infrastructure, public facilities, and public water systems. As mentioned above, the Project site is located within a County-designated EOA as depicted on the AVAP Land Use Plan map (the West EOA). The Project is presently served by an existing publicly-maintained and accessible highway and will (if approved) help to implement Caltrans’ plans to upgrade the highway to accommodate the additional growth that is planned for the Antelope Valley. The Project has planned to fund and construct all infrastructure (i.e., roadways, sewer lines, water lines, treatment facilities, utilities, etc.) necessary to ensure the sound development of the SP.

• **Policy LU 5.4:** Ensure that there is an appropriate balance of residential uses and employment opportunities within close proximity of each other. As currently proposed, the Project includes a jobs-to-housing balance ratio of 1.04:1 all within its own 19.3 square-mile area, ensuring that a land use pattern is developed that will help to curb GHG emissions. Further, the Specific Plan includes a series of individual Villages having walkable destinations and connected to each other via a trunkline highway system; and connected to a Town Center, Business Park and Commerce District that support transit use and reasonable ¼-mile to ½-mile walking distances between housing, businesses, offices, shops, recreation and public services.

**Zoning Ordinance and Development Standards Compliance**

If approved, the subsequent development of the Project would be subject to the zoning and development standards set forth in the proposed Specific Plan.

**Burdens of Proof**

The Applicant is required to substantiate all facts for the proposed Development Agreement, Zoning Code Amendment, and Conditional Use. The Burdens of Proof with the Applicant’s responses are attached (see DA draft resolution for burden of proof findings for the DA). Staff has determined that the Applicant has met the required burdens of proof.

**Conclusion of Analysis**

In conclusion, staff has determined that the proposed Project is consistent with the General Plan and Area Plan; has met the required burdens of proof for the Specific Plan and associated DA, GPA, Zone Change and CUP; has satisfactorily analyzed all the relevant potential environmental impacts of the Project and included sufficient Project design features and mitigation measures necessary to offset less than significant and significant environmental impacts to the extent feasible and, lastly, with the proposed DA, will ensure the provision of public benefits above and beyond those included within the Specific Plan.
COUNTY DEPARTMENT AND OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Los Angeles County Subdivision Committee

The Los Angeles County Subdivision Committee, which consists of the Departments of Public Works, Fire, Parks and Recreation and Public Health, have reviewed the Project and recommended approval. Their conditions of approval are attached. Other County comments related to the review of the FEIR are attached with the FEIR document.

Los Angeles County Interdepartmental Engineering Committee ("IEC")

On May 24, 2018, an IEC meeting will be held to assess the overall proposal of the Project to add new roadway capacity to the County Highway system via the Specific Plan Circulation element. A summary of the results of the IEC will be provided.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

As of the date of the original March 21, 2018 hearing noticing, staff has received additional items of correspondence related to the proposed Project. These comments are tabulated and summarized in the FEIR Responses to Comments or are otherwise attached.

FEES/DEPOSITS

If approved, fees identified in the attached Project conditions will apply unless modified by the Regional Planning Commission or Board of Supervisors.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

That the Regional Planning Commission recommend approval of the "proposed project" identified in the Centennial Draft EIR Chapter 4, by approving the following Motions and Resolutions associated with Project No. 02-232-(5): Specific Plan No. 02-232, Development Agreement No. RPPL2016003940, General Plan Amendment No. 02-232, Zone Change No. 02-232, Vesting Tentative Parcel Map No. 060022, and Conditional Use Permit No. 02-232, subject to the attached findings and conditions included in Attachment D.
SUGGESTED MOTIONS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE REGIONAL PLANNING COMMISSION HAS REVIEWED AND CONSIDERED THE FINAL EIR, RECOMMEND THAT THE LOS ANGELES COUNTY BOARD OF SUPERVISORS CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2004031072), INCLUDING THE WATER SUPPLY ASSESSMENT, AND RECOMMEND ADOPTION OF FINDINGS OF FACT, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CENTENNIAL PROJECT.

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTIONS INCLUDED IN ATTACHMENT B WHICH RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE GENERAL PLAN AMENDMENT NO. 02-232, SPECIFIC PLAN NO. 02-232, DEVELOPMENT AGREEMENT NO. RPPL2016003940, AND ZONE CHANGE NO. 02-232.

I MOVE THAT THE REGIONAL PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE BURDEN OF PROOF STATEMENTS (ATTACHMENT E), THE VESTING TENTATIVE PARCEL MAP NO. 060022 (ATTACHMENT K), AND CONDITIONAL USE PERMIT NO. 02-232, SUBJECT TO THE ATTACHED CONDITIONS (ATTACHMENT D) AND MMRP (INCLUDED IN ATTACHMENT A).

Prepared by: Mr. Jodie Sackett, Senior Planner, Land Divisions Section

Reviewed by: Mitch Glaser, Assistant Administrator, Current Planning Division; and Steven Jones, Acting Supervising Regional Planner, Land Divisions Section

Attachments:
A. All on CD: Specific Plan, Environmental (FEIR, DEIR ea. w/ Appendices, MMRP, and CEQA Findings)
B. Draft Planning Commission Resolutions
C. Draft Board of Supervisors Ordinances
D. Draft Findings and Conditions of Approval (w/ phasing table attached)
E. Applicant's Burden of Proof Statements
F. Additional Correspondence Received
G. Project Aerial Site Map with Photos
H. 500' Radius Land Use and Zoning Maps
I. Plan Amendment and Zone Change Maps
J. Applicant's Project Informational Binder
K. Vesting Map with Exhibit "A"/Exhibit Map

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5/23/18
“CENTENNIAL” PROJ. 02-232-(5)

STAFF ANALYSIS “ATTACHMENT B”

DRAFT RESOLUTIONS (SP, GPA, DA, ZC)

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65300) provides for the adoption of Countywide General Plan ("General Plan") amendments, which set forth development policies, goals, and objectives; and

WHEREAS, Article 8 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65450) and Chapter 22.46 of Part 1 of Division 1 of Title 22 of the Los Angeles County Code (commencing with Section 22.46.010) provide for the adoption of a specific plan after a local jurisdiction has adopted a general plan, in order to provide for the systematic implementation of the general plan for all or part of the area covered by that general plan; and

WHEREAS, Centennial Founders LLC ("Applicant"), proposes amendments to the General Plan to amend the AVAP and County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). This amendment would reflect the location of the project's internal circulation network of roadways, as provided in the Centennial Specific Plan. This amendment would not change the land use designations, allowable development or open space areas in the AVAP or General Plan.

WHEREAS, Centennial Founders LLC ("Applicant"), proposes the Centennial Specific Plan ("Project") to develop up to 19,333 dwelling units on approximately 4,987 gross acres of land designated for residential uses. Other land uses include approximately 7,363,818 square feet (sf) of Business Park uses (office, research and development, and warehousing or light manufacturing uses) on approximately 597 gross acres and approximately 1,034,550 sf of Commercial uses on approximately 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass approximately 1,568,160 sf on approximately 110 acres. The Specific Plan includes approximately 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities, health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that would serve the entire community (e.g., two wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility) encompass approximately 191 acres. The School Overlay includes Kindergarten through 12th grade schools located on approximately 146 acres. Approximately 5,624 acres (approximately 45.6 percent) of the 12,323-acre Project site are proposed for Open Space for natural resource protection and greenways, and 163 acres are included in the Park Overlay for active and passive
recreational use. The Specific Plan includes the development of nine Villages that will each contain a mix of land uses that enable residents to live near schools, recreation, shopping, neighborhood businesses and services, civic buildings, medical facilities, and employment centers. Specific Plan buildout would be implemented in phases based on future market conditions over an approximate 20-year period through a series of future tract and parcel maps. The Project includes a mix of housing options within each Village, ranging from apartment homes close to Town Centers to single-family homes in lower-density areas. A full range of light industrial, business, and other commercial uses are planned that are intended to yield a broad range of employment opportunities, from retail services to large corporate employers; and

WHEREAS, the Los Angeles County ("County") Regional Planning Commission ("Commission") conducted duly-noticed public hearings on March 21, April 25, and June 6, 2018, in the matter of Project No. 02-232 (the "Project"), consisting of Specific Plan No. 02-232 ("Specific Plan"), General Plan Amendment No. 02-232 ("GPA"), Zone Change No. 02-232 ("Zone Change"), Conditional Use Permit No. 02-232 ("CUP"), Vesting Tentative Parcel Map No. 060022 ("Vesting Map"), Development Agreement No. RPPL2016003940 ("Development Agreement") and Final Environmental Impact Report (SCH No. 2004031072), which the above are referred to collectively as the "Project Permits"; and

WHEREAS:

1. The Project is proposed on 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County. The Project site is located near the unincorporated community of Gorman, approximately 35 miles north of the City of Santa Clarita in Los Angeles County; approximately 50 miles south of the City of Bakersfield in Kern County via State Route (SR) 99 and Interstate (I) 5; and approximately 36 and 43 miles west of the Cities of Lancaster and Palmdale, respectively, in Los Angeles County via SR-138. SR-138 runs through the southern portion of the Project site, which is located approximately one mile east of I-5, just south of the Kern County/Los Angeles County boundary in the vicinity of Quail Lake. The community of Gorman in Los Angeles County is adjacent to I-5 and is approximately four miles north of the I-5/SR-138 junction. The community of Neenach is located approximately 1.2 miles to the east of the Project boundary. The West Branch of the State Water Project's California Aqueduct bisects the Project.

2. The requested Specific Plan would regulate development through its proposed Land Use Plan, the Land Use Matrix (including permitted uses), and the development standards and regulations in conjunction with Titles 21 and 22 of the Los Angeles County Code. Upon adoption of the Centennial Specific Plan, the development standards and land use regulations of the Specific Plan become the zoning for the site. The Specific Plan is a tool for systematic implementation of the General Plan in accordance with Government Code Section 65450-65457. It is detailed and provides direction for every facet of development including the type, location and intensity of
uses, the design and capacity of infrastructure, resources used, and design guidelines.

3. The GPA is a related request to amend the AVAP and County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). This amendment would reflect the location of the project's internal circulation network of roadways, as provided in the Centennial Specific Plan. This amendment would not change the land use designations, allowable development or open space areas in the AVAP or General Plan.

4. The Zone Change is a related request to change zoning from O-S (Open Space) A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP (Specific Plan). Approval of the zone change and concurrent adoption of the Specific Plan would establish the Specific Plan's land use regulations and development standards as the underlying zoning for the Project site.

5. The Development Agreement is a related request to adopt by ordinance a voluntary agreement between the County and the Project proponent. The purpose of the Development Agreement is to provide both the County and the developer with long-term contractual assurances that the Project includes public benefits and can be built out as approved in the Project Permits.

6. The Vesting Map is a related request to subdivide 20 “large lot” parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Construction of residential and nonresidential buildings will require further subdivision of the large-lot parcels created by the Vesting Map, as well as other subsequent land use permits and approvals.

7. The CUP is a related request to authorize the following: Specific Plan development process and review, including implementation of affordable housing, design metrics, mobility plan, green program, design notebook, other plans, and phasing plan; conceptual grading of up to 200 million cubic yards (100 million cut, 100 million fill balanced onsite); conceptual locations and systems of associated project infrastructure and facilities, to include but not limited to: pipelines, wells, and storage tanks, wastewater reclamation and water/wastewater treatment, water banking, flood control, drainage and retention, solid waste, composting, and recycling, roadway circulation, road and highway construction and realignment, and bridge construction, and electric, gas and telecommunication; and to establish the following: Environmental mitigation monitoring and reporting, and Master Conditions, Covenants and Restrictions (“Master CC&Rs”). Because the CUP is being considered concurrently with legislative actions, the Regional Planning Commission
is not the final decision-making body under the County Code. Consequently, Planning Commission will be making a recommendation to the Board of Supervisors on this entitlement.

8. The Project also includes a vehicular and a non-vehicular circulation system including alternatives to automobile travel (e.g., public transit features, bicycle network, and pedestrian system) that would minimize traffic, pollution, and greenhouse gases. Efficient use of land and a balance of uses that result in a jobs/housing balance would reduce single-occupancy automobile travel and vehicle miles traveled. The Project provides for an integrated network of roadways and walking and biking trails to reduce automotive use and facilitate safe and efficient travel. An extensive network of sidewalks, greenway trails (approximately 13 miles), and community trails (approximately 60 miles) would link residential, schools, shopping, and employment areas.

9. The Project includes conceptual site locations for up to four new fire stations in the Project area. The number of on-site fire stations and their general locations were determined through preliminary consultation with the Los Angeles County Fire Department. The Project would provide for one on-site Sheriff’s station. Prior to development of this permanent Sheriff’s station, the Los Angeles County Sheriff’s Department would operate a temporary station (e.g., store front station) in the first phase of Project development. This store front Sheriff station would be developed and fully operational prior to issuance of the first certificate of occupancy. To accommodate the demand for educational facilities created by future Centennial residents, the Project reserves sites through a “Schools” land use designation for five Kindergarten (K) through 8th grade schools, one K–5 school, and one high school. A library will also be developed in the Town Center.

10. The Project’s Green Development Program requires reduced potable water consumption through the use of drought-tolerant or native plants in greenways, transition areas, and rights-of-way; low-flow showerheads, faucets and toilets; intelligent irrigation devices; and recycled water use primarily for landscape irrigation in residential common areas. Additionally, the Project’s water resource management infrastructure for wastewater treatment, recycled water, flood control/drainage, water quality, hydromodification control, and sediment management are integrated to create a cohesive infrastructure system that minimizes the Project’s effects on the environment.

11. The Project includes two wastewater reclamation facilities for the tertiary treatment of all wastewater generated by Project uses. This recycled water will be delivered throughout the Project site for non-potable uses (e.g., irrigation), thereby reducing the Project’s demand for imported water and groundwater resources. The Project will also use its underground aquifers to bank imported water supplies available but not needed during average and wet years to provide for Project uses in dry years. The Project’s flood control/drainage and water quality facilities have been designed in such a way that they can increase groundwater recharge, thereby increasing the amount of groundwater available for Project uses and decreasing the Project’s need
for imported water resources. As a result of this integrated approach, the Project will be able to rely on its groundwater and wastewater resources, as well as its Green Development Program requirements, to reduce the demand for imported water from the State Water Project (SWP) that the Project would otherwise create, and will be more protective of its natural drainages and sensitive habitats.

12. A portion of the National Cement Plant Road within the Project boundaries is planned to be realigned through the Project site to access the SR-138 from the western side of Quail Lake rather than from its current connection on the east side of Quail Lake. This realignment serves the purpose of providing a shorter route of access for the cement trucks to the I-5; eliminates concrete truck travel over the bridge that crosses the West Branch of the Aqueduct; and eliminates cement truck traffic from traversing through one of the entrances to the Project site. In addition to the existing National Cement Plant Road bridge, the Project includes the construction of one new bridge over the West Branch of the Aqueduct.

13. The Project is designed to be in compliance with the vision, principles, goals, and policies of the Antelope Valley Area Plan (AVAP), which was adopted by the Los Angeles County Board of Supervisors on June 16, 2015 (LACDRP 2015c). The potential implementation of the Project was known at the time of the development of the AVAP and was accounted for in the AVAP’s land use and population/employment growth assumptions, as well as implementation program.

14. The Project Site is located within the AVAP’s West Economic Opportunity Areas (EOA). EOAs are defined as clusters of land with higher development densities along the routes of two proposed major infrastructure projects in the Antelope Valley; the High Desert Corridor (HDC) and the Northwest 138 Corridor Improvement (NW138) Project. The West EOA is adjacent to the SR-138. This joint project (SCH No. 2013111016) between the California Department of Transportation (Caltrans) and the Los Angeles County Metropolitan Transportation Authority (Metro) proposes widening and slightly realigning SR-138. The Centennial Project complements the County’s AVAP by capitalizing on the transportation infrastructure investment that State and regional agencies are bringing into the area, while still achieving the overall goal of rural preservation in the Antelope Valley.

15. Prior to any master-planned development approval in the West EOA, a specific plan, community plan, or other similar planning document is required to ensure orderly development. The Project’s Specific Plan is consistent with this requirement. EOAs include land use designations that allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas. As such, the Project implements the requirements of the AVAP by including a balance of land uses consistent with the intent and the land use designations set forth for the West EOA in the AVAP.

Program; and MPD-DP: Manufacturing Industrial Planned Development – Development Program. The Land Use Policy Map of the AVAP designates the Project site as having the following land-use designations: H5: Residential 5 (0–5 dwelling units [dual/net acre]); OS-C: Open Space Conservation; CR: Rural Commercial; RL1: Rural Land 1 (1 dui/gross acre); IL: Light Industrial; RL2: Rural Land 2 (1 dui/2 gross acres). The Project site is designated on the AVAP zoning map as within the West EOA. The development standards and land use regulations described in the Centennial Specific Plan will apply to the site upon adoption of the Centennial Specific Plan rather than the zoning standards established by Title 22 of the Los Angeles County Code. Topics not addressed by the Centennial Specific Plan shall be governed by the rules and regulations of Title 22 of the Los Angeles County Code.

17. Surrounding properties are zoned as follows:

North: Open Space (O-S), Heavy Agricultural - Two Ac. Min. Lot Size (A-2-2);
South: Light Agricultural - Two Acre Minimum Lot Size (A-1-2), A-2-2, O-S;
East: O-S, A-2-2, A-1-2; and,
West: O-S, A-2-2

18. Land uses surrounding the Project Site include:

North: Vacant land, public utility (Ca. Aqueduct), National Cement Plant;
South: Vacant land, Quail Lake, SR-138, and scattered residences;
East: Scattered residential and agricultural uses; and
West: Vacant land, public utility (SCE Substation), State Vehicular Rec. Area

19. New roads will be constructed on-site and SR-138 will be improved to provide roadway access to the Project site. For the first phase of Project development, new roads will be timed and constructed per the Conditions of Approval approved by the County so that adequate access will be provided to all new land uses at Centennial. SR-138 runs in a general east-west direction through the southern section of the site and is a currently a two-lane highway, but the California Department of Transportation (Caltrans) is proposing to widen and realign SR-138 into a four- to six-lane highway through and near the site, as part of its comprehensive Northwest 138 Corridor Improvement Project. As such, the Project anticipates and would complement the planned SR-138 improvements, as intended by the West EOA. Interstate 5 ("I-5") is located approximately 1 miles west of the western boundary of the Project Site.

20. The County is the lead agency for the Project for purposes of the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA") in accordance with the State CEQA Guidelines section 15050. The County Department of Regional Planning ("Regional Planning") on behalf of the County as the lead agency, determined, based on its Initial Study, that an Environmental Impact Report ("EIR") was necessary for the Project. The resource areas addressed in the EIR include geotechnical, hydrology and flood, hazards and fire safety, water quality, land resources, cultural and tribal resources, biological resources, land use, population and housing, traffic access and circulation, air resources, noise, visual
resources, parks and recreation, education, fire and law enforcement, other public services, water resources, wastewater collection, dry utilities, climate change, growth-inducing impacts, cumulative impacts, and alternatives.

21. On May 15, 2017, a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the County Registrar-Recorder/Clerk's Office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project Site and on Regional Planning's website. The CEQA public review period for the Draft EIR was from Thursday, May 18, 2017 through Monday, July 17, 2017. In addition, a Hearing Examiner hearing was held on June 29, 2017, to receive comments on the Draft EIR. The following County Departments were consulted regarding the Draft EIR: Regional Planning, Public Works ("Public Works"), Fire ("Fire Department"), Sheriff ("Sheriff"), Library ("Library"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). On July 13, 2017, a Revised Public Notice announcing a time extension of 30 days was duly posted and mailed. The extension therefore provided a total of 90 days to submit comments on the Project Draft EIR for consideration in the Project's Final EIR, and the public review period ended on Wednesday, August 16, 2017.

22. Comments on the Draft EIR were provided by the U.S. Forest Service, Pacific Southwest Region; U.S. Forest Service, Angeles National Forest; U.S. Fish and Wildlife Service; California Department of Toxic Substances Control; Department of Water Resources; California Department of Transportation; California Department of Fish and Wildlife; Office of Planning and Research, State Clearinghouse; County Sanitation Districts of Los Angeles; County of Los Angeles Fire Department; Antelope Valley Air Quality Management District; Eastern Kern Air Pollution Control District; Lahontan Regional Water Quality Control Board; South Coast Air Quality Management District; City of Santa Clarita; San Manuel Band of Mission Indians; Blum Collins, LLP on behalf of the Golden State Environmental & Social Justice Alliance; Tri-County Watchdogs; Pacific Crest Trail Association; Santa Monica Mountains Conservancy; Three Points-Liebre Mountain Town Council; Center for Biological Diversity, et. al; Jack Tuszyński; Susan Rudnicki; Virginia DeMoss; Karen Tracy; Matt Pakucko; Sandra Namoff; Susan Baraz; Rose Ann Witt; Marianna Breton; Brad Berger; Joe Bourgeois; Pamela De Vries; John Adargo; Paul Williams; Colleen Boye; Larry Brown; Candace Huskey; Richard Smith; Donald M. Days Jr.; Robert Buchanan; Judy; Mike Murphy; Bob Smith; Beatriz; Jack McGhee; GF Conroy; Ashley Hillard; Nick Jensen; Gerard Conroy; Sierra Alder; Marty Kriesler; Henry Wahl; Anne Bunaugh; Richard and Tamira DeSpain; Tejon Indian Tribe; Ronald and Benita Colitti; Tri Pointe Group; Wes Williamson; Majestic Realty Co.; Paul Jerome; Jeff Zimmerman; Corina Roberts; California Wildlife Foundation/California Oaks; FEMA Region IX; Southern California Edison; Association of Rural Town Councils; Jack T.; Test User; Ariel Senseman; Helen Henry; Alice Wollman; Jane Randall; Lakes & Valleys Gazette; G. Richard DeSpain; Merrylou Nelson; Rose Bryan; the Antelope Acres Town Council; Dean Canfield; Mar Preston. Jerry Gleason; Matt Misenhimer; Patric Hedlund; Andre Hollings; Dale King;
and Terry Kelling. The Final EIR responds to all comments received during the comment period. Several project design features and mitigation measures were added and revised as a result of the comments.

23. A duly noticed public hearing was held on March 21, 2018 before the Commission. During the March 21 hearing, the Commission continued the case without public testimony or discussion to April 25, 2018.

24. A duly noticed public hearing was held on April 25, 2018 before the Commission. During the April 25 hearing, the Commission heard testimony from one person, and continued the case without discussion to June 6, 2018.

25. A duly noticed public hearing was held on June 6, 2018 before the Commission. During the June 6 hearing, the Commission heard presentations from staff and the applicant, and public testimony was heard. During public testimony, X persons spoke in favor of the project, citing reasons such as: [RESERVED]. In addition, X persons spoke in opposition or otherwise had concerns with the project, citing reasons such as: [RESERVED].

