June 28, 2018

TO:  David W. Louie, Chair
     Elvin W. Moon, Vice Chair
     Doug Smith, Commissioner
     Laura Shell, Commissioner
     Pat Modugno, Commissioner

FROM: Jodie D. Sackett, AICP
       Land Divisions Section

PROJECT NO. 02-232-(5) “CENTENNIAL SPECIFIC PLAN PROJECT”
RPC MEETING: JULY 11, 2018
AGENDA ITEM 6: SUPPLEMENTAL MEMO

BACKGROUND

A Regional Planning Commission ("Commission") public hearing was recently held on June 6, 2018 regarding the proposed Centennial Specific Plan Project ("Project"). During the hearing, staff and the applicant gave a presentation, testimony was heard, and your Commission discussed the Project. In concluding the discussion, your Commission directed the applicant and staff to provide additional information on several subject areas and then continued the public hearing to July 11, 2018 to allow additional time to provide this information. The subject areas are summarized below.

SUMMARY RESPONSES

At the June 6, 2018 public hearing, the Commission directed staff and the applicant for the following:

1. (Net-Zero/GHG) That definitions for “net-zero” (carbon, water, and electricity) be provided, and for a “side-by-side” comparison of Centennial and Newhall related to net-zero and GHG.
   
   • Response: Please find Attachment C from staff with basic definitions for net-zero carbon, water and electric; and a comparison of the Centennial and Newhall projects related to net-zero and GHGs.

2. (Affordable, Homeless, & Senior Housing) That the Project take some consideration of providing emergency and homeless sheltering onsite, and that homeless shelters be listed as an allowed use in the Specific Plan Land Use Matrix. Also, for the following: to provide more clarity about a “90-day clause” for affordable
housing “credits” in the Specific Plan housing chapter that seemed unwarranted; that more “set-aside” affordable housing should be included and compared with other projects the County has approved; that more detail be provided as to covenant terms (i.e., 55 years or “in perpetuity”), and to further explain “equity sharing” proposed for the “for-sale” affordable housing. Lastly, to explain the Project’s proposed senior housing component.

- **Response:** Please refer to Attachment D that compares Centennial affordable housing to other County projects; and refer to Attachment F that includes a red-line print of the Specific Plan pages revised to include homeless shelters in the LU Matrix, and revised to remove the 90-day clause and add language consistent with the affordable housing program proposed in the Development Agreement (“DA”). Also, please refer to Attachment G that includes the draft DA, and the DA Attachment Exhibit G, which has details on affordable housing covenant terms and shared appreciation (a.k.a. “equity-sharing”). As the applicant indicated during the June 6, 2018 public hearing, the Project is not currently proposing any age-restricted or affordable set-aside senior housing (nor is any proposed in the DA); but rather, one of the Project Villages (No. 4) is contemplated to provide age-restricted housing as supported by the Project’s housing market study.

3. **(Mass Transit Feasibility)** That an evaluation of mass transit feasibility be provided, to include a comparative cost analysis of a rail (“Metrolink”) extension to/from Lancaster and Santa Clarita vs. daily SOV commuting to/from these locations; and costs of a “basic shuttle service” to be provided. Also, that workers be transported to/from the site via “shuttles and carpooling”, and that the Project’s public transit should take on a more traditional form (“look like City of Los Angeles”).

- **Response:** Please refer to Attachment A provided by the applicant that includes a comparative cost analysis between a rail extension to the project and basic shuttle services for workers coming to/from the Santa Clarita and Lancaster/Antelope Valley areas—vs. daily SOV commuting trips to/from these same areas. Also in this same attachment, please find a description of specific transit and mobility services to be provided, which includes the option of traditional forms of public transit.

4. **(Transit/Mobility Management & Enforcement)** To provide additional information on the role of the Transportation Management Association (“TMA”), measures to be implemented, and how transit/mobility measures will be enforced. Also, to provide more detail on how the TMA will be funded and for how long.

- **Response:** Please refer to Attachment A provided by the applicant that describes the role of the TMA and its authority, as well as its duration and
ongoing funding source; specific mobility measures to be implemented; and possible enforcement mechanisms.

5. (Open Space Management) To provide additional information on who will manage the Project open space, and how it will be managed.

