A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES RELATING TO THE ADOPTION OF GENERAL PLAN AMENDMENT NO. 02-232 AND CENTENNIAL SPECIFIC PLAN NO. 02-232, PROJECT NO. 02-232-(5)

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”) Board of Supervisors (“Board”) conducted a duly-noticed public hearing on December 11, 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”).

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 Board on June 16, 2015 (LACDRP 2015c) and is a component of the General Plan adopted by the Board 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.

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;
East: Scattered residential and agricultural uses; and
West: Vacant land, public utility (SCE Substation), State Vehicular Rec. Area

19. 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 Board on October 6, 2015.

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 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.

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-Lieber Mountain Town Council; Center for Biological Diversity, et. al; Jack Tuszynski; 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 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 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 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.

24. A duly noticed public hearing was held on March 21, 2018 before the Los Angeles County Regional Planning Commission (“Commission”). During the March 21 hearing, the Commission continued the matter 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 matter 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 both onsite (Hall of Records) and remotely (from Lancaster) from a total of 37 persons: 24 who spoke in favor of the Project and 13 who spoke in opposition or otherwise had concerns about the Project. All written evidence and oral testimony was considered by the Commission. After the Applicant’s presentation and prior to hearing public testimony, the Commission asked questions of the Applicant related to: onsite structures, affordable housing, EIR format, habitat connectivity, net-zero energy and water, senior housing, and jobs-housing balance.

27. During the June 6, 2018 public hearing, after hearing public testimony, the Commission continued the matter to July 11, 2018, and instructed staff and the Applicant to provide additional information on the following items: provision of onsite homeless/transitional housing; submit a full copy of the Development Agreement; reassess space needs for civic administration building; siting/location of non-profits and places of worship; siting/location of Materials Recovery Facility (MRF); trash hauling destination/routes; incorporation of “advanced” water/wastewater treatment; assess space needs for child care and medical facilities, and senior housing; addition of more affordable housing; free wi-fi services; report on “mass transit” feasibility and management of open space; further describe what uses are allowed within preserved open space; funding source and duration, and enforcement duties for the proposed transit management association (TMA); obtain County Biologist input on using open space for animal grazing; report any issues with the Pacific Crest Trail alignment; DWR and wildlife (aqueduct) over-crossings; phasing “triggers” for public facilities; transit options for construction workers; comparison with Newhall for net-zero and GHG emissions; further describe affordable housing credits, equity sharing, set-aside amount; permanent-supportive housing inclusion; adding homeless shelters to the Project Land Use matrix; provide more details on jobs-housing balance phasing and the local hire program; and further explain regional transit feasibility.

28. A duly noticed public hearing was held on July 11, 2018 before the Commission. During the July 11 hearing, the Commission heard presentations from staff and the Applicant addressing the prior June 6 additional information items, and public testimony was heard both onsite (Hall of Records) and remotely (from Lancaster).
from a total of 36 persons: four in support and 32 opposed/with concerns. All written and oral testimony was considered by the Commission. After the Applicant’s presentation and prior to hearing public testimony, the Commission stated in advance that the Project would need to be continued in order to hear all persons who wished to testify at the public hearing. The Commission also stated that the continuance would be necessary in order to review the full draft of the Development Agreement (which includes all the Exhibits) and further address some technical concerns related to: local hire, trash hauling, traffic, and net-zero/GHGs. The Applicant also answered the Commission’s questions related to these issues.

29. During the July 11, 2018 public hearing, after hearing all public testimony, the Commission continued the matter to August 29, 2018, indicated that the Applicant would begin the next hearing with rebuttal testimony, and instructed staff and the Applicant to provide additional information on the following items: provide a full draft of the Development Agreement (including all Exhibits); further discuss annexation and incorporation; address the enforceability of the Development Agreement; increase the local hire percentage; provide more specificity on transit connectivity and feasibility; additional comparison between Centennial and Newhall; increase affordable housing percentage; funding for the medical care facility and added input from County Public Health; increase to 100 percent solar for new residences; increase amount of parking spaces with EV chargers; open space dedication to a public agency (or other non-profit unaffiliated with Tejon Ranch); and Development Agreement language (“mutually agreed upon”).