26. During the June 6, 2018 public hearing, after hearing all testimony, the Commission discussed the Project on the following points: [RESERVED].

27. In its actions on June 8, 2018, the Regional Planning Commission recommended that the Board of Supervisors certify the Final EIR for the Project (SCH No. 2004031072), along with the required Findings of Fact, Statement of Overriding Considerations, and the MMRP for the Project.

28. The County Subdivision Committee ("Subdivision Committee") consists of representatives from Regional Planning, Public Works, Forestry and Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the Vesting Map dated February 1, 2017, each of those Departments has cleared the Project for public hearing and recommended its approval.

29. The General Plan has been prepared pursuant to Government Code Sections 65300 et seq. which broadly specify the contents of the County’s General Plan.

30. The Specific Plan has been prepared pursuant to Government Code Section 65451, which specifies that after Los Angeles County adopts a General Plan, it may prepare specific plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan.

31. Pursuant to Government Code Section 65451, the proposed Specific Plan includes text and a diagram or diagrams which specify:

   (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the Specific Plan.
(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

32. The Specific Plan includes a statement of the relationship of the Specific Plan to the General Plan, and the Specific Plan is consistent with the General Plan, as discussed in detail in Section 3.8, Land Use, Entitlements, and Planning, of the EIR (SCH No. 2004031072).

33. In addition to elements required pursuant to the Government Code, the Specific Plan addresses all other subjects which in the judgment of the Los Angeles Department of Regional Planning are necessary or desirable for implementation of the General Plan.

34. Consistent with Sections 22.60.174 and 22.60.175 of the County Code, the community and neighboring property owners within a 1,000-foot radius of the Project Site were properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project hearings were noticed and case materials were available on Regional Planning's website and the Newhall, Stevenson Ranch, and Valencia libraries.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS:

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Regional Planning Commission has reviewed and considered the Final EIR.

C. The General Plan amendment complies with the requirements set forth in Government Code Sections 65300 et seq. and is internally consistent with the other components of the existing General Plan, as supported by the recitals above, the burden of proof statements included as an attachment to the Staff Report, and the administrative record for this project.

D. The Specific Plan is internally consistent and complies with the requirements set forth in Government Code Sections 65450 through 65457, as supported by the recitals above, the burden of proof statements included as attachment to the Staff Report, and the administrative record for this project.
E. The Specific Plan is consistent with and will implement the General Plan, as supported by the recitals above, the burden of proof statements included as attachment to the Staff Report, and the administrative record for this project.

F. In addition to elements required pursuant to the Government Code, the Specific Plan addresses all other subjects which in the judgment of the Los Angeles Department of Regional Planning are necessary or desirable for implementation of the General Plan, as supported by the recitals above, the burden of proof statements included as attachment to the Staff Report, and the administrative record for this project.

THEREFORE, THE REGIONAL PLANNING COMMISSION HEREBY RESOLVES TO:

1. Recommend that the Los Angeles County Board of Supervisors approve General Plan Amendment No. 02-232 and Specific Plan No. 02-232.

2. Direct staff to provide a copy of this resolution to the Board of Supervisors consistent with Government Code Section 65354.
A DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES RECOMMENDING THAT THE LOS ANGELES
COUNTY BOARD OF SUPERVISORS ADOPT ZONE CHANGE NO. 02-232
ASSOCIATED WITH THE CENTENNIAL SPECIFIC PLAN NO. 02-232
PROJECT NO. 02-232-(5)

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the
State of California (commencing with Section 65800), and Chapter 22.16, of Part 2 of
Division 1 of Title 22 of the Los Angeles County Code (commencing with Section
22.16.010) provide for the adoption of zone changes and amendments to the County
zoning regulations; and

WHEREAS, Centennial Founders LLC ("Applicant"), proposes the Centennial Specific Plan project ("Project") to develop up to 19,333 dwelling units on approximately 4,987 gross acres of land designated for residential uses. Other land uses include approximately 7,363,818 square feet (sf) of Business Park uses (office, research and development, and warehousing or light manufacturing uses) on approximately 597 gross acres and approximately 1,034,550 sf of Commercial uses on approximately 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass approximately 1,568,160 sf on approximately 110 acres. The Project includes approximately 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities, health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that would serve the entire community (e.g., two wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility) encompass approximately 191 acres. The School Overlay includes Kindergarten through 12th grade schools located on approximately 146 acres. Approximately 5,624 acres (approximately 45.6 percent) of the 12,323-acre Project site are proposed for Open Space for natural resource protection and greenways, and 163 acres are included in the Park Overlay for active and passive recreational use. The Project includes the development of nine Villages that will each contain a mix of land uses that enable residents to live near schools, recreation, shopping, neighborhood businesses and services, civic buildings, medical facilities, and employment centers. Project buildout would be implemented in phases based on future market conditions over an approximate 20-year period through a series of future tract and parcel maps. The Project includes a mix of housing options within each Village, ranging from apartment homes close to Town Centers to single-family homes in lower-density areas. A full range of light industrial, business, and other commercial uses are planned that are intended to yield a broad range of employment opportunities, from retail services to large corporate employers, and shall be collectively referred to as the "Project"; and

WHEREAS, the Applicant has requested approval of Zone Change No. 02-232 to provide for the systematic implementation of the General Plan and Centennial Specific Plan; and

WHEREAS, the Los Angeles County ("County") Regional Planning Commission ("Commission") conducted duly-noticed public hearings on March 21, April 25, and June 6, 2018, in the matter of Project No. 02-232 (the "Project"), consisting of Specific Plan No.
02-232 ("Specific Plan"), General Plan Amendment No. 02-232 ("GPA"), Zone Change No. 02-232 ("Zone Change"), Conditional Use Permit No. 02-232 ("CUP"), Vesting Tentative Parcel Map No. 060022 ("Vesting Map"), Development Agreement No. RPPL2016003940 ("Development Agreement") and Final Environmental Impact Report (SCH No. 2004031072), which the above are referred to collectively as the "Project Permits"; and

WHEREAS:

1. The Project is proposed on 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County. The Project site is located near the unincorporated community of Gorman, approximately 35 miles north of the City of Santa Clarita in Los Angeles County; approximately 50 miles south of the City of Bakersfield in Kern County via State Route (SR) 99 and Interstate (I) 5; and approximately 36 and 43 miles west of the Cities of Lancaster and Palmdale, respectively, in Los Angeles County via SR-138. SR-138 runs through the southern portion of the Project site, which is located approximately one mile east of I-5, just south of the Kern County/Los Angeles County boundary in the vicinity of Quail Lake. The community of Gorman in Los Angeles County is adjacent to I-5 and is approximately four miles north of the I-5/SR-138 junction. The community of Neenach is located approximately 1.2 miles to the east of the Project boundary. The West Branch of the State Water Project's California Aqueduct bisects the Project.

2. The requested Zone Change would change zoning from O-S (Open Space) A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP (Specific Plan). Approval of the zone change and concurrent adoption of the Centennial Specific Plan would establish the Specific Plan's land use regulations and development standards as the underlying zoning for the Project site.

3. The GPA is a related request to amend the AVAP and County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). This amendment would reflect the location of the project's internal circulation network of roadways, as provided in the Centennial Specific Plan. This amendment would not change the land use designations, allowable development or open space areas in the AVAP or General Plan.

4. The Specific Plan is a related request that would regulate development through its proposed Land Use Plan, the Land Use Matrix (including permitted uses), and the development standards and regulations in conjunction with Titles 21 and 22 of the
Los Angeles County Code. Upon adoption of the Centennial Specific Plan, the development standards and land use regulations of the Centennial Specific Plan become the zoning for the site.

5. The CUP is a related request to authorize the following: Specific Plan development process and review, including implementation of affordable housing, design metrics, mobility plan, green program, design notebook, other plans, and phasing plan; conceptual grading of up to 200 million cubic yards (100 million cut, 100 million fill balanced onsite); conceptual locations and systems of associated project infrastructure and facilities, to include but not limited to: pipelines, wells, and storage tanks, wastewater reclamation and water/wastewater treatment, water banking, flood control, drainage and retention, solid waste, composting, and recycling, roadway circulation, road and highway construction and realignment, and bridge construction, and electric, gas and telecommunication; and: to establish the following: Environmental mitigation monitoring and reporting, and Master Conditions, Covenants and Restrictions ("Master CC&Rs"). Because the CUP is being considered concurrently with legislative actions, the Regional Planning Commission is not the final decision-making body under the County Code. Consequently, Planning Commission will be making a recommendation to the Board of Supervisors on this entitlement.

6. The Vesting Map is a related request to subdivide 20 “large lot" parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Construction of residential and nonresidential buildings will require further subdivision of the large-lot parcels created by the Vesting Map, as well as other subsequent land use permits and approvals.

7. The Development Agreement is a related request to adopt by ordinance a voluntary agreement between the County and the Project proponent. The purpose of the Development Agreement is to provide both the County and the developer with long-term contractual assurances that the Project includes public benefits and can be built out as approved in the Project Permits.

8. The Project also includes a vehicular and a non-vehicular circulation system including alternatives to automobile travel (e.g., public transit, bicycle network, and pedestrian system) that would minimize traffic, pollution, and greenhouse gases. Efficient use of land and a balance of uses that result in a jobs/housing balance would reduce single-occupancy automobile travel and vehicle miles traveled. The Project provides for an integrated network of roadways and walking and biking trails to reduce automotive use and facilitate safe and efficient travel. An extensive network of sidewalks, greerway trails (approximately 13 miles), and community trails (approximately 60 miles) would link residential, schools, shopping, and employment areas.

9. The Project includes conceptual site locations for up to four new fire stations in the Project area. The number of on-site fire stations and their general locations were determined through preliminary consultation with the Los Angeles County Fire Department (LACFD). The Project would provide for one on-site Sheriff’s station.
Prior to development of this permanent Sheriff’s station, the Los Angeles County Sheriff’s Department (LASD) would operate a temporary station (e.g., store front station) in the first phase of Project development. This store front Sheriff station would be developed and fully operational prior to issuance of the first certificate of occupancy. To accommodate the demand for educational facilities created by future Centennial residents, the Project reserves sites through a “Schools” land use designation for five Kindergarten (K) through 8th grade schools, one K–5 school, and one high school. A library will also be developed in the Town Center.

10. The Project’s Green Development Program requires reduced potable water consumption through the use of drought-tolerant or native plants in greenways, transition areas, and rights-of-way; low-flow showerheads, faucets and toilets; intelligent irrigation devices; and recycled water use primarily for landscape irrigation in residential common areas. Additionally, the Project’s water resource management infrastructure for wastewater treatment, recycled water, flood control/drainage, water quality, hydromodification control, and sediment management are integrated to create a cohesive infrastructure system that minimizes the Project’s effects on the environment.

11. The Project includes two wastewater reclamation facilities for the tertiary treatment of all wastewater generated by Project uses. This recycled water will be delivered throughout the Project site for non-potable uses (e.g., irrigation), thereby reducing the Project’s demand for imported water and groundwater resources. The Project will also use its underground aquifers to bank imported water supplies available but not needed during average and wet years to provide for Project uses in dry years. The Project’s flood control/drainage and water quality facilities have been designed in such a way that they can increase groundwater recharge, thereby increasing the amount of groundwater available for Project uses and decreasing the Project’s need for imported water resources. As a result of this integrated approach, the Project will be able to rely on its groundwater and wastewater resources, as well as its Green Development Program requirements, to reduce the demand for imported water from the State Water Project (SWP) that the Project would otherwise create, and will be more protective of its natural drainages and sensitive habitats.

12. A portion of the National Cement Plant Road within the Project boundaries is planned to be realigned through the Project site to access the SR-138 from the western side of Quail Lake rather than from its current connection on the east side of Quail Lake. This realignment serves the purpose of providing a shorter route of access for the cement trucks to the I-5; eliminates concrete truck travel over the bridge that crosses the West Branch of the Aqueduct; and eliminates cement truck traffic from traversing through one of the entrances to the Project site. In addition to the existing National Cement Plant Road bridge, the Project includes the construction of one new bridge over the West Branch of the Aqueduct.

13. The Project is designed to be in compliance with the vision, assumptions, goals, and policies of the Antelope Valley Area Plan (AVAP), which was adopted by the Los Angeles County Board of Supervisors on June 16, 2015 (LACDRP 2015c). The
potential implementation of the Project was known at the time of the development of the AVAP and was accounted for in the AVAP’s land use and population/employment growth assumptions, as well as implementation program.

14. The Project Site is located within the AVAP’s West Economic Opportunity Areas (EOA). EOAs are defined as clusters of land with higher development densities along the routes of two proposed major infrastructure projects in the Antelope Valley; the High Desert Corridor (HDC) and the Northwest 138 Corridor Improvement (NW138) Project. The West EOA is adjacent to the SR-138. This joint project (SCH No. 2013111016) between the California Department of Transportation (Caltrans) and the Los Angeles County Metropolitan Transportation Authority (Metro) proposes widening and slightly realigning SR-138. The Centennial Project complements the County’s AVAP by capitalizing on the transportation infrastructure investment that State and regional agencies are bringing into the area, while still achieving the overall goal of rural preservation in the Antelope Valley.

15. Prior to any master-planned development approval in the West EOA, a specific plan, community plan, or other similar planning document is required to ensure orderly development. The Project’s Specific Plan is consistent with this requirement. EOAs include land use designations that allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas. As such, the Project implements the requirements of the AVAP by including a balance of land uses consistent with the intent and the land use designations set forth for the West EOA in the AVAP.

16. Current zoning on the Project site includes O-S: Open Space; A-1-2: Light Agricultural – Two Acre Minimum Required Lot Area; RPD: Residential Planned Development; CPD-DP: Commercial Planned Development – Development Program; and MPD-DP: Manufacturing Industrial Planned Development – Development Program. The Land Use Policy Map of the AVAP designates the Project site as having the following land-use designations: H5: Residential 5 (0-5 dwelling units [du]/net acre); OS-C: Open Space Conservation; CR: Rural Commercial; RL1: Rural Land 1 (1 du/1 gross acre); IL: Light Industrial; RL2: Rural Land 2 (1 du/2 gross acres). The Project site is designated on the AVAP zoning map as within the West EOA. The development standards and land use regulations described in the Centennial Specific Plan will apply to the site upon adoption of the Centennial Specific Plan rather than the zoning standards established by Title 22 of the Los Angeles County Code. Topics not addressed by the Centennial Specific Plan shall be governed by the rules and regulations of Title 22 of the Los Angeles County Code.

17. Surrounding properties are zoned as follows:

North: Open Space (O-S), Heavy Agricultural -Two Ac. Min. Lot Size (A-2-2);
South: Light Agricultural -Two Acre Minimum Lot Size (A-1-2), A-2-2, O-S;
East: O-S, A-2-2, A-1-2; and,
West: O-S, A-2-2
18. Land uses surrounding the Project Site include:

North: Vacant land, public utility (Ca. Aqueduct), National Cement Plant;
South: Vacant land, Quail Lake, SR-138, and scattered residences;
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West: Vacant land, public utility (SCE Substation), State Vehicular Rec. Area

19. New roads will be constructed on-site and SR-138 will be improved to provide roadway access to the Project site. For the first phase of Project development, new roads will be timed and constructed per the Conditions of Approval approved by the County so that adequate access will be provided to all new land uses at Centennial. SR-138 runs in a general east-west direction through the southern section of the site and is a currently a two-lane highway, but the California Department of Transportation (Caltrans) is proposing to widen and realign SR-138 into a four- to six-lane highway through and near the site, as part of its comprehensive Northwest 138 Corridor Improvement Project. As such, the Project anticipates and would complement the planned SR-138 improvements, as intended by the West EOA. Interstate 5 ("I-5") is located approximately 1 miles west of the western boundary of the Project Site.

20. The County is the lead agency for the Project for purposes of the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA") in accordance with the State CEQA Guidelines section 15050. The County Department of Regional Planning ("Regional Planning") on behalf of the County as the lead agency, determined, based on its Initial Study, that an Environmental Impact Report ("EIR") was necessary for the Project. The resource areas addressed in the EIR include geotechnical, hydrology and flood, hazards and fire safety, water quality, land resources, cultural and tribal resources, biological resources, land use, population and housing, traffic access and circulation, air resources, noise, visual resources, parks and recreation, education, fire and law enforcement, other public services, water resources, wastewater collection, dry utilities, climate change, growth-inducing impacts, cumulative impacts, and alternatives.

21. On May 15, 2017, a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the County Registrar-Recorder/Clerk's Office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project Site and on Regional Planning's website. The CEQA public review period for the Draft EIR was from Thursday, May 18, 2017 through Monday, July 17, 2017. In addition, a Hearing Examiner hearing was held on June 29, 2017, to receive comments on the Draft EIR. The following County Departments were consulted regarding the Draft EIR: Regional Planning, Public Works ("Public Works"), Fire ("Fire Department"), Sheriff ("Sheriff"), Library ("Library"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). On July 13, 2017, a Revised Public Notice announcing a time extension of 30 days was duly posted and mailed. The extension therefore provided a total of 90 days to submits comments on the Project Draft EIR for consideration in the Project’s Final EIR, and the public review period ended on Wednesday, August 16, 2017.
22. Comments on the Draft EIR were provided by the U.S. Forest Service, Pacific Southwest Region; U.S. Forest Service, Angeles National Forest; U.S. Fish and Wildlife Service; California Department of Toxic Substances Control; Department of Water Resources; California Department of Transportation; California Department of Fish and Wildlife; Office of Planning and Research, State Clearinghouse; County Sanitation Districts of Los Angeles; County of Los Angeles Fire Department; Antelope Valley Air Quality Management District; Eastern Kern Air Pollution Control District; Lahontan Regional Water Quality Control Board; South Coast Air Quality Management District; City of Santa Clarita; San Manuel Band of Mission Indians; Blum Collins, LLP on behalf of the Golden State Environmental & Social Justice Alliance; Tri-County Watchdogs; Pacific Crest Trail Association; Santa Monica Mountains Conservancy; Three Points-Liebre Mountain Town Council; Center for Biological Diversity, et. al; Jack Tuszenski; Susan Rudnicki; Virginia DeMoss; Karen Tracy; Matt Pakcucko; Sandra Namoff; Susan Baraz; Rose Ann Witt; Marianna Breton; Brad Berger; Joe Bourgeois; Pamela De Vries; John Adargo; Paul Williams; Colleen Boye; Larry Brown; Candace Huskey; Richard Smith; Donald M. Days Jr.; Robert Buchanan; Judy; Mike Murphy; Bob Smith; Beatriz; Jack McGhee; GF Conroy; Ashley Hillard; Nick Jensen; Gerard Conroy; Sierra Alder; Marty Kriesler; Henry Wahl; Anne Buraugh; Richard and Tamira DeSpain; Tejon Indian Tribe; Ronald and Benita Colitti; Tri Pointe Group; Wes Williamson; Majestic Realty Co.; Paul Jerome; Jeff Zimmerman; Corina Roberts; California Wildlife Foundation/California Oaks; FEMA Region IX; Southern California Edison; Association of Rural Town Councils; Jack T.; Test User; Ariel Senseman; Helen Henry; Alice Wollman; Jane Randall; Lakes & Valleys Gazette; G. Richard DeSpain; Merry lou Nelson; Rose Bryan; the Antelope Acres Town Council; Dean Canfield; Mar Preston. Jerry Gleason; Matt Misenheimer; Patric Hedlund; Andre Hollings; Dale King; and Terry Kelling. The Final EIR responds to all comments received during the comment period. Several project design features and mitigation measures were added and revised as a result of the comments.

23. A duly noticed public hearing was held on March 21, 2018 before the Commission. During the March 21 hearing, the Commission continued the case without public testimony or discussion to April 25, 2018.

24. A duly noticed public hearing was held on April 25, 2018 before the Commission. During the April 25 hearing, the Commission heard testimony from one person, and continued the case without discussion to June 6, 2018.

25. A duly noticed public hearing was held on June 6, 2018 before the Commission. During the June 6 hearing, the Commission heard presentations from staff and the applicant, and public testimony was heard. During public testimony, X persons spoke in favor of the project, citing reasons such as: [RESERVED]. In addition, X persons spoke in opposition or otherwise had concerns with the project, citing reasons such as: [RESERVED].

26. During the June 6, 2018 public hearing, after hearing all testimony, the Commission discussed the Project on the following points: [RESERVED].
27. In its actions on June 6, 2018, the Regional Planning Commission recommended that the Board of Supervisors certify the Final EIR for the Project (SCH No. 2004031072), along with the required Findings of Fact, Statement of Overriding Considerations, and the MMRP for the Project.

28. The County Subdivision Committee ("Subdivision Committee") consists of representatives from Regional Planning, Public Works, Forestry and Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the Vesting Map dated February 1, 2017, each of those Departments has cleared the Project for public hearing and recommended its approval.

29. Consistent with Sections 22.60.174 and 22.60.175 of the County Code, the community and neighboring property owners within a 1,000-foot radius of the Project Site were properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project hearings were noticed and case materials were available on Regional Planning's website and the Newhall, Stevenson Ranch, and Valencia libraries.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS:

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Regional Planning Commission has reviewed and considered the Final EIR.

C. Zoning Amendment No. 02-232 complies with the requirements set forth in Government Code Sections 65800 et seq., implements the applicable policies of the General Plan and Specific Plan, and is internally consistent, as supported by the recitals above, the burden of proof statements included as an attachment to the Staff Report, and the administrative record for this project.

D. That Centennial Founders, LLC has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections E through H are true.

E. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration. The Project site is entirely within the West EOA in the AVAP, an area planned to accommodate a large amount of concentrated regional population and economic growth. The zoning change to SP allows for implementation of the proposed Specific Plan, which provides for the development of up to 19,333 dwelling units while preserving thousands of acres of contiguous natural open space and biological resources; and

F. That a need for the proposed zone classification exists within such area or district. The Project site is a largely vacant, underutilized property in close proximity to major transportation infrastructure including the I-5 and I-380. It has been identified in the AVAP as entirely within the West EOA, and therefore specifically well suited to
accommodate concentrated regional population and economic growth due to its proximity to transit infrastructure planned for major improvements; and

G. That the particular property under consideration is a proper location for said zone classification within the Centennial project area; and

H. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change of zone to SP is good zoning practice and is in the interest of the public health, safety, and general welfare of the community, because increasing housing density on vacant, underutilized sites and building areas in close proximity to major transportation infrastructure provides many benefits to the community. The Project incorporates numerous Smart Growth principles and creates a healthy, energy efficient, complete community with a wide range of housing, retail, commercial, and open space uses; and

I. That the proposed zone change is consistent with the adopted general plan for the area, and the General Plan as a whole, and is necessary to implement the general plan and that the public convenience, the general welfare, and good zoning practice justifies such action.