- Response: Please refer to Attachment A provided by the applicant that includes additional information on Project open space management. Also, see Attachment B that shows potential onsite open space areas that could be used for passive regional parkland.

6. (Habitat Connectivity) To provide more information on habitat connectivity and wildlife movement through/around the Project site.

- Response: Please refer to Attachment A provided by the applicant that includes a graphic exhibit of regional and local wildlife movement, and additional information on Project habitat connectivity.

7. (Grasslands & Grazing) To provide more information on where grazing will be allowed, and to hear from the County Biologist related to grazing within native grassland mitigation areas.

- Response: Please refer to Attachment A provided by the applicant that includes more information related to grazing. Additionally, staff has consulted with the County Biologist who indicated that cattle grazing on native grasslands within the Project’s onsite and offsite mitigation areas is consistent with use for CEQA mitigation provided that “the grazing does not intensify”.

8. (Phasing for Jobs-Housing & Public Facilities) To see more detailed information on the phasing to maintain a jobs-housing balance within the Project (to reduce commuting), and phasing plan timing/triggers for key public facilities such as schools.

- Response: Please refer to Attachment E provided by staff which is a Project Phasing Summary that includes the following: a) brief list of all phasing described within the Project documents; b) Specific Plan sections on phasing; c) draft DA phasing language and exhibits; and d) CUP condition language and master phasing table showing the phase-timing and trigger of key public facilities and community benefits of the Project.

9. (Development Agreement) To see a completed draft of the DA that includes “terms, triggers, changes in law, and applicability”; and asked whether the DA will trigger any changes to the EIR.
• **Response**: Please refer to **Attachment G** which includes a draft of the DA. The FEIR is consistent with the terms contained in the draft DA.

10. **(Civic Space/“Cityhood”)** That more space for a civic facility be provided to avoid a lack of adequate space (such as experienced by the City of Santa Clarita), and that the Project be designed and/or constructed to anticipate future incorporation as a new municipality.

• **Response**: The current civic administration facility proposed for the Project consists of a parcel of land two or more acres in size to be sited in the Project Town Center, and an administration building no less than 30,000 square feet in size located on the parcel that will accommodate all offices, spaces, functions, equipment and technologies required for a variety of departments that include: planning, building and safety, social services, registrar/recorder, Board deputies, assessor, mental health services, and others. The County CEO’s Office has coordinated with planning staff to ensure that the civic facility is appropriately-sized to accommodate all necessary functions onsite without reliance on “satellite” services from existing County facilities. Related to self-sufficiency and “cityhood”, the Project is currently planned to incorporate an onsite balance of jobs and housing (i.e., one job created for each dwelling unit built), a full range of necessary public services and facilities (parks, schools, fire, sheriff, etc.), as well as to fund, install and maintain all required utilities and infrastructure (electricity, gas, water, wastewater, roadways, etc.) for the Project throughout its buildout. These facts demonstrate that the Project will be able to become a self-sufficient incorporated municipality should that option be desired in the future. For more detail on the civic facility and specific community benefits to be built, please refer to the draft DA (included in **Attachment G**) and the Design Metrics provided in the Specific Plan (“Mission & Vision”, pp. M-7 to M-10).

11. **(Places of Worship/Non-Profits)** To address where these uses and facilities will be permitted and/or located onsite.

• **Response**: Please refer to **Attachment A** provided by the applicant that includes additional information on how Places of Worship and non-profits are incorporated into the Project, and which can also be found in the Specific Plan, Chapter 2 (“Land Use Matrix”, pp. 2-46 to 2-63).

12. **(Solid Waste Treatment/Recycling)** To indicate where solid waste will be hauled and where the materials recovery facility (“MRF”) will be placed.

• **Response**: Please refer to **Attachment A** provided by the applicant that includes additional information on the MRF and on how solid waste will be handled in the Project.
13. (Wastewater Treatment) That the Project should incorporate “advanced treatment” of wastewater and “use water reclamation plants”.

- **Response:** Please refer to Attachment A provided by the applicant that includes additional information on water and wastewater treatment.

14. (State Dept. of Water Resources (“DWR”)) That “wildlife overcrossings” be considered or addressed.

- **Response:** Please refer to Attachment A provided by the applicant that includes additional information on the concerns of State DWR.

15. (Pacific Crest Trail, “PCT”) To provide more information on any current “issues” related to the PCT.