J. That the Centennial Project, which includes Zone Change 02-232, will result in a need for a greater water supply for adequate fire protection, which, as described in EIR Section 4.5.9, Section 5.16, Section 5.18, and Appendix 5.19A (Water Supply Assessment) will be fulfilled through a domestic (potable) water supply, treatment, storage, and distribution system (Potable Water System). Water supplies would be provided by existing Banked Water, AVEK call water, SWP imported transfers from Tulare Lake Basin Water Storage District and Dudley Ridge Water District, Recycled Water, Groundwater, and Return flow, as described in greater detail in the Water Supply Assessment Chapter 7. The design, construction, and operation of the Potable Water System would be required to comply with standards set by the California Department of Health Services and Los Angeles County Department of Public Works. The planned domestic water facilities are depicted in Draft EIR Exhibit 4-13, Centennial Project – Conceptual Domestic Water System, and include the following: water treatment facility, storage tanks, booster pump stations, pressure reducing stations, recharge basins, wells, and distribution lines. The distribution system requires would provide four pressure zones, each of which would provide an appropriate water pressure to meet peak demand and County-required fire flow requirements. The domestic water system would provide adequate water supply for fire flows for fire incidents at the site.

THEREFORE, THE REGIONAL PLANNING COMMISSION HEREBY RESOLVES TO:

1. Recommend that the Los Angeles County Board of Supervisors approve Zone Change No. 02-232.
2. Direct staff to provide a copy of this resolution to the Board of Supervisors consistent with Los Angeles County Code Section 22.16.190.
A DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES RECOMMENDING THAT THE LOS ANGELES
COUNTY BOARD OF SUPERVISORS ADOPT DEVELOPMENT AGREEMENT NO.
RPPL2016003940 ASSOCIATED WITH CENTENNIAL SPECIFIC PLAN NO. 02-232
PROJECT NO. 02-232-(5)

WHEREAS, Article 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code of
the State of California (commencing with Section 65864) and Part 4 of Division 1 of Title
22 of the Los Angeles County Code (commencing with Section 22.16.240) authorize the
County of Los Angeles ("County") to enter into a development agreement with any person
having a legal or equitable interest in real property for the development of that property; and

WHEREAS, Centennial Founders LLC ("Applicant"), proposes the Centennial Specific
Plan project ("Project") to develop up to 19,333 dwelling units on approximately 4,987
gross acres of land designated for residential uses. Other land uses include
approximately 7,363,818 square feet (sf) of Business Park uses (office, research and
development, and warehousing or light manufacturing uses) on approximately 597 gross
acres and approximately 1,034,550 sf of Commercial uses on approximately 102 acres.
Proposed Institutional/Civic land uses (such as schools for higher education, medical
facilities, library, and other civic uses) encompass approximately 1,568,160 sf on
approximately 110 acres. The Project includes approximately 130,680 sf of
Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities,
health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that
would serve the entire community (e.g., two wastewater reclamation facilities, water
treatment facility, water bank, materials recovery facility) encompass approximately 191
acres. The School Overlay includes Kindergarten through 12th grade schools located on
approximately 146 acres. Approximately 5,624 acres (approximately 45.6 percent) of the
12,323-acre Project site are proposed for Open Space for natural resource protection and
greenways, and 163 acres are included in the Park Overlay for active and passive
recreational use. The Project Includes the development of nine Villages that will each
contain a mix of land uses that enable residents to live near schools, recreation, shopping,
neighborhood businesses and services, civic buildings, medical facilities, and
employment centers. Project buildout would be implemented in phases based on future
market conditions over an approximate 20-year period through a series of future tract and
parcel maps. The Project includes a mix of housing options within each Village, ranging
from apartment homes close to Town Centers to single-family homes in lower-density
areas. A full range of light industrial, business, and other commercial uses are planned
that are intended to yield a broad range of employment opportunities, from retail services
to large corporate employers, and shall be collectively referred to as the "Project"; and

WHEREAS, the Applicant has requested approval of Development Agreement No.
RPPL2016003940, which sets forth public benefits to the County and the vested rights of
the Applicant; and
WHEREAS, the Los Angeles County ("County") Regional Planning Commission ("Commission") conducted duly-noticed public hearings on March 21, April 25, and June 6, 2018, in the matter of Project No. 02-232 (the "Project"), consisting of the Centennial Specific Plan No. 02-232 ("Specific Plan"), General Plan Amendment No. 02-232 ("GPA"), Zone Change No. 02-232 ("Zone Change"), Conditional Use Permit No. 02-232 ("CUP"), Vesting Tentative Parcel Map No. 060022 ("Vesting Map"), Development Agreement No. RPPL2016003940 ("Development Agreement") and Final Environmental Impact Report (SCH No. 2004031072), which the above are referred to collectively as the "Project Permits"; and

WHEREAS:

1. The project site is approximately 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County ("Project Site"). The community of Gorman in Los Angeles County is adjacent to I-5 and is approximately four miles north of the I-5/SR-138 junction. The community of Neenach is located approximately 1.2 miles to the east of the Project boundary. The West Branch of the State Water Project's (SWP) California Aqueduct bisects the Project. The Tehachapi Mountains border the northern and western perimeter of the Project site, and the San Gabriel Mountains are located to the south of the Project site. Existing development is limited to a few paved access roads to the California Aqueduct and through the site to the National Cement Plant, which is located approximately one mile north of the Project site. There are also unpaved ranch roads, fencing, stock ponds, and a few electrical transmission lines.

2. The Development Agreement is a request to adopt by ordinance a voluntary agreement between the County and the Project proponent. The purpose of the Development Agreement is to provide both the County and the developer with long-term contractual assurances that the Project includes public benefits and can be built out as approved in the Project Permits. The Development Agreement provides terms for the duration and vesting of the Development Agreement, Project Permits and later approved permits, the termination date of the Development Agreement, a description of the uses permitted on the subject properly, the density and intensity of use allowed on the subject property, the minimum height, size, and location of buildings allowed, the reservation or dedication of land for public purposes to be accomplished, and the time schedule for periodic review, as well as public benefits that would not otherwise be provided by the Applicant in the absence of a Development Agreement.

3. The Vesting Map is a related request to subdivide 20 "large lot" parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Construction of residential and nonresidential buildings will require further subdivision of the large-lot parcels created by the Vesting Map, as well as other subsequent land use permits and approvals.

4. The related Specific Plan requested would regulate development through its proposed Land Use Plan, the Land Use Matrix (including permitted uses), and the
development standards and regulations in conjunction with Titles 21 and 22 of the Los Angeles County Code. Upon adoption of the Centennial Specific Plan, the development standards and land use regulations of the Centennial Specific Plan become the zoning for the site.

5. The GPA is a related request to amend the AVAP and County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). This amendment would reflect the location of the project's internal circulation network of roadways, as provided in the Centennial Specific Plan. This amendment would not change the land use designations, allowable development or open space areas in the AVAP or General Plan.

6. The Zone Change is a related request to change zoning from O-S (Open Space) A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP (Specific Plan). Approval of the zone change and concurrent adoption of the Centennial Specific Plan would establish the Specific Plan's land use regulations and development standards as the underlying zoning for the Project site.

7. The CUP is a related request to authorize the following: Specific Plan development process and review, including implementation of affordable housing, design metrics, mobility plan, green program, design notebook, other plans, and phasing plan; conceptual grading of up to 200 million cubic yards (100 million cut, 100 million fill balanced onsite); conceptual locations and systems of associated project infrastructure and facilities, to include but not limited to: pipelines, wells, and storage tanks, wastewater reclamation and water/wastewater treatment, water banking, flood control, drainage and retention, solid waste, composting, and recycling, roadway circulation, road and highway construction and realignment, and bridge construction, and electric, gas and telecommunication; and: to establish the following: Environmental mitigation monitoring and reporting, and Master Conditions, Covenants and Restrictions ("Master CC&Rs"). Because the CUP is being considered concurrently with legislative actions, the Regional Planning Commission is not the final decision-making body under the County Code. Consequently, Planning Commission will be making a recommendation to the Board of Supervisors on this entitlement.

8. The Project also includes a vehicular and a non-vehicular circulation system, including alternatives to automobile travel (e.g., public transit, bicycle network, and pedestrian system) that would minimize traffic, pollution, and greenhouse gases. Efficient use of land and a balance of uses that result in a jobs/housing balance would reduce single-occupancy automobile travel and vehicle miles traveled. The Project provides for an integrated network of roadways and walking and biking trails to reduce
automotive use and facilitate safe and efficient travel. An extensive network of sidewalks, greenway trails (approximately 13 miles), and community trails (approximately 60 miles) would link residential, schools, shopping, and employment areas.

9. The Project includes conceptual site locations for up to four new fire stations in the Project area. The number of on-site fire stations and their general locations were determined through preliminary consultation with the Los Angeles County Fire Department (LACFD). The Project would provide for one on-site Sheriff's station. Prior to development of this permanent Sheriff's station, the Los Angeles County Sheriff's Department (LASD) would operate a temporary station (e.g., store front station) in the first phase of Project development. This store front Sheriff station would be developed and fully operational prior to issuance of the first certificate of occupancy. To accommodate the demand for educational facilities created by future Centennial residents, the Project reserves sites through a “Schools” land use designation for five Kindergarten (K) through 8th grade schools, one K–5 school, and one high school. A library will also be developed in the Town Center.

10. The Project’s Green Development Program requires reduced potable water consumption through the use of drought-tolerant or native plants in greenways, transition areas, and rights-of-way; low-flow showerheads, faucets and toilets; intelligent irrigation devices; and recycled water use primarily for landscape irrigation in residential common areas. Additionally, the Project’s water resource management infrastructure for wastewater treatment, recycled water, flood control/drainage, water quality, hydromodification control, and sediment management are integrated to create a cohesive infrastructure system that minimizes the Project’s effects on the environment.

11. The Project includes two wastewater reclamation facilities for the tertiary treatment of all wastewater generated by Project uses. This recycled water will be delivered throughout the Project site for non-potable uses (e.g., irrigation), thereby reducing the Project’s demand for imported water and groundwater resources. The Project will also use its underground aquifers to bank imported water supplies available but not needed during average and wet years to provide for Project uses in dry years. The Project’s flood control/drainage and water quality facilities have been designed in such a way that they can increase groundwater recharge, thereby increasing the amount of groundwater available for Project uses and decreasing the Project’s need for imported water resources. As a result of this integrated approach, the Project will be able to rely on its groundwater and wastewater resources, as well as its Green Development Program requirements, to reduce the demand for imported water from the State Water Project (SWP) that the Project would otherwise create, and will be more protective of its natural drainages and sensitive habitats.

12. A portion of the National Cement Plant Road within the Project boundaries is planned to be realigned through the Project site to access the SR-138 from the western side of Quail Lake rather than from its current connection on the east side of Quail Lake. This realignment serves the purpose of providing a shorter route of access for the
cement trucks to the I-5; eliminates concrete truck travel over the bridge that crosses the West Branch of the Aqueduct; and eliminates cement truck traffic from traversing through one of the entrances to the Project site. In addition to the existing National Cement Plant Road bridge, the Project includes the construction of one new bridge over the West Branch of the Aqueduct.

13. The Project is designed to be in compliance with the vision, assumptions, goals, and policies of the Antelope Valley Area Plan (AVAP), which was adopted by the Los Angeles County Board of Supervisors on June 16, 2015 (LACDRP 2015c). The potential implementation of the Project was known at the time of the development of the AVAP and was accounted for in the AVAP's land use and population/employment growth assumptions, as well as implementation program.

14. The Project Site is located within the AVAP's West Economic Opportunity Area (EOA). EOAs are defined as clusters of land with higher development densities along the routes of two proposed major infrastructure projects in the Antelope Valley; the High Desert Corridor (HDC) and the Northwest 138 Corridor Improvement (NW138) Project. The West EOA is adjacent to the SR-138. This joint project (SCH No. 2013111016) between the California Department of Transportation (Caltrans) and the Los Angeles County Metropolitan Transportation Authority (Metro) proposes widening and slightly realigning SR-138. The Centennial Project complements the County's AVAP by capitalizing on the transportation infrastructure investment that State and regional agencies are bringing into the area, while still achieving the overall goal of rural preservation in the Antelope Valley.

15. Prior to any master-planned development approval in the West EOA, a specific plan, community plan, or other similar planning document is required to ensure orderly development. The Project's Specific Plan is consistent with this requirement. EOAs include land use designations that allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas. As such, the Project implements the requirements of the AVAP by including a balance of land uses consistent with the intent and the land use designations set forth for the West EOA in the AVAP.

16. Current zoning on the Project site includes O-S: Open Space; A-1-2: Light Agricultural – Two Acre Minimum Required Lot Area; RPD: Residential Planned Development; CPD-DP: Commercial Planned Development – Development Program; and MPD-DP: Manufacturing Industrial Planned Development – Development Program. The Land Use Policy Map of the AVAP designates the Project site as having the following land-use designations: H5: Residential 5 (0–5 dwelling units [du]/net acre); OS-C: Open Space Conservation; CR: Rural Commercial; RL1: Rural Land 1 (1 du/1 gross acre); IL: Light Industrial; RL2: Rural Land 2 (1 du/2 gross acres). The Project site is designated on the AVAP zoning map as within the West EOA. The development standards and land use regulations described in the Centennial Specific Plan will apply to the site upon adoption of the Centennial Specific Plan rather than the zoning standards established by Title 22 of the Los Angeles
County Code. Topics not addressed by the Centennial Specific Plan shall be
governed by the rules and regulations of Title 22 of the Los Angeles County Code.

17. Surrounding properties are zoned as follows:

   North:  Open Space (O-S), Heavy Agricultural -Two Ac. Min. Lot Size (A-2-2);
   South: Light Agricultural -Two Acre Minimum Lot Size (A-1-2), A-2-2, O-S;
   East:  O-S, A-2-2, A-1-2; and,
   West:  O-S, A-2-2

18. Land uses surrounding the Project Site include:

   North:  Vacant land, public utility (Ca. Aqueduct), National Cement Plant;
   South:  Vacant land, Quail Lake, SR-138, and scattered residences;
   East:  Scattered residential and agricultural uses; and
   West:  Vacant land, public utility (SCE Substation), State Vehicular Rec. Area

19. The Commission finds that with the proposed Zone Change and adoption of the
Specific Plan, the Project would be consistent with the applicable Zoning Code
regulations for the reasons stated herein, in other documents that constitute the
record for the Project Permits and based on testimony delivered to the Commission
in writing and orally.

20. New roads will be constructed on-site and SR-138 will be improved to provide
roadway access to the Project site. For the first phase of Project development, new
roads will be timed and constructed per the Conditions of Approval approved by the
County so that adequate access will be provided to all new land uses at Centennial.
SR-138 runs in a general east-west direction through the southern section of the site
and is a currently a two-lane highway, but the California Department of Transportation
(Caltrans) is proposing to widen and realign SR-138 into a four- to six-lane highway
through and near the site, as part of its comprehensive Northwest 138 Corridor
Improvement Project. As such, the Project would complement the planned SR-138
improvements, as intended by the West EOA. Interstate 5 ("I-5") is located
approximately 1 miles west of the western boundary of the Project Site.

21. The County is the lead agency for the Project for purposes of the California
Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA")
in accordance with the State CEQA Guidelines section 15050. The County
Department of Regional Planning ("Regional Planning") on behalf of the County as
the lead agency, determined, based on its Initial Study, that an Environmental Impact
Report ("EIR") was necessary for the Project. The resource areas addressed in the
EIR include geotechnical, hydrology and flood, hazards and fire safety, water quality,
land resources, cultural and tribal resources, biological resources, land use,
population and housing, traffic access and circulation, air resources, noise, visual
resources, parks and recreation, education, fire and law enforcement, other public
services, water resources, wastewater collection, dry utilities, climate change,
growth-inducing impacts, cumulative impacts, and alternatives.
22. On May 15, 2017, a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the County Registrar-Recorder/Clerk’s Office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project Site and on Regional Planning’s website. The CEQA public review period for the Draft EIR was from Thursday, May 18, 2017 through Monday, July 17, 2017. In addition, a Hearing Examiner hearing was held on June 29, 2017, to receive comments on the Draft EIR. The following County Departments were consulted regarding the Draft EIR: Regional Planning, Public Works ("Public Works"), Fire ("Fire Department"), Sheriff ("Sheriff"), Library ("Library"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). On July 13, 2017, a Revised Public Notice announcing a time extension of 30 days was duly posted and mailed. The extension therefore provided a total of 90 days to submit comments on the Project Draft EIR for consideration in the Project’s Final EIR, and the public review period ended on Wednesday, August 16, 2017.

23. Comments on the Draft EIR were provided by the U.S. Forest Service, Pacific Southwest Region; U.S. Forest Service, Angeles National Forest; U.S. Fish and Wildlife Service; California Department of Toxic Substances Control; Department of Water Resources; California Department of Transportation; California Department of Fish and Wildlife; Office of Planning and Research, State Clearinghouse; County Sanitation Districts of Los Angeles; County of Los Angeles Fire Department; Antelope Valley Air Quality Management District; Eastern Kern Air Pollution Control District; Lahontan Regional Water Quality Control Board; South Coast Air Quality Management District; City of Santa Clarita; San Manuel Band of Mission Indians; Blum Collins, LLP on behalf of the Golden State Environmental & Social Justice Alliance; Tri-County Watchdogs; Pacific Crest Trail Association; Santa Monica Mountains Conservancy; Three Points-Liebre Mountain Town Council; Center for Biological Diversity, et. al; Jack Tuszyński; Susan Rudnicki; Virginia DeMoss; Karen Tracy; Matt Pakcuco; Sandra Namoff; Susan Baraz; Rose Ann Witt; Marianna Breton; Brad Berger; Joe Bourgeois; Pamela De Vries; John Adargo; Paul Williams; Colleen Boye; Larry Brown; Candace Huskey; Richard Smith; Donald M. Days Jr.; Robert Buchanan; Judy; Mike Murphy; Bob Smith; Beatriz; Jack McGhee; GF Conroy; Ashley Hillard; Nick Jensen; Gerard Conroy; Sierra Alder; Marty Kriesler; Henry Wahl; Anne Burnaugh; Richard and Tamira DeSpain; Tejon Indian Tribe; Ronald and Benita Colitti; Tri Pointe Group; Wes Williamson; Majestic Realty Co.; Paul Jerome; Jeff Zimmerman; Corina Roberts; California Wildlife Foundation/California Oaks; FEMA Region IX; Southern California Edison; Association of Rural Town Councils; Jack T.; Test User; Ariel Senseman; Helen Henry; Alice Wallman; Jane Randall; Lakes & Valleys Gazette; G. Richard DeSpain; Merryel Nelson; Rose Bryan; the Antelope Acres Town Council; Dean Canfield; Mar Preston. Jerry Gleason; Matt Misenheimer; Patric Hedlund; Andre Hollings; Dale King; and Terry Kelling. The Final EIR responds to all comments received during the comment period. Several project design features and mitigation measures were added and revised as a result of the comments.
24. A duly noticed public hearing was held on March 21, 2018 before the Commission. During the March 21 hearing, the Commission continued the case without public testimony or discussion to April 25, 2018.

25. A duly noticed public hearing was held on April 25, 2018 before the Commission. During the April 25 hearing, the Commission heard testimony from one person, and continued the case without discussion to June 6, 2018.

26. A duly noticed public hearing was held on June 6, 2018 before the Commission. During the June 6 hearing, the Commission heard presentations from staff and the applicant, and public testimony was heard. During public testimony, X persons spoke in favor of the project, citing reasons such as: [RESERVED]. In addition, X persons spoke in opposition or otherwise had concerns with the project, citing reasons such as: [RESERVED].

27. During the June 6, 2018 public hearing, after hearing all testimony, the Commission discussed the Project on the following points: [RESERVED].

28. In its actions on June 6, 2018, the Regional Planning Commission recommended that the Board of Supervisors certify the Final EIR for the Project (SCH No. 2004031072), along with the required Findings of Fact, Statement of Overriding Considerations, and the MMRP for the Project.

29. The County Subdivision Committee ("Subdivision Committee") consists of representatives from Regional Planning, Public Works, Forestry and Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the Vesting Map dated February 1, 2017, each of those Departments has cleared the Project for public hearing and recommended its approval.

30. Los Angeles County is authorized to enter into the Development Agreement with the Applicant, because the latter has a legal or equitable interest in the real property to which the Development Agreement would apply, for the development of the property.

31. The Project site is not located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.

32. Consistent with Sections 22.60.174 and 22.60.175 of the County Code, the community and neighboring property owners within a 1,000-foot radius of the Project Site were properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project hearings were noticed and case materials were available on Regional Planning's website and the Newhall, Stevenson Ranch, and Valencia libraries.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS:**

A. The above recitals are true and correct and are incorporated herein by reference.
B. The Regional Planning Commission has reviewed and considered the Final EIR.

C. Centennial Founders, LLC has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through G are true, as supported by the recitals above, the Burden of Proof Statements included as an attachment to the Planning Commission's Staff Report, and the administrative record for this project.

D. Based on substantial evidence in the record, including, without limitation, the written and oral staff reports, the EIR, the General Plan, and the documentary record and testimony before the Commission, the Development Agreement is consistent with the objectives, goals, and policies of the General Plan, as amended by General Plan Amendment No. 02-232, and is consistent with the Antelope Valley Area Plan for the reasons stated in the recitals above, in other documents that constitute the record for the Project Permits, the Administrative Record, and based on testimony delivered to the Commission in writing and orally.

E. The Development Agreement is consistent with the Specific Plan for the subject property, and complies with the County's zoning, subdivision, and other applicable ordinances and regulations as amended by the Zone Change No. 02-232 and as set forth in the Centennial Specific Plan, considered concurrently.

F. The Development Agreement is consistent with public convenience, general welfare, and good land use practice, making it in the public interest to enter into the Development Agreement with Centennial Founders, LLC, as supported by the recitals above the materials included in the Administrative Record for this project.

G. Taking into account the conditions and site-specific regulations contained in the Specific Plan, the Development Agreement will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

H. The Development Agreement complies with the prescribed terms, conditions, restrictions, and requirements set forth in County Code Section 22.16.320. Pursuant to Section 22.16.320, the Development Agreement provides terms for the duration of the Development Agreement, the termination date of the Development Agreement, the uses permitted on the subject property, the density and intensity of use allowed on the subject property, the minimum height, size, and location of buildings allowed, the reservation or dedication of land for public purposes to be accomplished, and the time schedule established for periodic review of the Development Agreement. Such terms, conditions, restrictions and requirements in the Development Agreement are not contrary to zoning, subdivision, other ordinances, laws, or regulations applicable to the proposed development.
I. Pursuant to Government Code Section 65867.5, the Development Agreement contains a provision specifying that the Vesting Tentative Parcel Map approved for the Project will comply with the provisions of Government Code Section 66473.7.

J. The Development Agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

K. The Development Agreement does not include any applicant obligations or County activities that would cause any physical changes to the environment that fall outside the boundaries of the area designated for future development within the Centennial project site. The Development Agreement likewise does not include any type of facility or land use that falls outside the scope of land uses that were identified in the Specific Plan and analyzed in the accompanying project EIR. Accordingly, implementation of the Development Agreement will not result in any significant new impacts to the environment, or worsen any previously-identified significant environmental impact, in relation to impacts already considered in the Draft EIR. The proposed Development Agreement does not require recirculation or supplemental environmental analyses under CEQA.

THEREFORE, THE REGIONAL PLANNING COMMISSION HEREBY RESOLVES TO:

1. Recommend that the Los Angeles County Board of Supervisors approve Development Agreement No. RPPL2016003940.

2. Direct staff to serve notice of this action consistent with LA County Code Section 22.16.350.
“CENTENNIAL” PROJ. 02-232-(5)
STAFF ANALYSIS "ATTACHMENT C"
DRAFT ORDINANCES (SP, DA, ZC)
ORDINANCE NO. ________________

An ordinance approving Centennial Project Specific Plan pursuant to Section 65450 and Chapter 22.46 of Title 22 of the Los Angeles County Code and amending Section 22.46.040 of the Los Angeles County Code.

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

SECTION 1. The Board of Supervisors hereby approves Specific Plan No. 02-232, a copy of which is attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.
ORDINANCE NO. ______________________

An ordinance approving the Centennial Project Development Agreement pursuant to Section 65868 of the Government Code and Section 22.16.450 of Title 22 of the County Code.

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

SECTION 1. The Board of Supervisors hereby approves Development Agreement No. RPPL2016003940, a copy of which is attached hereto.
ORDINANCE NO. ________________

An ordinance approving the Centennial Project **Zone Change**, and amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Countywide General Plan, relating to the CASTAIC CANYON & ANTELOPE VALLEY WEST Zoned Districts, Numbers 100 & 115.

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

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the maps of the Castaic Canyon & Antelope Valley West Zoned Districts, Numbers 100 & 115, as shown on the maps attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.
“CENTENNIAL” PROJ. 02-232-(5)

STAFF ANALYSIS “ATTACHMENT D”

DRAFT FINDINGS AND CONDITIONS OF APPROVAL
(V. MAP AND CUP, WITH PHASING TABLE,
VESTING MAP, AND MMRP ATTACHED TO CUP
CONDITIONS)
THE COUNTY FINDS THAT:

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted duly-noticed public hearings on March 21, April 25, and June 6, 2018, in the matter of Project No. 02-232 (the "Project"), consisting of Specific Plan No. 02-232 ("Specific Plan"), General Plan Amendment No. 02-232 ("GPA"), Zone Change No. 02-232 ("Zone Change"), Conditional Use Permit No. 02-232 ("CUP"), Vesting Tentative Parcel Map No. 060022 ("Vesting Map"), Development Agreement No. RPPL2016003940 ("Development Agreement") and Final Environmental Impact Report (SCH No. 2004031072), which the above are referred to collectively as the "Project Permits".

2. Unless otherwise apparent from the context, "Applicant" shall include the permittee, owner of the property, subdivider, and any other person, corporation, or other entity making use of this grant.

3. Centennial Founders LLC ("Applicant") requests a Vesting Map to subdivide 20 "large lot" parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Construction of residential and nonresidential buildings will require further subdivision of the large-lot parcels created by the Vesting Map, as well as other subsequent land use permits and approvals.

4. The Project is proposed on 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County. The Project site is located near the unincorporated community of Gorman, approximately 35 miles north of the City of Santa Clarita in Los Angeles County; approximately 50 miles south of the City of Bakersfield in Kern County via State Route (SR) 99 and Interstate (I) 5; and approximately 36 and 43 miles west of the Cities of Lancaster and Palmdale, respectively, in Los Angeles County via SR-138. SR-138 runs through the southern portion of the Project site, which is located approximately one mile east of I-5, just south of the Kern County/Los Angeles County boundary in the vicinity of Quail Lake. The community of Gorman in Los Angeles County is adjacent to I-5 and is approximately four miles north of the I-5/SR-138 junction. The community of Neenach is located approximately 1.2 miles to the east of the Project boundary. The West Branch of the State Water Project’s California Aqueduct bisects the Project.

5. The Project site is currently undeveloped with limited grazing, hunting and agricultural activities and consists of gently to steeply-sloping hillside terrain. The Project site contains area designated as "SEA" in its western and southern portions, as well as oak trees and woodland in its western portion; these areas are not proposed to be developed as part of the Project.
6. The Project will take direct access from Lancaster Road (Highway 138).

7. The Specific Plan is a related request to regulate development through its proposed Land Use Plan, the Land Use Matrix (including permitted uses), and the development standards and regulations in conjunction with Titles 21 and 22 of the Los Angeles County Code. Upon adoption of the Centennial Specific Plan, the development standards and land use regulations of the Centennial Specific Plan become the zoning for the site.

8. The General Plan Amendment ("GPA") is a related request to amend the AVAP and County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). This amendment would reflect the location of the project’s internal circulation network of roadways, as provided in the Centennial Specific Plan. This amendment would not change the land use designations, allowable development or open space areas in the AVAP or General Plan.

9. The Zone Change is a related request to change zoning from O-S (Open Space) A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP (Specific Plan). Approval of the zone change and concurrent adoption of the Centennial Specific Plan would establish the Specific Plan’s land use regulations and development standards as the underlying zoning for the Project site.

10. The CUP is a related request to authorize the following: Specific Plan development process and review, including implementation of affordable housing, design metrics, mobility plan, green program, design notebook, other plans, and phasing plan; conceptual grading of up to 200 million cubic yards (100 million cut, 100 million fill balanced onsite); conceptual locations and systems of associated project infrastructure and facilities, to include but not limited to: pipelines, wells, and storage tanks, wastewater reclamation and water/wastewater treatment, water banking, flood control, drainage and retention, solid waste, composting, and recycling, roadway circulation, road and highway construction and realignment, and bridge construction, and electric, gas and telecommunication; and to establish the following: Environmental mitigation monitoring and reporting, and Master Conditions, Covenants and Restrictions ("Master CC&Rs"). Because the CUP is being considered concurrently with legislative actions, the Regional Planning Commission is not the final decision-making body under the County Code. Consequently, Planning Commission will be making a recommendation to the Board of Supervisors on this entitlement.
11. The Development Agreement is a related request to adopt by ordinance a voluntary agreement between the County and the Project proponent. The purpose of the Development Agreement is to provide both the County and the developer with long-term contractual assurances that the Project includes public benefits and can be built out as approved in the Project Permits.

12. The Applicant proposes the Centennial Specific Plan project ("Project") to develop up to 19,333 dwelling units on approximately 4,987 gross acres of land designated for residential uses. Other land uses include approximately 7,363,818 square feet (sf) of Business Park uses (office, research and development, and warehousing or light manufacturing uses) on approximately 597 gross acres and approximately 1,034,550 sf of Commercial uses on approximately 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass approximately 1,568,160 sf on approximately 110 acres. The Project includes approximately 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities, health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that would serve the entire community (e.g., two wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility) encompass approximately 191 acres. The School Overlay includes Kindergarten through 12th grade schools located on approximately 146 acres. Approximately 5,624 acres (approximately 45.6 percent) of the 12,323-acre Project site are proposed for Open Space for natural resource protection and greenways, and 163 acres are included in the Park Overlay for active and passive recreational use. The Project includes the development of nine Villages that will each contain a mix of land uses that enable residents to live near schools, recreation, shopping, neighborhood businesses and services, civic buildings, medical facilities, and employment centers. Project buildout would be implemented in phases based on future market conditions over an approximate 20-year period through a series of future tract and parcel maps. The Project includes a mix of housing options within each Village, ranging from apartment homes close to Town Centers to single-family homes in lower-density areas. A full range of light industrial, business, and other commercial uses are planned that are intended to yield a broad range of employment opportunities, from retail services to large corporate employers.

13. The Project also includes a vehicular and a non-vehicular circulation system, including alternatives to automobile travel (e.g., public transit, bicycle network, and pedestrian system) that would minimize traffic, pollution, and greenhouse gases. Efficient use of land and a balance of uses that result in a jobs/housing balance would reduce single-occupancy automobile travel and vehicle miles traveled. The Project provides for an integrated network of roadways and walking and biking trails to reduce automotive use and facilitate safe and efficient travel. An extensive network of sidewalks, greenway trails (approximately 13 miles), and community trails (approximately 60 miles) would link residential, schools, shopping, and employment areas.
14. The Project includes conceptual site locations for up to four new fire stations in the Project area. The number of on-site fire stations and their general locations were determined through preliminary consultation with the Los Angeles County Fire Department (LACFD). The Project would provide for one on-site Sheriff's station. Prior to development of this permanent Sheriff's station, the Los Angeles County Sheriff's Department (LASD) would operate a temporary station (e.g., store front station) in the first phase of Project development. This store front Sheriff station would be developed and fully operational prior to issuance of the first certificate of occupancy. To accommodate the demand for educational facilities created by future Centennial residents, the Project reserves sites through a “Schools” land use designation for five Kindergarten (K) through 8th grade schools, one K-5 school, and one high school. A library will also be developed in the Town Center.

15. The Project’s Green Development Program requires reduced potable water consumption through the use of drought-tolerant or native plants in greenways, transition areas, and rights-of-way; low-flow showerheads, faucets and toilets; intelligent irrigation devices; and recycled water use primarily for landscape irrigation in residential common areas. Additionally, the Project’s water resource management infrastructure for wastewater treatment, recycled water, flood control/irrigation, water quality, hydromodification control, and sediment management are integrated to create a cohesive infrastructure system that minimizes the Project’s effects on the environment.

16. The Project includes two wastewater reclamation facilities for the tertiary treatment of all wastewater generated by Project uses. This recycled water will be delivered throughout the Project site for non-potable uses (e.g., irrigation), thereby reducing the Project’s demand for imported water and groundwater resources. The Project will also use its underground aquifers to bank imported water supplies available but not needed during average and wet years to provide for Project uses in dry years. The Project’s flood control/irrigation and water quality facilities have been designed in such a way that they can increase groundwater recharge, thereby increasing the amount of groundwater available for Project uses and decreasing the Project’s need for imported water resources. As a result of this integrated approach, the Project will be able to rely on its groundwater and wastewater resources, as well as its Green Development Program requirements, to reduce the demand for imported water from the State Water Project (SWP) that the Project would otherwise create, and will be more protective of its natural drainages and sensitive habitats.

17. A portion of the National Cement Plant Road within the Project boundaries is planned to be realigned through the Project site to access the SR-138 from the western side of Quail Lake rather than from its current connection on the east side of Quail Lake. This realignment serves the purpose of providing a shorter route of access for the cement trucks to the I-5; eliminates concrete truck travel over the bridge that crosses the West Branch of the Aqueduct; and eliminates cement truck traffic from traversing through one of the entrances to the Project site. In addition to the existing National
Cement Plant Road bridge, the Project includes the construction of one new bridge over the West Branch of the Aqueduct.

18. The Project is designed to be in compliance with the vision, assumptions, goals, and policies of the AVAP, which was adopted by the Los Angeles County Board of Supervisors on June 16, 2015 (LACDRP 2015c) and is a component of the General Plan adopted by the Los Angeles County Board of Supervisors on October 6, 2015. The potential implementation of the Project was known at the time of the development of the AVAP and was accounted for in the AVAP’s land use and population/employment growth assumptions, as well as implementation program.

19. The Project Site is located within the AVAP’s West Economic Opportunity Areas (EOA). EOAs are defined as clusters of land with higher development densities along the routes of two proposed major infrastructure projects in the Antelope Valley; the High Desert Corridor (HDC) and the Northwest 138 Corridor Improvement (NW138) Project. The West EOA is adjacent to the SR-138. This joint project (SCH No. 2013111016) between the California Department of Transportation (Caltrans) and the Los Angeles County Metropolitan Transportation Authority (Metro) would widen and slightly realign SR-138. The Centennial Project complements the County’s AVAP by capitalizing on the transportation infrastructure investment that State and regional agencies are bringing into the area, while still achieving the overall goal of rural preservation in the Antelope Valley.

20. Prior to any master-planned development approval in the West EOA, a specific plan, community plan, or other similar planning document is required to ensure orderly development. The Project’s Specific Plan is consistent with this requirement. EOAs include land use designations that allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas. As such, the Project implements the requirements of the AVAP by including a balance of land uses consistent with the intent and the land use designations set forth for the West EOA in the AVAP.

21. Based on the findings above, the Project would be consistent with applicable policies of the AVAP for the reasons stated herein, in other documents that constitute the record for the Project Permits and based on testimony delivered writing and orally prior to the close of the public hearing before final action.

22. Current zoning on the Project site includes O-S: Open Space; A-1-2: Light Agricultural – Two Acre Minimum Required Lot Area; RPD: Residential Planned Development; CPD-DP: Commercial Planned Development – Development Program; and MPD-DP: Manufacturing Industrial Planned Development – Development Program. To implement the Project, a zone change to "Specific Plan" is proposed for the entire Centennial Project site. The development standards and land use regulations described in the Centennial Specific Plan will apply to the site upon adoption of the Centennial Specific Plan rather than the zoning standards established by Title 22 of the Los Angeles County Code. Topics not addressed by
the Centennial Specific Plan shall be governed by the rules and regulations of Title 22 of the Los Angeles County Code.

23. The Land Use Policy Map of the AVAP designates the Project site as having the following land-use designations: H5: Residential 5 (0–5 dwelling units [du]/net acre); OS-C: Open Space Conservation; CR: Rural Commercial; RL1: Rural Land 1 (1 du/1 gross acre); IL: Light Industrial; RL2: Rural Land 2 (1 du/2 gross acres). The Project site is designated on the AVAP zoning map as within the West EOA. As set forth in Chapter 2, Land Use, of the AVAP, a Specific Plan is an Overlay on the Land Use Policy Map. As such, a “Specific Plan Overlay” must be placed on the Land Use Policy Map for an adopted specific plan.

24. Surrounding properties are zoned as follows:

   North: Open Space (O-S), Heavy Agricultural - Two Ac. Min. Lot Size (A-2-2);
   South: Light Agricultural - Two Acre Minimum Lot Size (A-1-2), A-2-2, O-S;
   East: O-S, A-2-2, A-1-2; and,
   West: O-S, A-2-2

25. Land uses surrounding the Project Site include:

   North: Vacant land, public utility (Ca. Aqueduct), National Cement Plant;
   South: Vacant land, Quail Lake, SR-138, and scattered residences;
   East: Scattered residential and agricultural uses; and
   West: Vacant land, public utility (SCE Substation), State Vehicular Rec. Area

26. The Project site was given its current zoning with the adoption of the 2015 Antelope Valley Area Plan (“Town and Country”) in 2015, a component of the General Plan adopted by the Los Angeles County Board of Supervisors on October 6, 2015.

27. New roads will be constructed on-site and SR-138 will be improved to provide roadway access to the Project site. For the first phase of Project development, new roads will be timed and constructed per the Conditions of Approval approved by the County so that adequate access will be provided to all new land uses at Centennial. SR-138 runs in a general east-west direction through the southern section of the site and is a currently a two-lane highway, but Caltrans and Metro will widen and realign SR-138 into a four- to six-lane highway through and near the site, as part of their comprehensive Northwest 138 Corridor Improvement Project. As such, the Project anticipates and would complement the planned SR-138 improvements, as intended by the West EOA. Interstate 5 (“I-5”) is located approximately 1 miles west of the western boundary of the Project Site.

28. The County is the lead agency for the Project for purposes of the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”) in accordance with the State CEQA Guidelines section 15050. The County Department of Regional Planning (“Regional Planning”) on behalf of the County as
the lead agency, determined, based on its Initial Study, that an Environmental Impact Report ("EIR") was necessary for the Project. The resource areas addressed in the EIR include geotechnical, hydrology and flood, hazards and fire safety, water quality, land resources, cultural and tribal resources, biological resources, land use, population and housing, traffic access and circulation, air resources, noise, visual resources, parks and recreation, education, fire and law enforcement, other public services, water resources, wastewater collection, dry utilities, climate change, growth-inducing impacts, cumulative impacts, and alternatives.

29. On May 15, 2017, a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the County Registrar-Recorder/Clerk’s Office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project Site and on Regional Planning’s website. The CEQA public review period for the Draft EIR was from Thursday, May 18, 2017 through Monday, July 17, 2017. In addition, a Hearing Examiner hearing was held on June 29, 2017, to receive comments on the Draft EIR. The following County Departments were consulted regarding the Draft EIR: Regional Planning, Public Works ("Public Works"), Fire ("Fire Department"), Sheriff ("Sheriff"), Library ("Library"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). On July 13, 2017, a Revised Public Notice announcing a time extension of 30 days was duly posted and mailed. The extension therefore provided a total of 90 days to submit comments on the Project Draft EIR for consideration in the Project’s Final EIR, and the public review period ended on Wednesday, August 16, 2017.

30. Comments on the Draft EIR were provided by the U.S. Forest Service, Pacific Southwest Region; U.S. Forest Service, Angeles National Forest; U.S. Fish and Wildlife Service; California Department of Toxic Substances Control; Department of Water Resources; California Department of Transportation; California Department of Fish and Wildlife; Office of Planning and Research, State Clearinghouse; County Sanitation Districts of Los Angeles; County of Los Angeles Fire Department; Antelope Valley Air Quality Management District; Eastern Kern Air Pollution Control District; Lahontan Regional Water Quality Control Board; South Coast Air Quality Management District; City of Santa Clarita; San Manuel Band of Mission Indians; Blum Collins, LLP on behalf of the Golden State Environmental & Social Justice Alliance; Tri-County Watchdogs; Pacific Crest Trail Association; Santa Monica Mountains Conservancy; Three Points-Liebre Mountain Town Council; Center for Biological Diversity, et. al; Jack Tuszyński; Susan Rudnicki; Virginia DeMoss; Karen Tracy; Matt Pakcucko; Sandra Namoff; Susan Baraz; Rose Ann Witt; Marianna Brelon; Brad Berger; Joe Bourgeois; Pamela De Vries; John Adargo; Paul Williams; Colleen Boye; Larry Brown; Candace Huskey; Richard Smith; Donald M. Days Jr.; Robert Buchanan; Judy; Mike Murphy; Bob Smith; Beatriz; Jack McGhee; GF Conroy; Ashley Hillard; Nick Jensen; Gerard Conroy; Sierra Alder; Marty Kriesler; Henry Wahl; Anne Bumaugh; Richard and Tamira DeSpain; Tejon Indian Tribe; Ronald and Benita Colitti; Tri Pointe Group; Wes Williamson; Majestic Realty Co.;
Paul Jerome; Jeff Zimmerman; Corina Roberts; California Wildlife Foundation/California Oaks; FEMA Region IX; Southern California Edison; Association of Rural Town Councils; Jack T.; Test User; Ariel Senseman; Helen Henry; Alice Wollman; Jane Randall; Lakes & Valleys Gazette; G. Richard DeSpain; Merrylou Nelson; Rose Bryan; the Antelope Acres Town Council; Dean Canfield; Mar Preston. Jerry Gleason; Matt Misenhimer; Patric Hedlund; Andre Hollings; Dale King; and Terry Kelling. The Final EIR responds to all comments received during the comment period on the Draft EIR from May 19, 2017 through August 28, 2017, including responses to oral comments received at the Hearing Examiner’s meeting on June 29, 2017, as well as additional comments received between February and May 2018. Several project design features and mitigation measures were added and revised as a result of the comments.

31. Consistent with sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project’s public hearing by mail, newspaper, property posting, and departmental website posting. Notices were mailed out to properties located within the 1,000-foot radius of the project site and to those on the courtesy mailing list for the Castaic Canyon and Antelope Valley West Zoned Districts and to any additional interested parties. Additionally, Project case materials were made available at the following libraries:

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<tr>
<th>Lancaster Regional Library</th>
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<td>18601 Soledad Canyon Road</td>
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<td>Santa Clarita, California 91351</td>
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<td>Valencia Public Library</td>
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<td>Bakersfield Library, Southwest Branch</td>
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</tr>
</tbody>
</table>

32. A duly noticed public hearing was held on March 21, 2018 before the Commission. During the March 21 hearing, the Commission continued the case without public testimony or discussion to April 25, 2018.

33. A duly noticed public hearing was held on April 25, 2018 before the Commission. During the April 25 hearing, the Commission heard testimony from one person, and continued the case without discussion to June 6, 2018.

34. A duly noticed public hearing was held on June 6, 2018 before the Commission. During the June 6 hearing, the Commission heard presentations from staff and the applicant, and public testimony was heard. During public testimony, X persons spoke
in favor of the project, citing reasons such as: [RESERVED]. In addition, X persons spoke in opposition or otherwise had concerns with the project, citing reasons such as: [RESERVED].

35. During the June 6, 2018 public hearing, after hearing all testimony, the Commission discussed the Project on the following points: [RESERVED].

36. The County Subdivision Committee ("Subdivision Committee") consists of representatives from Regional Planning, Public Works, Forestry and Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the Vesting Map dated February 1, 2017, each of those Departments has cleared the Project for public hearing and recommended its approval.

37. The Vesting Map was submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

38. Regarding Hillside Management requirements, since a Specific Plan would be adopted for the site, the Project would be consistent with the County’s Hillside Management Areas (HMA) Ordinance and no Hillside Management conditional use permit (CUP) is needed. The Project’s Hillside Design Guidelines in Appendix 1-B of the Specific Plan would be consistent with the County’s Hillside Design Guidelines by (1) locating development outside HMAs to the extent feasible; (2) locating development in the portions of HMAs with the fewest hillside constraints; and (3) using sensitive hillside design techniques tailored to the unique site characteristics.

39. The removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an oak tree permit, pursuant to Section 22.56.2060 of the County Code. It is estimated that about 33,861 regulated oaks are present on the site, and 22,430 of them would be preserved. For the removal of all other oaks, an oak tree permit will be duly obtained. The EIR contains mitigation to ensure that prior to vegetation clearing or grading, additional surveys shall be performed to confirm that all oak trees within the impact and buffer areas are records, and requiring compliance with all mitigation measures stipulated in the County-issued oak tree permit. Trees will also be planted pursuant to the Oak Tree Restoration Plan required by Project mitigation.