- **Response:** Please refer to Attachment A provided by the applicant that includes additional information on the PCT.

16. (Child Care Facility) That a child care facility be provided onsite.

- **Response:** Please refer to Attachment A provided by the applicant that includes additional information on how child care facilities are accommodated within the Project.

17. (Medical Care Facility) That a medical care facility (“urgent care” or “hospital”) be provided onsite.

- **Response:** Please refer to Attachment A provided by the applicant that includes additional information on how a medical care facility will be accommodated within the Project. Also, refer to Attachment G, containing the draft DA (“Community Benefits” Exhibit G), that includes a provision for the phasing of a potential urgent care center at an earlier stage within the Project.

18. (Local Hire Program) To provide additional detail on the local hire program proposed in the DA.

- **Response:** Please refer to Attachment A provided by the applicant that includes additional information on how a local hire program will be incorporated into the Project. Also, refer to Attachment G, containing the draft DA, that includes additional detail on the program.

19. (Free Wi-Fi Services) That free wi-fi services be provided onsite.
• **Response:** Please refer to **Attachment A** provided by the applicant that includes additional information on how wi-fi services will be accommodated within the Project.

20. **(Tribal Resources)** That additional information be provided on tribal resources and relations in connection with the Project, to include current and future measures.

• **Response:** Please refer to **Attachment A** provided by the applicant that includes additional information on tribal resources and relations in connection with the Project.

21. **(Valley Fever)** That additional information be provided on how the Project will respond to the health situation of “Valley Fever” experienced in the region.

• **Response:** Please refer to **Attachment A** provided by the applicant that includes additional information on how Valley Fever is addressed by the Project EIR.

22. **(FEIR Re-Formatting)** That the Final EIR should be re-formatted to be more “reader-friendly” and have clickable page numbers on responses to comments.

• **Response:** Please refer to **Attachment A**, a re-formatted version of the EIR (on USB/flash drive), that includes the requested “user-friendly” features and organization.

**SPECIFIC PLAN CHANGES**

Please find in **Attachment F** red-line changes to the draft Specific Plan associated with the following: Chapter 2 (Accessory Dwellings, Land Use Matrix), Chapter 3 (Affordable Housing Credits), Chapter 4 (Phasing Plan), Glossary, and Appendix (Affordable Housing Implementation). The changes are associated with responses to Commission requests, minor staff revisions, and/or making language consistent with the draft Development Agreement.

**UPDATED RESPONSE TO COMMENTS**

Please find in **Attachment G** updated responses to public comments and correspondence received after the June 6, 2018 Commission hearing.

**STAFF COMMENT & CONCLUSION**

Staff believes that the above responses with attachments are sufficient to address the Commission’s subject areas of concern. Staff is recommending that the Commission, after hearing all testimony, considering all additional information provided, and after concluding its discussion, recommend to the Board of Supervisors **approval** of the Project.
STAFF RECOMMENDATION

The following recommendation is subject to change based upon additional testimony and/or additional 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, 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 findings and conditions, and certify the Final EIR, Case No. 02-232/SCH No. 2004031072.

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 (ALL INCLUDED IN ATTACHMENT G).**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTIONS INCLUDED IN ATTACHMENT G 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, THE VESTING TENTATIVE PARCEL MAP NO. 060022, AND CONDITIONAL USE PERMIT NO. 02-232, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AND MMRP (ALL INCLUDED IN ATTACHMENT G).**

**See next page for attachments**
ATTACHMENTS

A. Applicant Response Letter
B. Applicant Regional Parkland Exhibit
C. Staff Centennial-Newhall Net-Zero/GHG Comparison & Definitions
D. Staff Affordable Housing Comparison
E. Staff Project Phasing Summary
F. Specific Plan “Red-Line” Changes
G. USB/Flash Drive (Specific Plan, DEIR, FEIR, CEQA Findings, SOC, MMRP, updated Responses to Comments with appendices; applicant GHG Reduction Memo; draft Development Agreement; and June 6, 2018 Commission Hearing Package containing Staff Report attachments to include: draft Resolutions, Ordinances, Findings and Conditions of Approval, Burden of Proof Statements, and Vesting Parcel Map w/ Exhibit “A”)

SDJ:JDS
6/28/18