40. The County finds that the Project Site is physically suitable for the type of development being proposed. The Project site is generally bisected by the West Branch of the California Aqueduct. The western portion of the site (i.e., west of the Aqueduct) is characterized by moderate to steep hills and canyons with oak woodlands and riparian areas, and the eastern portion of the site (i.e., east of the Aqueduct) is characterized by open, gently sloping mesa grasslands dissected by a network of arroyos. Elevations range from approximately 3,000 feet above mean sea level (msl) on the Antelope Valley floor in the northeastern portion of the site to approximately 4,250 feet above msl in the southwestern portion of the property. While the Project Site is located in a seismically active region, the Project has been
designed to avoid fault lines and such that the majority of the development footprint is located on the flattest portions of the site. The development areas of the Project site have been selected for this use consistent with other regional and local planning efforts, including the SCAG 2016-2040 RTP/SCS and the AVAP. Project design is consistent with the AVAP, inclusive of open space designations, SEA protection, and preservation of habitat linkages.

41. That the proposed Project employs creative design and provides high quality development in an area regionally and locally anticipated to accommodate future growth. The highest density residential uses would be sited in areas adjacent to commercial centers and mixed-use would be encouraged. Further, open space would be prioritized. Of the 12,323 acres on the Project site, approximately 5,624 acres would be included in the Open Space land use designation. The Project also avoids grading the most prominent slopes and ridgelines of the Project Site and locates the majority of the development footprint on the flattest parts of the Project site.

42. That the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board, pursuant to Division 7 (commencing with section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the Project Site.

43. That the design of the subdivision and the type of improvements will not cause serious public health problems, because sewage disposal, storm drainage, and geologic and soils factors are already adequately addressed. In addition, required fuel modification and site design would reduce potential fire hazards to acceptable levels.

44. That there is no substantial evidence, based on the record as a whole, that the Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. Numerous design features and mitigation measures detailed in the EIR and MMRP would result in overall less-than-significant impacts to biological resources.

45. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

46. That the division and development of the property in the manner set forth on this Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
47. That, pursuant to Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.

48. That the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.

49. That, pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community and neighboring property owners within a 1,000-foot radius of the Project Site were properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project hearings were noticed and case materials were available on Regional Planning's website and the Newhall, Stevenson Ranch, and Valencia libraries.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FURTHER FINDS THAT:

A. The Vesting Tentative Parcel Map No. 060022, and its design and improvements, are consistent with the adopted General Plan, the Antelope Valley Area Plan, the Centennial Specific Plan, and Zoning.

B. The County has considered the effects of its actions on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. The design of the subdivision provides for future passive and natural heating and cooling.

D. The design of the subdivision is not likely to cause serious public health problems.

E. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

F. The proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

G. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Centennial Specific Plan No. 02-232 and Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the
surrounding area. That the site is physically suitable for the proposed density of development.

H. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

I. The design and location of each lot of the subdivision, and the subdivision as a whole, subject to the Mitigation Measures and Conditions of Approval, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 and 4291 of the Public Resources Code, and are supported by the EIR and the Administrative Record for this project.

J. Structural fire protection and fire suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.

K. To the extent practicable, ingress and egress for the subdivision meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance and is supported by the EIR and the Administrative Record for this project.
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 02-232-(5)
VESTING TENTATIVE PARCEL MAP NO. 060022

PROJECT DESCRIPTION

Centennial Founders LLC ("Applicant") requests Vesting Tentative Parcel Map No. 060022 ("Vesting Map") to subdivide 20 "large lot" parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Construction of residential and nonresidential buildings will require further subdivision of the large-lot parcels created by the Vesting Map, as well as other subsequent land use permits and approvals.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, "Applicant" shall include the subdivider or successor in interest, applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7, shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul any approvals associated with the Centennial Project, including but not limited to, any action raised pursuant to the Government Code, the California Environmental Quality Act (CEQA), the Public Records Act related to document requests associated with the Centennial Project, or other federal, state, or local law. Under this indemnification provision the applicant shall be responsible for the payment of any of the County's attorney's fees (with counsel of the County's choice) and costs associated with the defense of the Centennial Project, and any attorney's fees or costs which may be awarded to any person or party challenging the project approvals on any grounds. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. In order to limit the cost of its defense and indemnification under this condition, in the event of any such claim or demand, if and
when requested to do so in writing by the Applicant, County agrees to rescind the challenged Project Approvals. Applicant shall still be responsible for indemnification, consistent with this section, for any such fees and costs incurred before such a rescission, including any subsequent awards ordered by a court of competent jurisdiction for actions that occurred before such a rescission.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $50,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant’s counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance up to the amount of $50,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant according to County Code Section 2.170.010.

6. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (“Recorder”). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. This grant shall expire unless used within two (2) years after the recordation of a final map for the Vesting Map. A time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor as provided under LA County Code Section 22.60.340. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

9. The Applicant shall conform to the requirements of Title 21 of the Los Angeles County Code.

10. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.

11. The Applicant shall record a large lot parcel map numbered “060022” as the first recorded map, without improvements, for lease or conveyance and finance purposes, subject to the following:
   a. The lots shall conform to those shown on the tentative map as approved by Regional Planning;
   b. Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
   c. Access to each lot shall be provided to the satisfaction of Regional Planning and Public Works; and
   d. All Public Works conditions shall be met to the satisfaction of Public Works.

12. The Applicant shall provide at least 50 feet of street frontage for each lot.

13. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated February 1, 2017), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:
Subdivision Committee Reports and Conditions for the Tentative Map dated February 1, 2017
The following report consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.

9. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

10. Grant ingress/egress and utility easements to the public over the private and future or future streets.

11. Dedicate vehicular access rights to the rear of double frontage residential lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. Permission is granted to record large lots (20-acre or more) parcel map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Highway 138 to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 060022 (Rev.)
TENTATIVE MAP DATED 02-01-2017
EXHIBIT "A" DATED 02-01-2017

16. Within 30 days of the approval date of this land use entitlement or at the time of
first plan check submittal, the applicant shall pay the sum of $5,000 with
Public Works to defray the cost of verifying conditions of approval for the purpose
of issuing final map clearances.

Prepared by Imelda No
Phone (626) 458-4921 Date 02-27-2017
http://planning.lacounty.gov/case/view/specifc_plan_no_02_232_centennial_specific_plan
PARCEL MAP NO.: 060022

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by: [Signature]  Date: 02/24/2017  Phone: (562) 458-4921
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The Final Map does not need to be reviewed by the Geotechnical and Materials Engineering Division.

2. Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf.

3. At the grading plan stage, provide the report dates that have the mitigation for the hazard of liquefaction. Also indicate the lots subject to liquefaction.

4. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gp/gmedsurvey

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 60022

TENTATIVE MAP DATED 02-01-2017
EXHIBIT MAP DATED 02-01-2017

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Name: Nazem Said  
Date: 2/9/2017  
Phone: (626) 458-4921

P:\\udp\SUBPCHECK\Plan Checking Files\Parcel Map\PM 060022\TPM 060022\2016-09-19 TPM 060022 SUBMITTAL
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide easements for all the future streets to the satisfaction of Public Works.

Prepared by Sam Richards  Phone (626) 458-4921  Date 02-27-2017
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 060022 (Rev.)
TENTATIVE MAP DATED 02-01-2017
EXHIBIT "A" MAP DATED 02-01-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following item:

- Approved without conditions. This is a 20+ acres subdivision.

Prepared by Bereket Tadele Phone (626) 458-4921 Date 02-22-2017
pm012005-rev7.doc
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision.

Prepared by Tony Khalkhali
Phone (626) 458-4921
Date 02-23-2017
THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP CONDITIONS OF APPROVAL

1. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

PROJECT CONDITIONS OF APPROVAL

1. The Fire Department did not determine any access and water requirements for this subdivision per Title 21, the County of Los Angeles Subdivision Code, Sections 21.32.040 and 21.32.110. Specific access and water requirements for the future development of this property shall be in compliance with applicable sections of Title 32, the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.
Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

<table>
<thead>
<tr>
<th>ACRES:</th>
<th>0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-LIEU FEES:</td>
<td>$0</td>
</tr>
</tbody>
</table>

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

The Department is requesting easements and tread construction for High-Country Trail and Pacific Crest Trail (PCT). The PCT is proposed to be realigned along 300th street, which is within the proposed subdivision.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King, Chief of Planning
The formula for calculating the acreage obligation and or In-lieu fee is as follows:

\[(P) \times (0.003) \times (U) = (X) \text{ acres obligation}\]

\[(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}\]

Where:

- \(P\) = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

- \(U\) = Total approved number of Dwelling Units.

- \(X\) = Local park space obligation expressed in terms of acres.

- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

<table>
<thead>
<tr>
<th>People*</th>
<th>Ratio 3.0 Acres / 1000 People</th>
<th>Number of Units</th>
<th>Acre Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached S.F. Units</td>
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<td>0</td>
</tr>
<tr>
<td>M.F. &lt; 5 Units</td>
<td>3.60</td>
<td>0.0030</td>
<td>0</td>
</tr>
<tr>
<td>M.F. &gt;= 5 Units</td>
<td>1.20</td>
<td>0.0030</td>
<td>0</td>
</tr>
<tr>
<td>Mobile Units</td>
<td>1.97</td>
<td>0.0030</td>
<td>0</td>
</tr>
<tr>
<td>Exempt Units</td>
<td>0</td>
<td>0.0030</td>
<td>0</td>
</tr>
</tbody>
</table>

Total Acre Obligation = 0.00

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Park Planning Area = 48 WEST ANTELOPE VALLEY

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Acme Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Base Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>@0.0030</td>
<td>0.00</td>
<td>$30,880</td>
<td>$0</td>
</tr>
</tbody>
</table>

Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Total Provided Acre Credit: 0.00

<table>
<thead>
<tr>
<th>Acre Obligation</th>
<th>Public Land Crdt.</th>
<th>Priv. Land Crdt.</th>
<th>Net Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Fee Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>$30,880</td>
<td>$0</td>
</tr>
</tbody>
</table>
UPDATE
2/7/18

Tentative Parcel Map No. 060022

Tentative Parcel Map Date: 2/1/17

Vicinity: West Antelope Valley / Castaic Canyon

The Department of Public Health-Environmental Health Division has reviewed Tentative Parcel Map 060022 dated 2/1/17 based parcels that are more than five acres. Note number seven on the Map states:

"THIS LARGE LOT PARCEL MAP IS FOR LEASING AND FINANCING PURPOSES ONLY. CONSTRUCTION RIGHTS ARE DEDICATED TO THE COUNTY UNTIL APPROVAL OF FUTURE PARCEL OR TRACT MAPS ARE FILED."

The Department recommends approval of the Tentative Parcel Map on this basis and with the conditions as specified below:

Wastewater Disposal Requirements

A treatment facility has been proposed for wastewater disposal. Wastewater treatment facilities are not under the Department’s jurisdiction.

Drinking Water Requirements

With the understanding that the approval of this tentative parcel map is for “leasing and financing purposes only” and with the consultation of the assigned Planner at Department of Regional Planning, the Department recommends drinking water clearance.
The Department maintains that before any development is to take place on these parcels, proof of potable water service must be proven via a written contract, proof of entitlement or a will serve letter from a public water agency.

Any variation from the conditions specified above shall invalidate the Department’s recommendation.

Prepared by:

JEANNE BIEHLER, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706
jbiehler@ph.lacounty.gov
TEL (626) 430-5380
DRAFT FINDINGS FOR CONDITIONAL USE PERMIT NO. 02-232
FOR THE CENTENNIAL PROJECT
COUNTY OF LOS ANGELES
PROJECT NO. 02-232-(5)

THE COUNTY FINDS THAT:

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted duly-noticed public hearings on March 21, April 25, and June 6, 2018, in the matter of Project No. 02-232 (the "Project"), consisting of Specific Plan No. 02-232 ("Specific Plan"), General Plan Amendment No. 02-232 ("GPA"), Zone Change No. 02-232 ("Zone Change"), Conditional Use Permit No. 02-232 ("CUP"), Vesting Tentative Parcel Map No. 060022 ("Vesting Map"), Development Agreement No. RPPL2016003940 ("Development Agreement") and Final Environmental Impact Report (SCH No. 2004031072), which the above are referred to collectively as the "Project Permits".

2. Unless otherwise apparent from the context, "Applicant" shall include the permittee, owner of the property, subdivider, and any other person, corporation, or other entity making use of this grant.

3. Centennial Founders LLC ("Applicant") requests a CUP to authorize the following: Specific Plan development process and review, including implementation of affordable housing, design metrics, mobility plan, green program, design notebook, other plans, and phasing plan; conceptual grading of up to 200 million cubic yards (100 million cut, 100 million fill balanced onsite); conceptual locations and systems of associated project infrastructure and facilities, to include but not limited to: pipelines, wells, and storage tanks, wastewater reclamation and water/wastewater treatment, water banking, flood control, drainage and retention, solid waste, composting, and recycling, roadway circulation, road and highway construction and realignment, and bridge construction, and electric, gas and telecommunication; and to establish the following: Environmental mitigation monitoring and reporting, and Master Conditions, Covenants and Restrictions ("Master CC&Rs"). Because the CUP is being considered concurrently with legislative actions, the Regional Planning Commission is not the final decision-making body under the County Code. Consequently, Planning Commission will be making a recommendation to the Board of Supervisors on this entitlement.

4. The Project is proposed on 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County. The Project site is located near the unincorporated community of Gorman, approximately 35 miles north of the City of Santa Clarita in Los Angeles County; approximately 50 miles south of the City of Bakersfield in Kern County via State Route (SR) 99 and Interstate (I) 5; and approximately 36 and 43 miles west of the Cities of Lancaster and Palmdale, respectively, in Los Angeles County via SR-138. SR-138 runs through the southern portion of the Project site, which is located approximately one mile east of I-5, just south of the Kern County/Los Angeles County boundary in
the vicinity of Quail Lake. The community of Gorman in Los Angeles County is adjacent to I-5 and is approximately four miles north of the I-5/SR-138 junction. The community of Neenach is located approximately 1.2 miles to the east of the Project boundary. The West Branch of the State Water Project's California Aqueduct bisects the Project.

5. The Project site is currently undeveloped with limited grazing, hunting and agricultural activities and consists of gently to steeply-sloping hillside terrain. The Project site contains area designated as "SEA" in its western and southern portions, as well as oak trees and woodland in its western portion; these areas are not proposed to be developed as part of the Project.

6. The Project will take direct access from Lancaster Road (Highway 138).

7. This CUP is considered concurrently with the Centennial Specific Plan, Land Use Plan, the Land Use Matrix (including permitted uses), and the development standards and regulations in conjunction with Titles 21 and 22 of the Los Angeles County Code. Upon adoption of the Centennial Specific Plan, the development standards and land use regulations of the Centennial Specific Plan become the zoning for the site.

8. The Development Agreement is a related request to adopt by ordinance a voluntary agreement between the County and the Project proponent. The purpose of the Development Agreement is to provide both the County and the developer with long-term contractual assurances that the Project includes public benefits and can be built out as approved in the Project Permits.

9. The GPA is a related request to amend the Antelope Valley Area Plan (AVAP) and County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). This amendment would reflect the location of the project’s internal circulation network of roadways, as provided in the Centennial Specific Plan. This amendment would not change the land use designations, allowable development or open space areas in the AVAP or General Plan.

10. The Zone Change is a related request to change zoning from O-S (Open Space) A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RFD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP (Specific Plan). Approval of the zone change and concurrent adoption of the Centennial Specific Plan would establish the Specific Plan's land use regulations and development standards as the underlying zoning for the Project site.
11. The Vesting Map is a related request to subdivide 20 “large lot” parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Construction of residential and nonresidential buildings will require further subdivision of the large-lot parcels created by the Vesting Map, as well as other subsequent land use permits and approvals.

12. The Applicant proposes the Centennial Specific Plan project ("Project") to develop up to 19,333 dwelling units on approximately 4,987 gross acres of land designated for residential uses. Other land uses include approximately 7,363,818 square feet (sf) of Business Park uses (office, research and development, and warehousing or light manufacturing uses) on approximately 597 gross acres and approximately 1,034,550 sf of Commercial uses on approximately 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass approximately 1,568,160 sf on approximately 110 acres. The Project includes approximately 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities, health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that would serve the entire community (e.g., two wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility) encompass approximately 191 acres. The School Overlay includes Kindergarten through 12th grade schools located on approximately 146 acres. Approximately 5,624 acres (approximately 45.6 percent) of the 12,323-acre Project site are proposed for Open Space for natural resource protection and greenways, and 163 acres are included in the Park Overlay for active and passive recreational use. The Project includes the development of nine Villages that will each contain a mix of land uses that enable residents to live near schools, recreation, shopping, neighborhood businesses and services, civic buildings, medical facilities, and employment centers. Project buildout would be implemented in phases based on future market conditions over an approximate 20-year period through a series of future tract and parcel maps. The Project includes a mix of housing options within each Village, ranging from apartment homes close to Town Centers to single-family homes in lower-density areas. A full range of light industrial, business, and other commercial uses are planned that are intended to yield a broad range of employment opportunities, from retail services to large corporate employers.

13. The Project also includes a vehicular and a non-vehicular circulation system including alternatives to automobile travel (e.g., public transit, bicycle network, and pedestrian system) that would minimize traffic, pollution, and greenhouse gases. Efficient use of land and a balance of uses that result in a jobs/housing balance would reduce single-occupancy automobile travel and vehicle miles traveled. The Project provides for an integrated network of roadways and walking and biking trails to reduce automotive use and facilitate safe and efficient travel. An extensive network of sidewalks, greenway trails (approximately 13 miles), and community trails (approximately 60 miles) would link residential, schools, shopping, and employment areas.
14. The Project includes conceptual site locations for up to four new fire stations in the Project area. The number of on-site fire stations and their general locations were determined through preliminary consultation with the Los Angeles County Fire Department (LACFD). The Project would provide for one on-site Sheriff’s station. Prior to development of this permanent Sheriff’s station, the Los Angeles County Sheriff’s Department (LASD) would operate a temporary station (e.g., store front station) in the first phase of Project development. This store front Sheriff station would be developed and fully operational prior to issuance of the first certificate of occupancy. To accommodate the demand for educational facilities created by future Centennial residents, the Project reserves sites through a “Schools” land use designation for five Kindergarten (K) through 8th grade schools, one K–5 school, and one high school. A library will also be developed in the Town Center.

15. That the Centennial Project, will result in a need for a greater water supply for adequate fire protection, which, as described in EIR Section 4.5.9, Section 5.16, Section 5.18, and Appendix 5.19A (Water Supply Assessment) will be fulfilled through a domestic (potable) water supply, treatment, storage, and distribution system (Potable Water System). Water supplies would be provided by existing Banked Water, AVEK call water, SWP imported transfers from Tulare Lake Basin Water Storage District and Dudley Ridge Water District, Recycled Water, Groundwater, and Return flow, as described in greater detail in the Water Supply Assessment Chapter 7. The design, construction, and operation of the Potable Water System would be required to comply with standards set by the California Department of Health Services and Los Angeles County Department of Public Works. The planned domestic water facilities are depicted in Draft EIR Exhibit 4-13, Centennial Project – Conceptual Domestic Water System, and include the following: water treatment facility, storage tanks, booster pump stations, pressure reducing stations, recharge basins, wells, and distribution lines. The distribution system requires would provide four pressure zones, each of which would provide an appropriate water pressure to meet peak demand and County-required fire flow requirements. The domestic water system would provide adequate water supply for fire flows for fire incidents at the site, and will therefore not be materially detrimental to adjacent uses, buildings and structures.

16. The Project’s Green Development Program requires reduced potable water consumption through the use of drought-tolerant or native plants in greenways, transition areas, and rights-of-way; low-flow showerheads, faucets and toilets; intelligent irrigation devices; and recycled water use primarily for landscape irrigation in residential common areas. Additionally, the Project’s water resource management infrastructure for wastewater treatment, recycled water, flood control/drainage, water quality, hydromodification control, and sediment management are integrated to create a cohesive infrastructure system that minimizes the Project’s effects on the environment.

17. The Project includes two wastewater reclamation facilities for the tertiary treatment of all wastewater generated by Project uses. This recycled water will be delivered
throughout the Project site for non-potable uses (e.g., irrigation), thereby reducing the Project’s demand for imported water and groundwater resources. The Project will also use its underground aquifers to bank imported water supplies available but not needed during average and wet years to provide for Project uses in dry years. The Project’s flood control/drainage and water quality facilities have been designed in such a way that they can increase groundwater recharge, thereby increasing the amount of groundwater available for Project uses and decreasing the Project’s need for imported water resources. As a result of this integrated approach, the Project will be able to rely on its groundwater and wastewater resources, as well as its Green Development Program requirements, to reduce the demand for imported water from the State Water Project (SWP) that the Project would otherwise create, and will be more protective of its natural drainages and sensitive habitats.

18. A portion of the National Cement Plant Road within the Project boundaries is planned to be realigned through the Project site to access the SR-138 from the western side of Quail Lake rather than from its current connection on the east side of Quail Lake. This realignment serves the purpose of providing a shorter route of access for the cement trucks to the I-5; eliminates concrete truck travel over the bridge that crosses the West Branch of the Aqueduct; and eliminates cement truck traffic from traversing through one of the entrances to the Project site. In addition to the existing National Cement Plant Road bridge, the Project includes the construction of one new bridge over the West Branch of the Aqueduct.

19. The Project is designed to be in compliance with the vision, assumptions, goals, and policies of the AVAP, which was adopted by the Los Angeles County Board of Supervisors on June 16, 2015 and is a component of the General Plan adopted by the Los Angeles County Board of Supervisors on October 6, 2015. The potential implementation of the Project was known at the time of the development of the AVAP and was accounted for in the AVAP’s land use and population/employment growth assumptions, as well as implementation program.

20. The Project Site is located within the AVAP’s West Economic Opportunity Areas (EOA). EOAs are defined as clusters of land with higher development densities along the routes of two proposed major infrastructure projects in the Antelope Valley; the High Desert Corridor (HDC) and the Northwest 138 Corridor Improvement (NW138) Project. The West EOA is adjacent to the SR-138. This joint project (SCH No. 2013111016) between the California Department of Transportation (Caltrans) and the Los Angeles County Metropolitan Transportation Authority (Metro) would widen and slightly realign SR-138. The Centennial Project complements the County’s AVAP by capitalizing on the transportation infrastructure investment that State and regional agencies are bringing into the area, while still achieving the overall goal of rural preservation in the Antelope Valley.

21. Prior to any master-planned development approval in the West EOA, a specific plan, community plan, or other similar planning document is required to ensure orderly
development. The Project's Specific Plan is consistent with this requirement. EOAs include land use designations that allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas. As such, the Project implements the requirements of the AVAP by including a balance of land uses consistent with the intent and the land use designations set forth for the West EOA in the AVAP.

22. Based on the findings above, the Project would be consistent with applicable policies of the AVAP and the General Plan for the reasons stated herein, in other documents that constitute the record for the Project Permits, in the Burden of Proof Statements which are incorporated herein by reference and included as an attachment to the Staff Report (also referenced as "Staff Analysis"), and based on testimony delivered in writing and orally prior to close of the public hearing before final action.

23. Current zoning on the Project site includes O-S: Open Space; A-1-2: Light Agricultural - Two Acre Minimum Required Lot Area; RPD: Residential Planned Development; CPD-DP: Commercial Planned Development - Development Program; and MPD-DP: Manufacturing Industrial Planned Development - Development Program. To implement the Project, a zone change to “Specific Plan” is proposed for the entire Centennial Project site. The development standards and land use regulations described in the Centennial Specific Plan will apply to the site upon adoption of the Centennial Specific Plan rather than the zoning standards established by Title 22 of the Los Angeles County Code. Topics not addressed by the Centennial Specific Plan shall be governed by the rules and regulations of Title 22 of the Los Angeles County Code.

24. The Land Use Policy Map of the AVAP designates the Project site as having the following land-use designations: H5: Residential 5 (0–5 dwelling units [dul/net acre]); OS-C: Open Space Conservation; CR: Rural Commercial; RL1: Rural Land 1 (1 dul/1 gross acre); IL: Light Industrial; RL2: Rural Land 2 (1 dul/2 gross acres). The Project site is designated on the AVAP zoning map as within the West EOA.

25. Surrounding properties are zoned as follows:

North: Open Space (O-S), Heavy Agricultural -Two Ac. Min. Lot Size (A-2-2);
South: Light Agricultural -Two Acre Minimum Lot Size (A-1-2), A-2-2, O-S;
East: O-S, A-2-2, A-1-2; and,
West: O-S, A-2-2

26. Land uses surrounding the Project Site include:

North: Vacant land, public utility (Ca. Aqueduct), National Cement Plant;
South: Vacant land, Quail Lake, SR-138, and scattered residences;
East: Scattered residential and agricultural uses; and
West: Vacant land, public utility (SCE Substation), State Vehicular Rec. Area
27. The Project site was given its current zoning with the adoption of the 2015 Antelope Valley Area Plan ("Town and Country") in 2015, a component of the General Plan adopted by the Los Angeles County Board of Supervisors on October 6, 2015.

28. New roads will be constructed on-site and SR-138 will be improved to provide roadway access to the Project site. For the first phase of Project development, new roads will be timed and constructed per the Conditions of Approval approved by the County so that adequate access will be provided to all new land uses at Centennial. SR-138 runs in a general east-west direction through the southern section of the site and is a currently a two-lane highway, but Caltrans and Metro will widen and realign SR-138 into a four- to six-lane highway through and near the site, as part of their approved comprehensive Northwest 138 Corridor Improvement Project. As such, the Project anticipates and would complement the planned SR-138 improvements, as intended by the West EOA. Interstate 5 ("I-5") is located approximately 1 miles west of the western boundary of the Project Site.

29. The Vesting Map Exhibit Map/Exhibit "A" dated February 1, 2017 depicts 20 "large lot" parcels on 8,408 gross acres for lease, financing and conveyance purposes only. No grading, construction, or improvements are proposed.

30. The County Subdivision Committee ("Subdivision Committee") consists of representatives from Regional Planning, Public Works, Forestry and Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the Vesting Map dated February 1, 2017, each of those Departments has cleared the Project for public hearing and recommended its approval.

31. The County is the lead agency for the Project for purposes of the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA") in accordance with the State CEQA Guidelines section 15050. The County Department of Regional Planning ("Regional Planning") on behalf of the County as the lead agency, determined, based on its Initial Study, that an Environmental Impact Report ("EIR") was necessary for the Project. The resource areas addressed in the EIR include geotechnical, hydrology and flood, hazards and fire safety, water quality, land resources, cultural and tribal resources, biological resources, land use, population and housing, traffic access and circulation, air resources, noise, visual resources, parks and recreation, education, fire and law enforcement, other public services, water resources, wastewater collection, dry utilities, climate change, growth-inducing impacts, cumulative impacts, and alternatives.

32. On May 15, 2017, a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the County Registrar-Recorder/Clerk's Office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project Site and on Regional Planning's website. The CEQA public review period for the Draft EIR was from Thursday, May 18, 2017 through Monday, July 17, 2017. In
addition, a Hearing Examiner hearing was held on June 29, 2017, to receive comments on the Draft EIR. The following County Departments were consulted regarding the Draft EIR: Regional Planning, Public Works ("Public Works"), Fire ("Fire Department"), Sheriff ("Sheriff"), Library ("Library"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). On July 13, 2017, a Revised Public Notice announcing a time extension of 30 days was duly posted and mailed. The extension therefore provided a total of 90 days to submit comments on the Project Draft EIR for consideration in the Project’s Final EIR, and the public review period ended on Wednesday, August 16, 2017.

33. Comments on the Draft EIR were provided by the U.S. Forest Service, Pacific Southwest Region; U.S. Forest Service, Angeles National Forest; U.S. Fish and Wildlife Service; California Department of Toxic Substances Control; Department of Water Resources; California Department of Transportation; California Department of Fish and Wildlife; Office of Planning and Research, State Clearinghouse; County Sanitation Districts of Los Angeles; County of Los Angeles Fire Department; Antelope Valley Air Quality Management District; Eastern Kern Air Pollution Control District; Lahontan Regional Water Quality Control Board; South Coast Air Quality Management District; City of Santa Clarita; San Manuel Band of Mission Indians; Blum Collins, LLP on behalf of the Golden State Environmental & Social Justice Alliance; Tri-County Watchdogs; Pacific Crest Trail Association; Santa Monica Mountains Conservancy; Three Points-Liebre Mountain Town Council; Center for Biological Diversity, et. al; Jack Tuszyński; Susan Rudnicki; Virginia DeMoss; Karen Tracy; Matt Pakcucko; Sandra Namoff; Susan Baraz; Rose Ann Witt; Marianna Breton; Brad Berger; Joe Bourgeois; Pamela De Vries; John Adargo; Paul Williams; Colleen Boye; Larry Brown; Candace Huskey; Richard Smith; Donald M. Days Jr.; Robert Buchanan; Judy; Mike Murphy; Bob Smith; Beatriz; Jack McGhee; GF Conroy; Ashley Hillard; Nick Jensen; Gerard Conroy; Sierra Alder; Marty Kriesler; Henry Wahl; Anne Burnbaugh; Richard and Tamira DeSpain; Tejon Indian Tribe; Ronald and Benita Colitti; Tri Pointe Group; Wes Williamson; Majestic Realty Co.; Paul Jerome; Jeff Zimmerman; Corina Roberts; California Wildlife Foundation/California Oaks; FEMA Region IX; Southern California Edison; Association of Rural Town Councils; Jack T.; Test User; Ariel Senseman; Helen Henry; Alice Wollman; Jane Randall; Lakes & Valleys Gazette; G. Richard DeSpain; Merrylou Nelson; Rose Bryan; the Antelope Acres Town Council; Dean Canfield; Mar Preston. Jerry Gleason; Matt Misenhimer; Patric Hedlund; Andre Hollings; Dale King; and Terry Kelling. The Final EIR responds to all comments received during the comment period on the Draft EIR from May 19, 2017 through August 28, 2017, including responses to oral comments received at the Hearing Examiner’s meeting on June 29, 2017, as well as additional comments received between February and May 2018. Several project design features and mitigation measures were added and revised as a result of the comments.

34. Consistent with sections 22.56.070, 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project’s public hearing by mail,
newspaper, property posting, and departmental website posting. Notices were mailed out to properties located within the 1,000-foot radius of the project site and to those on the courtesy mailing list for the Castaic Canyon and Antelope Valley West Zoned Districts and to any additional interested parties. Additionally, Project case materials were made available at the following libraries:

<table>
<thead>
<tr>
<th>Lancaster Regional Library</th>
<th>Quartz Hill Library</th>
</tr>
</thead>
<tbody>
<tr>
<td>601 West Lancaster Boulevard</td>
<td>42018 50th Street West</td>
</tr>
<tr>
<td>Lancaster, California 93534</td>
<td>Quartz Hill, California 93536</td>
</tr>
<tr>
<td>Castaic Library</td>
<td>Stevenson Ranch Library</td>
</tr>
<tr>
<td>27971 Sloan Canyon Road</td>
<td>25950 The Old Road</td>
</tr>
<tr>
<td>Castaic, California 91384</td>
<td>Stevenson Ranch, California 91381</td>
</tr>
<tr>
<td>San Fernando Library</td>
<td>Canyon Country JoAnne Darcy Library</td>
</tr>
<tr>
<td>217 North Maclay Avenue</td>
<td>18601 Soledad Canyon Road</td>
</tr>
<tr>
<td>San Fernando, California 91340</td>
<td>Santa Clarita, California 91351</td>
</tr>
<tr>
<td>Old Town Newhall Library</td>
<td>Valencia Public Library</td>
</tr>
<tr>
<td>24500 Main Street</td>
<td>23743 West Valencia Boulevard</td>
</tr>
<tr>
<td>Santa Clarita, California 91321</td>
<td>Santa Clarita, California 91355</td>
</tr>
<tr>
<td>Frazier Park Library</td>
<td>Bakersfield Library, Southwest Branch</td>
</tr>
<tr>
<td>3732 Park Drive</td>
<td>8301 Ming Avenue</td>
</tr>
<tr>
<td>Frazier Park, California 93225</td>
<td>Bakersfield, California 93311</td>
</tr>
</tbody>
</table>

35. A duly noticed public hearing was held on March 21, 2018 before the Commission. During the March 21 hearing, the Commission continued the case without public testimony or discussion to April 25, 2018.

36. A duly noticed public hearing was held on April 25, 2018 before the Commission. During the April 25 hearing, the Commission heard testimony from one person, and continued the case without discussion to June 6, 2018.

37. A duly noticed public hearing was held on June 6, 2018 before the Commission. During the June 6 hearing, the Commission heard presentations from staff and the applicant, and public testimony was heard. During public testimony, X persons spoke in favor of the project, citing reasons such as: [RESERVED]. In addition, X persons spoke in opposition or otherwise had concerns with the project, citing reasons such as: [RESERVED].

38. During the June 6, 2018 public hearing, after hearing all testimony, the Commission discussed the Project on the following points: [RESERVED].

39. That modified conditions warrant a revision in the zoning plan as it pertains to the Project site, and a need for the proposed SP zoning classification exists within the area. The Project site is entirely within the West EOA in the AVAP, an area planned to accommodate a large amount of concentrated regional population and economic growth. The zoning change to SP allows for implementation of the proposed Specific Plan, which provides for the development of up to 19,333 dwelling units while
preserving thousands of acres of contiguous natural open space and biological resources.

40. That the Project site is a proper location for the SP zone classification. The Project site is a largely vacant, underutilized property in close proximity to major transportation infrastructure including the I-5 and I-380. It has been identified in the AVAP as entirely within the West EOA, and therefore specifically well suited to accommodate concentrated regional population and economic growth due to its proximity to transit infrastructure planned for major improvements.

41. That placement of the SP zone on the Project site will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change of zone to SP is good zoning practice and is in the interest of the public health, safety, and general welfare of the community, because increasing housing density on vacant, underutilized sites and building areas in close proximity to major transportation infrastructure provides many benefits to the community. The Project incorporates numerous Smart Growth principles and creates a healthy, energy efficient, complete community with a wide range of housing, retail, commercial, and open space uses.

42. That the proposed zone change to SP is consistent with the adopted general plan. The general plan Land Use Element identifies a specific plan as a tool to systematically implement the general plan within an identified project area, and pursuant to the general plan, adoption of the Specific Plan necessitates a zone change to SP to ensure continued consistency with the general plan.

43. That, pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community and neighboring property owners within a 1,000-foot radius of the Project Site were properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project hearings were noticed and case materials were available on Regional Planning's website and the Newhall, Stevenson Ranch, and Valencia libraries.

44. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

45. That the proposed use will be consistent with the adopted General Plan/Community Plan for the area.

46. That the Area Plan designates the Project site as within an economic opportunity area ("EOA"). The proposed Project is consistent with the Area Plan for development within an EOA.
47. That the Project has met the Burdens of Proof for the associated Specific Plan, Development Agreement, GPA, and Zone Change requests.

48. That compatibility with the surrounding land uses will be ensured through the CUP.

49. That the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in the Specific Plan, or as is otherwise required in Title 22 of the County Code, order to integrate said use with the uses in the surrounding area.

50. That the requested use on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.

BASED ON THE FOREGOING IT IS FURTHER FOUND THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan/Community Plan, the Specific Plan, and the Zoning.

B. The applicant has met their burden of proof under LA County Code Section 22.56.040, as supported by the burden of proof statements included as an attachment to the Staff Report and the administrative record for this project.

C. The requested use at the site (1) will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, (2) will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and (3) will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

D. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in LA County Code Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

E. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and adequately served by other public or private service facilities as are required.

F. The conditions of approval, which have been adopted concurrently with these findings, are necessary to insure the health, peace, comfort welfare of persons residing or working in the surrounding area, and to protect the enjoyment and valuation of property of other persons located in the vicinity of the site.
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 02-232-(5)
CONDITIONAL USE PERMIT NO. 02-232

PROJECT DESCRIPTION

Centennial Founders LLC ("Applicant") requests a Conditional Use Permit ("CUP") to:

A) Authorize the following: Centennial Specific Plan ("Specific Plan" or "Project") development process and review, including implementation of affordable housing, design metrics, mobility plan, green program, design notebook, other plans, and phasing plan; conceptual grading of up to 200 million cubic yards (100 million cut, 100 million fill balanced onsite); conceptual locations and systems of associated project infrastructure and facilities, to include but not limited to: pipelines, wells, and storage tanks, wastewater reclamation and water/wastewater treatment, water banking, flood control, drainage and retention, solid waste, composting, and recycling, roadway circulation, road and highway construction and realignment, and bridge construction, and electric, gas and telecommunication; and

B) Establish the following: Environmental mitigation monitoring and reporting; and Master Conditions, Covenants and Restrictions ("Master CC&Rs")

This permit approval is a Master CUP that does not directly authorize any development but rather authorizes conceptual development as described in the Specific Plan, as well as Specific Plan development process and review, and establishes the primary obligations of the Applicant throughout the Project buildout. The Project shall require subsequent permit and entitlement approvals that authorize actual development, subject to the following conditions of approval.

GENERAL CONDITIONS:

1. Unless otherwise apparent from the context, the term "Applicant" shall include the permittee, subdivider, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 8, 9, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul any approvals associated with the Centennial Project, including but not limited to, any action raised pursuant to the Government Code, the California Environmental Quality Act (CEQA), the Public Records Act related to document requests associated with the Centennial Project, or other federal, state, or local law. Under this indemnification provision the applicant shall be responsible for the payment of any of the County's attorney's fees (with counsel of the County's choice) and costs associated with the defense of the Centennial Project, and any attorney's fees or costs which may be awarded to any person or party challenging the project approvals on any grounds. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. In order to limit the cost of its defense and indemnification under this condition, in the event of any such claim or demand, if and when requested to do so in writing by the Applicant, County agrees to rescind the challenged Project Approvals. Applicant shall still be responsible for indemnification, consistent with this section, for any such fees and costs incurred before such a rescission, including any subsequent awards ordered by a court of competent jurisdiction for actions that occurred before such a rescission.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $50,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance up to the amount of $50,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant according to County Code Section 2.170.010.

6. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or
the owner of the subject property if other than the Applicant, shall promptly provide a

copy of the grant and its conditions to the transferee or lessee of the subject property.

7. This grant shall have no termination date. In the event that the Applicant seeks to
discontinue or otherwise change the use, notice is hereby given that the use of such
property may require additional or different permits and would be subject to the then-
applicable regulations.

8. The subject property shall be maintained and operated in full compliance with the
conditions of this grant and any law, statute, ordinance, or other regulation applicable
to any development or activity on the subject property. Failure of the Applicant to
cease any development or activity not in full compliance shall be a violation of these
conditions. Inspections shall be made to ensure compliance with the conditions of
this grant as well as to ensure that any development undertaken on the subject
property is in accordance with the approved site plan on file. The Applicant shall
deposit with the County the sum of **$3,000.00**. The deposit shall be placed in a
performance fund, which shall be used exclusively to compensate Regional Planning
for all expenses incurred while inspecting the premises to determine the Applicant’s
compliance with the conditions of approval. The fund provides for **10 biennial**
inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this
grant, or if any inspection discloses that the subject property is being used in violation
of any one of the conditions of this grant, the Applicant shall be financially responsible
and shall reimburse Regional Planning for all additional enforcement efforts
necessary to bring the subject property into compliance. The amount charged for
additional inspections shall be **$300.00** per inspection, or the current recovery cost
at the time any additional inspections are required, whichever is greater.

9. Within five (5) working days from the day after the 10-day appeal period ends (**Appeal
period ends [RESERVED]**), the Applicant shall remit processing fees at the County
Registrar-Recorder/County Clerk Office (Recorder), payable to the County of Los
Angeles, in connection with the filing and posting of a Notice of Determination (NOD)
for this project and its entitlements in compliance with Section 21152 of the Public
Resources Code. Unless a Certificate of Exemption is issued by the California
Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and
Game Code, the Applicant shall pay the fees in effect at the time of the filing of the
NOD, as provided for in Section 711.4 of the Fish and Game Code, currently
**$3,145.00** ($3,070.00 for an Environmental Impact Report plus $75.00 processing
fee as of January 1, 2018.) No land use project subject to this requirement is final,
vested or operative until the fee is paid.

10. The Applicant shall comply with the Mitigation Monitoring and Reporting Program
(“MMRP”), which is incorporated by this reference as if set forth fully herein.

11. Within thirty (30) days of the date of final approval of the grant by the County, the
Applicant shall record a covenant and agreement, which attaches the MMRP and
agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the office of the Recorder. Prior to recordation of the covenant, the Applicant shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Applicant shall submit annual mitigation monitoring reports to Regional Planning, or at greater intervals if required by the MMRP. The reports shall describe the status of the Applicant’s compliance with the required mitigation measures.

12. The Applicant shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Applicant shall replenish the mitigation monitoring account if necessary to cover the full cost of mitigation monitoring and reporting until all mitigation measures have been implemented and completed. Applicant shall fund a third-party consultant to prepare mitigation monitoring reports as required in Project mitigation measures and conditions of this grant, to the satisfaction of Regional Planning.

13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor as provided under County Code Section 22.60.340. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

14. The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which the Applicant has control.

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
PROJECT-SPECIFIC CONDITIONS:

16. This grant shall authorize the following:
   a. Centennial Specific Plan development process and review as described in the
      Specific Plan, to include affordable housing, design metrics, mobility plan, green
      program, project design notebook, other plans, and phasing plan;
   b. Conceptual grading of up to 200 million cubic yards (100 million cut, 100 million
      fill balanced onsite) as described in the Specific Plan and EIR;
   c. Conceptual locations and systems of associated project infrastructure and
      facilities as described in the Specific Plan and EIR, to include but not limited to:
         i. (Water/Wastewater) Water systems including but not limit to domestic and
            recycled water tanks and pipelines, and accessory booster pumps and
            storage ponds, sewage disposal pipelines and waste water reclamation
            facilities, flood control and drainage facilities. Water retention/detention
            basins, water banks, tanks, well facilities, and water treatment plants,
         ii. (Solid Waste) Solid waste, including but not limited to green waste
            composting, solid waste and materials recovery facilities and recycling
            centers,
         iii. (Roadways) Roadway circulation systems including but not limited to road
            and highway construction (including improvements to the SR-138
            intersections), and realignment; and bridge construction; and
         iv. (Utilities/Other) Electric, gas and telecommunication, including but not
            limited to electrical substations, gas, telephone, cable and internet and
            electric lines.

17. This grant shall establish the following:
   a. Environmental mitigation monitoring and reporting; and
   b. Master CC&Rs.

18. Pursuant to the implementation of the Project Specific Plan, the Applicant shall do
    the following:
   a. Process and Review (Chapter 4, “Administration and Implementation”; Appendix 3-B, “Chapter 4 Implementation Matrix”). Prior to obtaining any County approval, the Applicant shall prepare and submit all Project/entitlement-related materials pursuant to the process and provisions stated in the (above bolded) portions of the Specific Plan.
   b. Affordable Housing (Chapter 3, Section 3.13, “Centennial Affordable Housing Program”; Appendix 3-C, “Affordable Housing Implementation Plan”). The Applicant shall provide affordable set-aside housing units per the process and provisions of the aforementioned portions of the Specific Plan.
   c. Design Metrics and Mobility Plan (“Mission and Vision” and throughout Specific Plan; Chapter 3, Section 3.2, “Mobility Plan”; Appendix 2-C, “Mobility Plan”). The Applicant shall satisfy all related Design Metrics and Mobility Plan items with the Project’s successive buildout as stipulated in the aforementioned portions of the Specific Plan.
   d. Green Development Program (Appendix 3-A and throughout Specific Plan). The Applicant shall satisfy all related Green Development Program
features and measures with the Project's successive buildout as stipulated in
the aforementioned portions of the Specific Plan.

e. Design Notebook (Appendix 2-B, "Design Principles"; Chapter 2, Section
2.3.1, "Residential Designations"; Section 2.3.9, "Sign Standards and
Guidelines"). The Applicant shall prepare and submit a Design Notebook for
each successive phase of the Project buildout, as stipulated in the
aforementioned portions of the Specific Plan. In consultation with the Los
Angeles County Arts Department and Regional Planning, the content of the
Design Notebook shall also include guidelines and standards for the
incorporation of Public Art within the successive project phases that shall also
be inform and be consistent with the Notebook's Community Identity Guide, to
the satisfaction of Regional Planning.

f. Other Plans—Infrastructure, Utilities, Landscaping (Chapter 3). The
Applicant shall satisfy all related Plans with the Project's successive buildout
as stipulated in the aforementioned portions of the Specific Plan.

g. Master Phasing and Successive Phasing Plans (Chapter 4, Section 4.7,
"Phasing Plan"). Prior to the first phase and each successive phase of the
Project buildout, the Applicant shall submit a phasing plan for proposed
development. Such successive phasing plans shall be in conformity with the
master phasing plan of the Project, which includes the timing of public facilities
and other improvements and amenities as shown on the Master Phasing Table
attached to these conditions of approval. The successive phasing plans shall
include, but not be limited to, a) a narrative and tabular description of open
space, recreation, dwelling units, non-residential uses and square footage, and
public facilities; b) a job-housing balance summary; and c) a phasing map
graphically delineating such items, to the satisfaction of Regional Planning.

19. Prior to obtaining the first Project final map approval, the Applicant shall submit a
copy of the Project's Master CC&Rs to the Director for review and approval. The
Master CC&Rs shall include, establish and describe in detail all the following
obligations of the Master Developer (Centennial Founders LLC): A) ensuring the
direct provision of the Project's "backbone" infrastructure and facilities; B) ensuring
the establishment of competent entity/entities for the maintenance and operations of
such infrastructure and facilities (including, but not limited to, water, wastewater and
flood control)—or otherwise cede authority for such activities to the County; C) directly
overseeing the subsequent planning and buildout of all phases and areas of the
Project; D) direct funding and establishment a Master Homeowner's Association and
Master Property Owner's Association, or their functional equivalents, for the essential
marketing and coordination of business and recreational activity, and upkeep of all
private property— and any public property, infrastructure and/or facilities (such as, but
not limited to, street and trail lighting, signage, street trees, sidewalk/walkway
pavement, and "street furniture") that should fall within the good interest or
responsibility of the Master Developer or designee to keep in a healthy, safe and
attractive order; E) direct funding and establishment of the Transportation
Management Association ("TMA") pursuant to the Project's Mobility Plan; and F) that
all the aforementioned A, B, C, D, and E, shall be accomplished for the ultimate
purposes of implementing the Specific Plan, and satisfying of all Project-related environmental mitigation measures.

20. The approved Master CC&Rs shall be recorded prior to the recordation of the first final map that authorizes development for the Project. A copy of these CUP conditions of approval shall be attached to and also recorded with the Master CC&Rs and made a part thereof. Those provisions in the Master CC&Rs required by these conditions shall be identified in the Master CC&Rs as such, and shall not be modified in any way without prior authorization from the Director.

21. The Applicant shall comply with all County Department conditions set forth in the associated VTPM No. 060022 (Tentative Map dated February 1, 2017).

22. The project shall substantially conform to the Centennial Specific Plan and all revisions and updates to the Specific Plan associated and approved with this grant.

23. The project site shall be in substantial compliance with the approved Exhibit "A"/Exhibit Map dated February 1, 2017, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.

24. Violations of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

25. The approval of the CUP will not become effective unless and until the General Plan Amendment, Centennial Specific Plan, and related Zone Change are approved, and have become effective.

PROJECT GRADING THAT IS ASSOCIATED WITH A SUBSEQUENTLY-APPROVED TENTATIVE MAP THAT AUTHORIZES DEVELOPMENT:

26. "Balanced onsite" as mentioned in these CUP conditions of approval shall include and authorize the movement of earthwork from the northside of the Project site (i.e., north of Highway 138) to the southside of the Project site (i.e., south of Highway 138), and vice-versa.

27. Prior to obtaining any grading permit, the Applicant shall contact the local/district office of the California Division of Oil, Gas, and Geothermal Resources for construction-site plan review.

28. The CUP associated with project grading shall not be effective until the applicant has obtained a grading permit in compliance with County Code Title 26.

29. The Applicant shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
30. Prior to approval and recordation of a final map, the Applicant shall submit a rough grading Revised Exhibit “A” for substantial conformance review to Regional Planning.

31. Prior to approval and recordation of a final map, the Applicant shall submit a precise grading Revised Exhibit “A” for substantial conformance review to Regional Planning.

32. In addition to the mitigation monitoring report that may be required, the Applicant shall submit a mitigation monitoring report specific to those measures in the MMRP related to grading activities to the Director for review and approval consistent with the text of the MMRP.

33. Prior to the issuance of any precise grading permit, the Applicant shall submit site plans for review and approval by the Director indicating that the proposed grading and/or construction complies with the conditions of this grant and is consistent with the Specific Plan.

34. All grading and construction and appurtenant activities, including engine warm-up, shall be restricted to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. No Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

35. The Applicant shall implement a dust control program during grading and construction to the satisfaction of Public Works and the Director in compliance with Antelope Valley AQMD Rule 403 and South Coast AQMD Rule 403.

36. Grading, including permission granted for mass grading, shall be limited to that which is necessary to construct the on-site improvements as depicted on Exhibit “A” and off-site External Map Improvements depicted on the Vesting Map. No additional grading or development shall be permitted beyond that depicted unless authorized by the Director through an amended map process.

37. Pursuant to County Code Section 22.56.210, all hauling of earthwork approved for the Project shall be restricted to a route approved by the road commissioner, County Public Works.

Attachments
A. Master Phasing Table (DRAFT - dated 5/24/18)
B. CUP/Vesting Map Exhibit “A” dated 2/1/17
C. MMRP
This table includes key project features, improvements, benefits and outcomes that are discussed and included in the specific project plan, and/or development agreement.

**Key Features of the Development Agreement**

- **Stabilization and Development:** The proposed development includes the stabilization and development of the site, ensuring a safe and secure environment for future users.

- **Improved Infrastructure:** The project aims to improve the existing infrastructure, including roads, utilities, and public amenities, to enhance the quality of life for the community.

- **Economic Growth:** The development is expected to contribute to the local economy, creating jobs and opportunities for residents.

- **Environmental Benefits:** The project incorporates environmental measures to minimize its impact on the surrounding ecosystem, promoting sustainability.

- **Community Engagement:** The development process involves extensive community engagement, ensuring that the needs and desires of the local population are met.

- **Quality of Life:** The developed area will provide high-quality amenities and services, enhancing the overall quality of life for residents.

- **Future-Proofing:** The project design is future-proofed, allowing for flexible adjustments and adaptations as needed.

- **Stakeholder Involvement:** The development process involves active participation of all stakeholders, including government, developers, and community members, to achieve a cohesive and successful outcome.

- **Financial Sustainability:** The project is financially sustainable, with careful planning and execution to ensure long-term viability.

This table serves as a comprehensive overview of the development agreement, highlighting its key features and benefits.
“CENTENNIAL” PROJ. 02-232-(5)

STAFF ANALYSIS “ATTACHMENT E”

APPLICANT’S BURDEN OF PROOF STATEMENTS
Centennial Founders, LLC is submitting this Land Division Application for Vesting Tentative Parcel Map 60022, a large-lot map for conveyance and financing purposes where all lots are in excess of 20 acres in size and to request the below noted land use entitlements.

**General Plan Amendment**

A General Plan Amendment is requested to amend the Master Plan of Highways to add Centennial’s roadways.

A burden of proof is attached which describes how the requested General Plan Amendment supports the guiding principles of the General Plan, is consistent with its goals and policies, and will benefit the public interest.

**Specific Plan**

Consistent with the provisions of the Antelope Valley Area Plan, the Centennial Specific Plan is proposed to implement the development contemplated by the inclusion of the project site in the West Economic Opportunity Area. As noted in the AVAP, a Specific Plan is necessary to ensure development in the area occurs in an orderly and sustainable way and that required infrastructure and public utilities are in place at a master-planned level before these new developments are established.

**Zone Change**

A zone change is requested to change the existing zoning to SP (Specific Plan) to reflect the proposed Centennial Specific Plan.

A burden of proof is attached which provides justification for approval of the proposed SP zoning designation.

**Development Agreement**

A Development Agreement is requested so that the property owner may obtain reasonable assurances that the project may be developed in accordance with the Centennial Specific Plan. The Agreement will help to eliminate uncertainty and allow for orderly development, providing assurances to the County that necessary improvements including infrastructure and public utilities are in place at a master plan level, as well as a range of public benefits, will be provided.

As project details are finalized, a draft of the Development Agreement will be submitted.
Conditional Use Permit

Pursuant to Section 22.56.217 of the Los Angeles County Code, a conditional use permit is requested to authorize grading over 100,000 cubic yards, and for approval of project related infrastructure, including proposed waste water reclamation facilities, pipelines, water wells, water storage tanks and water treatment facility.

Development of the project within a Hillside Management Area does not require approval of a CUP since hillside management principles are included in the Centennial Specific Plan as required by the County's Hillside Management Ordinance.

A burden of proof is attached which includes findings required by Sections 22.56.217 and 22.56.090 of the Los Angeles County Code.
Background

The Centennial project is a master-planned mixed-use new community located in the northwestern part of Los Angeles County. The project site is approximately 12,232 acres (19.3 square miles) in size located contiguous to the southern boundary of Kern County. The site is approximately one mile east of Interstate 5, near Quail Lake, and State Route 138 is near its southern boundary. The eastern boundary is 285th Street West.

The Centennial Specific Plan proposes up to 19,333 dwelling units, over 7 million square feet of Business Park uses, envisioned as office, research and development, warehousing and light manufacturing, approximately one million square feet of commercial uses, various institutional and civic uses; schools, a library, and medical facilities, major utility facilities, including a water treatment plant, water bank, sewage treatment plant, and materials recovery composting facility. Approximately 5,862 acres of the property is proposed for open space natural resource protection and greenways, and active and passive parkland. The project also includes an integrated network of roadways, which include expressway (SR-138), major highway, secondary highway, residential and industrial collector, local roadways, and an extensive system of walking and biking trails. The Specific Plan has been prepared in compliance with the AVAP to implement the type of development described for the West Economic Area. This General Plan Amendment is requested to amend the County Master Plan of Highways (Antelope Valley Highway Plan) to incorporate Centennial’s proposed roadway system, which is depicted on the attached exhibit. The last update to the Highway Plan was in June 2015 in conjunction with the adoption of the AVAP but future streets were not shown relying on within the proposed Specific Plan to finalize a roadway system.

To make findings for approval of a General Plan Amendment substantiation of the following facts is necessary.

A. The proposed amendment supports the Guiding Principles of the General Plan:

   I. The proposed Amendment employs Smart Growth

Guiding Principle #1 stated in the Executive Summary of the Los Angeles County 2035 General Plan, is to Employ Smart Growth to shape new communities to align housing with jobs and services and protect and conserve the County’s natural and cultural resources, including the character or rural communities. In adopting the Antelope Valley Area Plan in June 2015, the Los Angeles County Board of Supervisors designated the Centennial project site as the West
Economic Opportunity Area, recognizing the potential growth opportunities possible as a result of the High Desert Corridor and Northwest 138 Corridor Improvement projects. In fact, Policy M 6.3 of the AVAP states: support the development of the High Desert Corridor and the Northwest 138 Corridor Improvement Project between Interstate 5, State Route 14, and Interstate 15, and encourage the participation of private enterprise and capital.

The proposed amendment to include Centennial's highways in the Highway Plan is consistent with Smart Growth policies in that development is managed and directed to the more appropriate locations (Economic Opportunity Area) which in turn results in less development pressure in those locations where infrastructure is not available or where sensitive resources are located.

2. The proposed amendment ensures that community services and infrastructure are sufficient to accommodate growth.

Designating the Centennial project site as within an Economic Opportunity Area based on major proposed infrastructure improvements, and adopting the land use designations and zoning to accommodate growth based on anticipated development opportunities, results in the need to provide the community services and infrastructure to serve future residents and visitors. Though known that such facilities would be needed, the details were not incorporated into the AVAP when adopted. Instead the AVAP, required the preparation of a Specific Plan and assurances the necessary infrastructure be in place. Therefore, the Highway Plan must be amended to depict the specific roadways which will be necessary to adequately serve the Centennial community. A circulation plan will be included in the Centennial Specific Plan and highway details will be further refined on future tentative tract maps. The proposed amendment will simply clarify infrastructure details which were conceptually understood at the time of adoption of the AVAP.

3. The proposed amendment provides the foundation for a strong and diverse economy.

The AVAP designates the Centennial project site within the West Economic Opportunity Area due to the High Desert Corridor and Northwest 138 Corridor Improvement projects. These highway projects are described in the AVAP as significantly impacting the land use pattern in the unincorporated Antelope Valley by providing connection to major economic centers in Northern and Southern California, Nevada and beyond. Implementing the development authorized by the AVAP land use designations and the current zoning by adoption of a Specific Plan, will provide the foundation for a strong and diverse economy. This proposed amendment, to simply incorporate the details of Centennial's highway system is a minor additional refinement.

4. The proposed amendment promotes excellence in environmental resource management.
AVAP Policy LU 1.1 states: *Direct the majority of the unincorporated Antelope Valley’s future growth to rural town centers and identified economic opportunity areas, through appropriate land use designations, as indicated in the Land Use Policy Map* to minimize the potential for habitat loss, as stated in Policy CO 4.1. The Centennial site is within an identified Economic Opportunity Area where land use designations allowing for development are balanced with open space designation. Following the rural preservation approach of the AVAP, focusing and guiding development to those locations best suited to accommodate growth allows for the conservation of resources and the collective preservation of the rural character of the Antelope Valley. The proposed amendment to the Highway Plan to include roadways within Centennial simply allows for the implementation of the development proposed by the AVAP, as depicted on the land use policy map. It does not propose a change in land use designation, propose additional growth or reduce the amount of open space to be provided.

5. The proposed amendment provides healthy, livable and equitable communities.

The Centennial project is designed as a healthy community where extensive trails and bike lanes are provided. There will be numerous opportunities to walk or bike on public and private open space which is located in close proximity. A variety of housing types and business locations provide options for all residents. The proposed amendment is minor in nature and does not alter the underlying approved land use designations.

B. The proposed amendment is consistent with the goals and policies of the General Plan.

The AVAP’s land use designations, as well as the implementing zoning, reflects the development which is depicted and further refined in the Centennial Specific Plan. The Specific Plan includes zoning regulations and standards and guidelines unique to the project site, to ensure orderly development of the property and infrastructure.

This minor amendment is necessary only to clarify and refine highway details which are depicted and described in the Specific Plan, and is consistent with the goals and policies of the General Plan. As stated in the AVAP, the approval of a Specific Plan is necessary for development to occur in an orderly and sustainable way, and to ensure that the required infrastructure and public utilities are in place at a master-planned level before the project is established.

C. The proposed amendment will benefit the public interest and is necessary to realize an unmet local or regional need.

The proposed amendment is minor, and necessary only as a minor refinement to the Highway Plan. However, it will benefit the public interest and will allow for the regional need of establishing a highway system. The amendment is consistent with the AVAP’s Highways
and Streets Goal M 3: to establish an efficient network of major, secondary, and limited secondary highways to serve the Antelope Valley.
BURDEN OF PROOF
CENTENNIAL PROJECT
ZONE CHANGE NO. 02-232

Background

The Centennial project is a master-planned mixed-use new community located in the northwestern part of Los Angeles County. The project site is approximately 12,232 acres (19.3 square miles) in size located contiguous to the southern boundary of Kern County. The site is approximately one mile east of Interstate 5, near Quail Lake, and State Route 138 is near its southern boundary. The eastern boundary is 285th Street West.

The Centennial Specific Plan proposes up to 19,333 dwelling units, over 7 million square feet of Business Park uses, envisioned as office, research and development, warehousing and light manufacturing, approximately one million square feet of commercial uses, various institutional and civic uses; schools, a library, and medical facilities, major utility facilities, including a water treatment plant, water bank, sewage treatment plant, and materials recovery composting facility. Approximately 5,862 acres of the property is proposed for open space natural resource protection and greenways, and active and passive parkland. The project also includes an integrated network of roadways, which include expressway (SR-138), major highway, secondary highway, residential and industrial collector, local roadways, and an extensive system of walking and biking trails. The Specific Plan has been prepared in compliance with the AVAP to implement the type of development described for the West Economic Area.

Adoption of the Centennial Specific Plan would require a corresponding change of zoning for the property within its boundaries to SP (Specific Plan).

To determine that a change of zone is appropriate, the below findings must be made:

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;

With the adoption of the Antelope Valley Area Plan in 2015, the Board of Supervisors also adopted implementing zoning for the project site. The current zoning, RPD, A-1-2, CPD-DP, MPD-DP, and O-S reflects the AVAP land use designations of H5, RL1, RL2, OS-C, CR, and IL and the description of the site within the West Economic Opportunity Area. (See attached exhibits). The land use designation allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character of the surrounding community through the significant amount of preserved open space. However, per the provisions of the AVAP, a Specific Plan is required to develop the property in compliance with the land use designations and zoning so the proposed zone change to SP is necessary to finalize the intention of the Board of Supervisors’ approval.
B. That a need for the proposed zone classification exists within such area or district;

Though the current zoning allows for the type of development contemplated by the AVAP for the West Economic Area, it does not conform with the provisions of the Plan which require that development proposed in compliance with the land use designations be implemented through the adoption of a Specific Plan. The Centennial Specific Plan is concurrently proposed and has been designed to be consistent with the adopted land use designations. At such time as the Centennial Specific Plan is adopted, a change of zone to Specific Plan is needed.

C. That the particular property under consideration is a proper location for said zone classification within such area or district;

The AVAP designates the project site within the West Economic Opportunity Area, noting that a Specific Plan is the planning action necessary to implement the type of development contemplated and permitted by the land use designations and zoning. Adoption of a Specific Plan to ensure it occurs in an orderly manner. The associated change of zone to SP will clearly reflect that an ordinance has been adopted which provides unique regulations for the property.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

The proposed SP zone is in conformity with good zoning practice and will be in the interest of public health, safety and general welfare as it implements the Board of Supervisors vision for the orderly development of the property as described in the AVAP. For the West EOA, the AVAP states that with the number and size of contiguous parcels owned by two property owners, a Specific Plan or similar planning activity will be required for more specific master-planning activities for these specific parcels. This is necessary to ensure that development in the area occurs in an orderly and sustainable way, and that the required infrastructure and public utilities are in place at a master-planned level before these new developments are established. Thus, this Area plan specifically requires the preparation and adoption of a Specific Plan or similar planning document. County staff will be responsible for reviewing the proposed Centennial Specific Plan to ensure it is consistent with the provisions of the AVAP and 2035 General Plan and to recommend conditions of approval which will guarantee the provision of required infrastructure designed to County standards.
Background

The Centennial project is a master-planned mixed-use new community located in the northwestern part of Los Angeles County. The project site is approximately 12,232 acres (19.3 square miles) in size located contiguous to the southern boundary of Kern County. The site is approximately one mile east of Interstate 5, near Quail Lake, and State Route 138 is near its southern boundary. The eastern boundary is 285th Street West.

The Centennial Specific Plan proposes up to 19,333 dwelling units, over 7 million square feet of Business Park uses, envisioned as office, research and development, warehousing and light manufacturing, approximately one million square feet of commercial uses, various institutional and civic uses; schools, a library, and medical facilities, major utility facilities, including a water treatment plant, water bank, sewage treatment plant, and materials recovery composting facility. Approximately 5,862 acres of the property is proposed for open space natural resource protection and greenways, and active and passive parkland. The project also includes an integrated network of roadways, which include expressway (SR-138), major highway, secondary highway, residential and industrial collector, local roadways, and an extensive system of walking and biking trails. The Specific Plan has been prepared in compliance with the AVAP to implement the type of development described for the West Economic Area.

The Los Angeles County 2035 General Plan was prepared under Guiding Principles, including to promote excellence in environmental resource management, by carefully managing the County’s natural resources in an integrated way that is both feasible and sustainable. As a component of the Los Angeles County General Plan, the Antelope Valley Area Plan refines the countywide goals and policies in the General Plan by addressing specific issues relevant to the Antelope Valley and managing growth under a rural preservation strategy.

Portions of the Centennial project site are designated Special Management Areas or are considered to be Natural Resource areas by the 2035 General Plan. As described in the AVAP, Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, or identified hazards. Development regulations are necessary to prevent loss of life and property, and to protect the natural environment. Within the project boundaries, there are both Hillside Management Areas (HMA), land where any portion of a lot or parcel contains terrain with a natural slope gradient of 25 percent or steeper, and areas designated as Significant Ecological Area that contains biological resources.
SEA 17 (San Andreas) is located within the project boundaries. This SEA contains biological communities, vegetation and habitats unique to the area, particularly related to wildlife movement along the San Andreas Fault Zone. There is no development proposed within SEA 17; all 3,865 acres of the SEA located within the project boundaries will be preserved.

Portions of the site contains slopes of over 25%, however since the Antelope Valley Area Plan mandates a Specific Plan over this project, a HMA conditional use permit is not required as the project is exempt from the provisions of Section 22.52.217 of the Los Angeles County Code. The project is designed in compliance with the Centennial Hillside Design Guidelines (attached) which have been developed to be generally compatible with the County Code and the goals of the Specific Plan.

A conditional use permit is requested to authorize grading over 100,000 cubic yards. In addition, this conditional use permit requests approval of project related infrastructure, including a proposed waste water reclamation facilities, pipelines, water wells storage tanks and water treatment facility.

To authorize this conditional use permit, substantiation of the following findings is necessary.

**Pursuant to Section 22.56.090**

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding areas.
2. Be materially detrimental to the use, enjoyment or valuation of property of others persons located in the vicinity of the site.
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Centennial is designed so as to not adversely affect the health, peace, comfort or welfare of people living or working in the general area, is not anticipated to negatively affect the valuation of property in the general area and will not constitute a public menace. Project grading, which is conceptually estimated to be approximately 100million (gross) cubic yards, will occur on the project site to implement development of the project and to provide the necessary infrastructure improvements, including a waste water treatment plant which will be located on a site designed to protect the surrounding community from adverse impacts. The Project EIR, and technical studies which will be required, will identify any safety hazards, and mitigation measures and conditions of approval will ensure compliance with County regulations to ensure safety.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development
features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site is presently unimproved and is being established as a new master-planned community designed in general compliance with the provisions of Title 22, with the Centennial Specific Plan providing the design regulations and development standards which will govern project development. The Specific Plan will include the location for a variety of residential, commercial and business park uses, institutional uses, parks, open space and project related infrastructure and regulations for development. The Specific Plan incorporates standards for each type of use and includes setback requirements, parking and loading facilities standards, height limitations, landscaping requirements and other regulations.

The Specific Plan includes Hillside Design Guidelines which will ensure high-quality design compatible with the project site’s unique topography and location. Grading which will be undertaken per the provisions of these Guidelines, and will allow for compliance with development standards for all necessary development features. The Guidelines incorporate architectural treatments and materials so that development will be integrated with the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate;

The project site is located approximately one mile to the east of Interstate 5 and State Route 138 runs though the southern portion of the site. SR 138 will require expansion to adequately serve the project. In addition to existing roadways, a new circulation system, consisting of a hierarchy of streets from local to expressway, will serve the project and will be improved to carry the traffic the project will generate. Centennial is designed as a healthy community incorporating design features such as trails and greenways and pedestrian-friendly streets to accommodate pedestrians and bicyclists. Project grading will allow for the creation of an integrated circulation system to serve future residents of Centennial as well as the surrounding region.

2. By other public or private service facilities as are required.

Public utilities and private facilities are incorporated into project design and described in the Centennial Specific Plan. In addition to those facilities presently anticipated which are described in detail in the project EIR, if other facilities are required, the project would be conditioned to provide them.
Similar to the provisions in the Los Angeles County Code which are applicable to HMA's, the Centennial Hillside Design Guidelines are intended to provide direction for site specific grading plans to minimize the height of visible slopes, provide for more natural-appearing manufactured slopes, minimize grading quantities, minimize slope maintenance and water consumption, increase non-motorized connectivity, and provide for stable slopes and building pads. Like the Hillside Design Guidelines found in Section in 22.56.217 of the Los Angeles County Code, the Centennial Hillside Design Guidelines incorporated into the Centennial Specific Plan seek to preserve significant natural features in hillside areas, are meant to ensure preservation and enhancement of the physical integrity and scenic values of HMA's, provide open space, and enhance community character though compatibility and the use of sensitive and creative engineering and architectural and landscaping techniques.

The proposed development preserves the physical integrity of HMA's resulting in a lesser amount of impacts to hillside resources. The Hillside Design Guidelines encourage locating at least 50 percent of the development footprint on the flattest (less than 25% slope) portions of the site.

The preliminary slope analysis of the project site (attached) shows the category of slope percentage for the entire site. The site contains some steep topography and also areas which are less steep. The slope analysis shows that the majority of the site contains less than 25% slope, with the steeper property south side of SR-13 or along the western project boundary within areas that are proposed as open space, which will be preserved as a scenic resource.

In designing the grading plan, the areas with the steepest slopes are avoided. Grading will occur on about 56% of the site, limiting impacts to hillside resources.

The proposed development preserves the scenic value of HMA's resulting in lesser amount of impacts to on-site and off-site scenic views or slopes and ridgelines as well as to views of other unique, site-specific aesthetic or significant natural features of the hillside.

Development on the steeper portions of the site is limited and scenic views of the more rugged terrain will be maintained. Generally, cut slopes would not exceed a gradient of 2:1 (horizontal to vertical) and where feasible, exposed manufactured slopes may be contour graded to approximate a more natural slope, to provide a smooth and gradual transition to graded slopes.

The proposed development is compatible with or enhances community character, and provides significant open space,
Approximately 42% of the project site (5,624 acres) is included in the Specific Plan’s Open Space designation and intended to remain in its original natural condition, be restored or be enhanced through weed abatement, protective fencing and native species planting. In addition to the on-site open space, a total of an additional 23,537 acres outside the project boundaries will be set aside for preservation and biological impact mitigation.

The Project has been designed in conformance with the Centennial Hillside Guidelines by locating the majority of the development footprint on the flattest portions of the site, providing a variety of housing types utilizing small, medium and large lot sizes, preserving undisturbed open space throughout the site, using open space buffers, providing pedestrian paths and paseos and connector trails, incorporating existing on-site trees into project landscaping plan, using a wide variety of local and non-invasive plant species landscaping graded slopes and improved open spaces to restore habitat, enhance slope stability, conserve water, and provide shade.
Background

The Centennial project is a master-planned mixed-use new community located in the northwestern part of Los Angeles County. The project site is approximately 12,232 acres (19.3 square miles) in size located contiguous to the southern boundary of Kern County. The site is approximately one mile east of Interstate 5, near Quail Lake, and State Route 138 is near its southern boundary. The eastern boundary is 290th Street West.

The Centennial Specific Plan proposes up to 19,333 dwelling units, over 7 million square feet of Business Park uses, envisioned as office, research and development, warehousing and light manufacturing, approximately one million square feet of commercial uses, various institutional and civic uses; schools, a library, and medical facilities, major utility facilities, including a water treatment plant, water bank, sewage treatment plant, and materials recovery composting facility. Approximately 5,862 acres of the property is proposed for open space natural resource protection and greenways, and active and passive parkland. The project also includes an integrated network of roadways, which include expressway (SR-138), major highway, secondary highway, residential and industrial collector, local roadways, and an extensive system of walking and biking trails. The Specific Plan has been prepared in compliance with the AVAP to implement the type of development described for the West Economic Area.

Conditional Use Permit Request

The Specific Plan describes the infrastructure necessary to serve future residents. Proposed locations which are described or depicted on the Conceptual Land Use Plan are logical and appropriate at a "master plan" stage. The Specific Plan includes a Utility (U) land use designation where the majority of these uses will be located.

Though it is estimated that infrastructure improvements will cover approximately 518 acres, including roadways, it is infeasible to know the precise location of all future infrastructure at this time. The final locations will be depicted on the tentative maps which will be submitted to implement the development authorized by the Specific Plan.
This conditional use permit requests approval of project-related infrastructure, including the following: roadway circulation system, gas, telephone, cable and internet and electric lines within road right-of-way, a water system including domestic and recycled water tanks and pipelines and accessory booster pumps and storage ponds, sewage disposal pipelines and waste water reclamation facilities, water banks, water wells, flood control and drainage facilities, water treatment facilities, green waste composting, solid waste and materials recovery facilities and recycling centers and an electrical substation. Also proposed are off-site improvements, those which are located outside the project boundaries but associated with the project. Those include realignment of National Cement Plant Road, bridges over the west branch of the Aqueduct and State Route 138 intersection improvements. The proposed infrastructure is described in detail and details are analyzed in the project EIR.

Similar to previously approved Specific Plans, this CUP will serve as a master or programmatic approval. At the time of submittal of future tentative maps, a conditional use permit will be necessary to demonstrate compliance with the Centennial Specific Plan and with the findings of this CUP.

To authorize this conditional use permit, substantiation of the following findings is necessary.

**Pursuant to Section 22.56.090**

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding areas.
2. Be materially detrimental to the use, enjoyment or valuation of property of others persons located in the vicinity of the site.
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare

One of the objectives of the project is to ensure that all infrastructure and public services are funded by the project to avoid creating any financial obligations on existing residents and other taxpayers. Centennial will include the necessary infrastructure improvements to serve future residents without adversely affecting the health, peace, comfort or welfare of people living or working in the general area and it is not anticipated that there will be negative effects on the valuation of property in the general area. Major infrastructure such as water treatment facilities and, waste water treatment facilities will be located within the Utility land use designation on a site designed to protect the surrounding community from adverse impacts. The Utility land use
designation is generally not in close proximity to proposed or existing development. Facilities will be screened from view and enclosed with security fencing where necessary. The Project EIR has identified any safety hazards, and public health will be protected through adoption of mitigation measures and conditions of approval that ensure compliance with County regulations to ensure safety.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site is presently unimproved and is being established as a new master-planned community designed in general compliance with the provisions of Title 22, with the Centennial Specific Plan providing the design regulations and development standards which will govern project development. The Specific Plan will include the location for project related infrastructure, including the roadway circulation system, gas, telephone, cable and internet and electric lines within road right-of-way, a water system including domestic and recycled water tanks and pipelines and accessory booster pumps and storage ponds, sewage disposal pipelines and waste water reclamation facilities, water banks, water wells, flood control and drainage facilities, water treatment facilities, green waste composting, solid waste and materials recovery facilities and recycling centers and an electrical substation. The Specific Plan incorporates standards for each type of use and includes setback requirements, parking and loading facilities standards, height limitations, landscaping requirements, lighting and other regulations. Proposed infrastructure will be developed in compliance with these standards.

The Centennial Specific Conceptual Land Use Plan depicts infrastructure in logical locations at a master-plan lever. Future tentative maps will be designed to ensure all necessary development standards can be met. As the implementing mechanisms for Project uses, the tentative tract maps demonstrate a more precise and specific level of detailed as compared to what is in the Conceptual Land Use Plan.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate;

The project site is located approximately one mile to the east of Interstate 5 and State Route 138 runs through the southern portion of the site. SR 138 will require expansion to adequately serve the project. In addition to existing roadways, a new circulation system, consisting of a hierarchy
of streets from local to expressway, will serve the project. The circulation system is designed based on traffic analysis and detailed study of the projects proposed land uses and features. The circulation system will be constructed to carry the traffic the project will generate and will provide a connection to the larger surrounding community and region. In addition to the roadway system, Centennial is designed as a healthy community incorporating design features such as trails and greenways and pedestrian-friendly streets to accommodate pedestrians and bicyclists.

2. By other public or private service facilities as are required.
All necessary public and private service facilities will be provided as required. Centennial’s infrastructure at the master-plan level is designed to allow some flexibility so that the specific locations can be finalized and depicted on future tentative maps and found to be in compliance with the Conceptual Land Use Plan. The proposed infrastructure is described and analyzed in the project EIR and mitigation measures will be included. At the time of implementation of the project with the approval of tentative maps and other necessary entitlements, conditions will be imposed based on County staff review of the project for consistency with County regulations and ordinances, including the Centennial Specific Plan.
“CENTENNIAL” PROJ. 02-232-(5)

STAFF ANALYSIS “ATTACHMENT F”

CORRESPONDENCE RECEIVED

APRIL 26 – MAY 22, 2018
"CENTENNIAL" PROJ. 02-232-(5)
STAFF ANALYSIS “ATTACHMENT G”
AERIAL SITE MAP WITH PHOTOS
“CENTENNIAL” PROJ. 02-232-(5)
STAFF ANALYSIS “ATTACHMENT H”
500’ RADIUS LAND USE/ZONING MAPS
“CENTENNIAL” PROJ. 02-232-(5)
STAFF ANALYSIS “ATTACHMENT I”
PLAN AMEND./ZONE CHANGE MAPS
AMENDMENT TO MASTER PLAN OF HIGHWAYS
CASTAIC CANYON & ANTELOPE VALLEY WEST ZONED DISTRICTS

PLAN AMENDMENT: 02-232
ON: 

ADD PROPOSED MAJOR AND SECONDARY HIGHWAYS WITHIN THE PROJECT AREA
AND RE-ALIGN PROPOSED EXPRESSWAY

LEGEND:
PROPOSED IN PROJECT AREA

MAJOR HIGHWAY - PROPOSED 1
SECONDARY HIGHWAY - PROPOSED 2

EXISTING HIGHWAY PLAN
SECONDARY HIGHWAY - EXISTING
EXPRESSWAY - PROPOSED
LIMITED SECONDARY HIGHWAY - EXISTING
FREEWAY - EXISTING

DIGITAL DESCRIPTION: %CO\zD_CASTAIC_CANYON%
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

COUNTY ZONING MAP
384X037, 384X057
384X077, 399X037
399X057, 399X077
CHANGE OF PRECISE PLAN
CASTAIC CANYON & ANTELOPE VALLEY WEST ZONED DISTRICTS

ADOPTED BY ORDINANCE: ________________
ON: ________________
ZONING CASE: ZC 02-232
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

LEGAL DESCRIPTION:
(see following pages)

DIGITAL DESCRIPTION: \{ZCOZD_CASTAIC_CANYON\}

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

0 3,500 7,000
COUNTY ZONING MAP
384X037, 384X057
384X077, 399X037
399X057, 399X077
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 THAT 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 EASTERLY LINE OF THE WESTERLY 630 FEET, MEASURED AT RIGHT ANGLES, OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY 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 NORTH 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 NORTH LINE TO THE EAST LINE OF SAID SECTION 23; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SOUTH 700 FEET OF SAID SECTION; THENCE NORTH 88° 39' 45" WEST ALONG SAID NORTH 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 I 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 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
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 NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 8 NORTH RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALL OIL, GAS AND MINERALS AS RESERVED BY RAYMOND W. BURGAN ET AL., BY DEED RECORDED SEPTEMBER 3, 1952 AS INSTRUMENT NO. 1802

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.
"CENTENNIAL" PROJ. 02-232-(5)
STAFF ANALYSIS "ATTACHMENT J"
APPLICANT INFO. BINDER
Welcome to Centennial, a unique, self-sustaining community where working families and seniors can affordably live, work and play.
"All of us consider this agreement on the future of Tejon Ranch one of the great conservation achievements in California history."

-Joel Reynolds, National Resources Defense Council (NRDC)

"As part of SCAG’s Sustainable Communities Strategy (SCS), we support development approaches like Centennial’s that permanently protect critical habitat areas. We welcome much-needed housing production and job creation, balanced with innovative land preservation techniques."

-Hasan Ikhrata, Executive Director, Southern California Association of Governments (SCAG)

"SCAQMD staff believes that the proposed project supports the goals of the 2016 AQMP and will help reduce emissions from mobile sources, protect public health from air pollution, and achieve healthful air in the Basin."

-South Coast Air Quality Management District (July 2017)
# Table of Contents

- Conservation
- Antelope Valley Area Plan (AVAP)
- Vision – Tejon Ranch
- Centennial
- Timeline
- Regional Planning Commission Action
240,000 acres of open space from Tejon Ranch overlaid on Los Angeles metro area
The Tejon Ranch Conservation Agreement was reached after
TWO YEARS OF CAREFUL SCIENTIFIC ANALYSIS
and negotiations between Tejon Ranch, its partners and the
environmental groups.

All parties believe that the Tejon Ranch Conservation Agreement
provides for a far better conservation outcome than the typical
project-specific permitting and protracted litigation methods most
often used in development and conservation disputes.
CONSERVATION

The Tejon Ranch Company is committed to responsibly using its land and resources to meet the housing, employment and lifestyle needs of current and future generations of Californians, while being guided by the Ranch’s historic core values of conservation and good stewardship.

Centennial is part of the Tejon Ranch Conservation Agreement for permanent conservation of 90 percent of Tejon Ranch, totaling some 240,000 acres of natural open space which will be preserved for generations to come.

The Tejon Ranch Conservation Agreement was signed on June 17, 2008 by these leading environmental organizations:

1. Audubon California
2. Endangered Habitats League
3. Natural Resources Defense Council
4. Planning and Conservation League
5. Sierra Club

- The Tejon Ranch Conservation Agreement protects this unique hotspot of biological diversity that lies at the confluence of four major biogeographic regions, an irreplaceable keystone in a vast network of preserved lands.

- The environmental organizations agreed that the remaining 10% of Tejon Ranch, including Centennial, will be developed on the least sensitive portions of the ranch, but must comply with planning and sustainable building measures that were included as part of the Agreement.

- The Agreement led to the creation of the independent Tejon Ranch Conservancy, whose mission is to protect, enhance and restore the native biodiversity and ecosystem values of the Tejon Ranch and Tehachapi Range for the benefit of California’s future generations. The development projects will fund the operational costs of the Conservancy.

- A conservation easement of up to 10,000 acres will be dedicated to allow for realignment of 37 miles of the Pacific Crest Trail through the Ranch.

- The approval of Centennial would mean 37,480 acres of mitigation lands in LA and Kern Counties would be preserved and enhanced. In addition, 5,600 acres of permanent open space will be preserved within the Centennial Project Boundary.

- Centennial will preserve 12,838 acres of land designated as Significant Ecological Areas (SEA). Centennial avoids all SEA designated land.
"We began to focus intensively on what parts of the ranch would be most compatible with development and we came up with a number of areas throughout the property."

- Joel Reynolds NRDC
ANTELOPE VALLEY AREA PLAN

- The Los Angeles County Board of Supervisors adopted the Antelope Valley Area Wide Plan (AVAP) on June 16, 2015. The adoption included land use changes, the associated zone changes and amendments to the Zoning Code.

- The Los Angeles County Board of Supervisors also adopted the LA County General Plan on October 6, 2015. The adoption included land use and zoning consistent with Centennial.

- The AVAP was the result of several years of public review and input and work by the Department of Regional Planning.

- The AVAP was designed to be a balance between economic growth and important conservation of natural open space in the Antelope Valley.

- The AVAP identified three Economic Opportunity Areas (EOA). The EOA’s were identified as focused areas of growth due to their proximity to major infrastructure. The EOA’s proposed a combination of residential, commercial, and light industrial developments, while preserving the rural character and ecological resources of the surrounding areas.

- Centennial is located entirely in the west EOA. Centennial is consistent with the AVAP and land use and zoning proposed within the EOA.

- The AVAP required a Specific Plan for Tejon Ranch Property within the west EOA. The Centennial Specific Plan Project satisfies that requirement and implements the vision of the AVAP.

- On Tejon Ranch Property there is 12,838 acres of open space preserved in Significant Ecological Areas.

- Centennial is also included in SCAG’s 2016 Sustainable Communities Strategy (SCS)/Regional Transportation Plan (RTP), which was required by SB 325 and AB 32 to reduce greenhouse gases.
Consistent with the Antelope Valley Area Plan (AVAP), the Centennial Specific Plan project includes the development of a master planned community, offering a wide array of housing, business park/office space, commercial retail, schools, parks, natural open space, cultural and public uses.
**Development Projects**

**Grapevine**
Kern County

- Entitled Area (approved 2016): 6,010 ac
- Developed: 4,643 ac
- Open Space: 3,267 ac
- Entitled Dwelling Units: 12,000 du
- Commercial Development: 5,100,000 sf

**Mountain Village**
Kern County

- Entitled Area (approved 2009): 26,417 ac
- Developed: 5,082 ac
- Open Space: 21,335 ac
- Entitled Dwelling Units: 3,450 du
- Commercial Development: 160,000 sf
- Lodging Units: 750 keys

**Centennial**
Los Angeles County

- Land Use and Zoning (approved 2015)
- Entitled Area (in progress): 12,323 ac
- Developed: 5,699 ac
- Open Space: 5,624 ac
- Entitled Dwelling Units: 19,333 du
- Commercial Development: 10,100,000 sf

*Note: All plans subject to change and the owner reserves the right to make changes at any time.*
VISION – TEJON RANCH

Tejon Ranch Company is a fully diversified integrated real estate company and agribusiness, whose principal asset is California's historic Tejon Ranch.

Tejon Ranch Company's real estate developments include the world-class Tejon Ranch Commerce Center, a 1,450-acre commercial/industrial center located at the junction of I-5 and Highway 99. The Commerce Center, already under construction, is also the location of the Outlets at Tejon, an upscale outlet retail center the Company developed in partnership with The Rockefeller Group. The Commerce Center currently provides 4,000 jobs.

In addition, Tejon Ranch Company is developing several master-planned residential communities, including the approved Tejon Mountain Village and Grapevine.

TEJON RANCH MASTER PLAN

HOUSING:

- Grapevine: 12,000 units
- Tejon Mountain Village: 3,450 units
- Centennial: 19,333 units

TOTAL HOUSING: 34,783 units

COMMERCIAL:

- Tejon Ranch Commerce Center: 20.3 million sq. ft. approved
  - 4.3 million sq. ft. developed (4,000+ jobs)
  - 16 million sq. ft. available to develop
- Grapevine: 5,100,000 sq. ft.
- Tejon Mountain Village: 160,000 sq. ft.
- Centennial: 10,100,000 sq. ft.

TOTAL COMMERCIAL: 35.7 million sq. ft.

JOBS: Approximately 85,000 jobs will be created at Tejon Ranch through development
CENTENNIAL

After more than a decade of planning and dozens of community meetings and public hearings, Centennial at Tejon Ranch has reached a significant milestone with the release of the Draft Environmental Impact Report on May 17, 2017.

Consistent with the Antelope Valley Area Plan (AVAP), the Centennial Specific Plan project includes the thoughtful development of a master planned community, offering a wide array of housing, business park/office space, commercial, schools, parks, natural open space, cultural, and public uses.

SITE/LOCATION
- Located on 12,323 acres along State Route 138, just three miles from I-5.
- Within the West Economic Opportunity Area (EOA)

PROJECT
- 19,333 homes (single-family, multi-family, detached, attached, estate, etc.)
- 10.1 million square feet of retail/public/business park/office space and civic and institutional development

OPEN SPACE
- Approximately 5,600 acres preserved as open space within Centennial
- 95.5 miles of public trails
- 210 acres of public parks

SUSTAINABILITY
- Green Development Program incorporating sustainable development into all aspects of design
  - An independent peer review was done to determine that it was consistent with the Los Angeles County’s Climate Action Plan
- Net Zero Water Exceeds SB 210 requirements by providing a reliable and sustainable supply of water without adversely impacting existing supplies by:
  - Conversion of agricultural water currently used by Tejon Ranch to urban use
  - Maximize the use of recycled water
  - 100% capture and reuse of storm water,
  - Banked water
  - State-of-the-art water conservation measures that exceed state and local standards
- Zero Net Energy, powering the entire community with clean, renewable energy
- “Design Metrics”, which establishes Centennial as a model community, voluntarily incorporating measures currently being considered as part of the development of LA County’s Healthy Design Guidelines

JOBS/ECONOMICS
- More than 23,000 permanent jobs
- 25,000+ construction jobs during build out
100% of storm water will be captured onsite and recycled in storm water basin throughout the project.

40% of total water demand supplied by recycled water.

Majority of housing units to be clustered around Village Cores with the low density housing transitioning into open space.

100% of all project dwelling units shall be located within a 1/4 mile walking distance of a park.

Banked water can provide more than 11 years of full-buildout potable water demand.

The majority of project office space, shall be planned near the Town Center, in the Business Park and the Institutional/Civic designated areas located north of SR-138.

Design homes within a 1/4 mile walking distance of a Village Core to encourage walkability on over 95 miles of community trails.
TIMELINE

IMPORTANT PROJECT MILESTONES:

June 17, 2008 – Tejon Ranch Conservation Agreement signed

June 16, 2015 – Antelope Valley Area Plan adopted by LA County Board of Supervisors

October 6, 2015 – General Plan adopted by LA County Board of Supervisors

October 21, 2015 – Scoping Meeting

May 18, 2017 - DEIR for Centennial is released

June 29, 2017 - Hearing Examiner Meeting

March 21, 2018 - Regional Planning Commission Hearing
COMMUNITY OUTREACH:
Following the October 2015 Scoping Meeting and prior to the May 2017 release of the DEIR, Centennial conducted regular outreach to the local community including a weekend open house and updates to local town councils. Active community engagement has continued.

ADDITIONAL DATES TO BE ADDED

August 26, 2015 - Association of Rural Town Councils
November 18, 2015 - Antelope Acres Town Council
November 19, 2015 - Greater Antelope Valley Association of Realtors
November 19, 2015 - OSO Town Council
December 12, 2015 - Centennial Open House
November 12, 2016 - Three Points-Liebre Mountain Town Council
November 17, 2016 - Fairmont Town Council
November 19, 2016 - OSO Town Council
January 14, 2017 - Three Points-Liebre Mountain Town Council
January 18, 2017 - Antelope Acres Town Council
March 4, 2017 - Lakes Town Council
March 29, 2017 - Association of Rural Town Councils
May 30, 2017 - Farm Bureau Meeting
November 16, 2017 - AVAP Blue Ribbon Committee
December 8, 2017 - Antelope Valley Hispanic Chamber of Commerce
December 18, 2017 - Valley Industry and Commerce Association
December 19, 2017 - Lancaster Chamber of Commerce
December 19, 2017 - Palmdale Chamber of Commerce
REGIONAL PLANNING COMMISSION
ACTION

Because the Los Angeles County Board of Supervisors already adopted the Antelope Valley Area Wide Plan (AVAP) on June 16, 2015, which included the necessary land use changes, associated zone changes and the amendments to the Zoning Code, the action by the Regional Planning Commission will be to make recommendations to the Board of Supervisors on the following:

2. Approve a zone change to Specific Plan to implement the Antelope Valley Area Plan mandate
3. Approve a General Plan Amendment to add County Arterial Highways
4. Approve a CUP for Grading and Project related infrastructure
5. Approve a large lot Parcel Map
6. Approve a Development Agreement between Centennial and the County of Los Angeles.