30. A duly noticed public hearing was held on August 29, 2018 before the Commission. During the August 29 hearing, the Commission heard presentations from staff and the Applicant addressing the prior July 11 additional information items, and public testimony was heard from a total of 43 persons (no remote testimony): 11 in support and 32 opposed/with concerns. All written evidence and oral testimony was considered by the Commission. Prior to hearing public testimony, the Commission discussed the Project and asked questions of the Applicant on matters related to fiscal impacts, affordable housing (details of), CNG fueling stations, open space dedication, and role of the County Office of Sustainability.

31. During the August 29, 2018 public hearing, after considering all testimony, both oral and written, the Commission further discussed the Project and asked clarifying questions of staff and the Applicant related to: proposed mitigation land, trash hauling, local/preferential job hire, affordable housing unit mix, public transit, zero-emission transit vehicles, onsite medical facilities, “heat island effect” (adding cool roofs/pavement), open space management (public agency), supportive housing, and annexation/incorporation and the Development Agreement. After its discussion, the Commission closed the public hearing, and directed staff to incorporate the following changes and conditions into the Project, as recommendations to the Board:

(The following items were a unanimous recommendation of the Commission to the Board):
a. That the Project’s proposed affordable housing set-aside be increased from 10 percent to 15 percent;

b. That the Project’s local hire program be increased from 10 percent to 30 percent, with a minimum 10 percent targeted for disadvantaged populations, to the extent allowed by law;

c. That the Project’s mobility plan utilize zero-emission vehicles for all on-demand offsite/commuter transit and shuttle services to be provided and managed by the Applicant;

d. That the Project divert all trash hauling “to the north and east” of the Project site;

(The following items were a majority recommendation of the Commission to the Board):

e. That the Project dedicate all designated conservation open space areas located within the County to a public agency or conservation entity other than the Tejon Ranch Conservancy;

f. That the Project incorporate a supportive housing component into the Project’s Affordable Housing Implementation Plan in cooperation with the County CDC, and provide such housing in phases based on a rolling evaluation of the Countywide need determining the ratio/percentage, and that the persons for such housing be drawn from the three locational “tiers” referenced in the Project’s local hiring program, to the extent allowed by law; and

g. That the Project provide a certain “trigger point” to begin construction of an urgent care medical facility onsite, and/or provide a “service tier plan” to provide medical services as future community needs warrant, and that the Department’s staff obtain assistance from County Public Health for a range of recommendations, and to require a periodic study of medical service demand in the area/region to accurately assess the Project’s needs.

32. In its actions on August 29, 2018, the Regional Planning Commission recommended that the Board approve the Project, subject to the recommendations set forth above; and also, recommended that the Board 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.

33. A duly noticed public hearing was held on December 11, 2018 before the Board. During the December 11 hearing, the Board heard presentations from staff and the Applicant, and public testimony was heard from a total of ___ persons. All written evidence and oral testimony was considered by the Board. [RESERVED]
34. In its actions on December 11, 2018, the Board certified 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.

35. The Los Angeles 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.

36. 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.

37. 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.

38. 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).

39. 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).

40. 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.

41. 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 BOARD FINDS:

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

B. The Board 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 BOARD HEREBY RESOLVES TO:

1. Approve General Plan Amendment No. 02-232 and Specific Plan No. 02-232.
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") Board of Supervisors ("Board") conducted a duly-noticed public hearing on December 11, 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”).

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 Board on June 16, 2015 (LACDRP 2015c) and is a component of the General Plan adopted by the Board 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.

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 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 Board on October 6, 2015.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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 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 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.

25. A duly noticed public hearing was held on March 21, 2018 before the Los Angeles County Regional Planning Commission ("Commission"). During the March 21 hearing, the Commission continued the matter without public testimony or discussion to April 25, 2018.

26. 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 matter without discussion to June 6, 2018.

27. 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 both onsite (Hall of Records) and remotely (from Lancaster) from a total of 37 persons: 24 who spoke in favor of the Project and 13 who spoke in opposition or otherwise had concerns about the Project. All written evidence and oral testimony was considered by the Commission. After the Applicant’s presentation and prior to hearing public testimony, the Commission asked questions of the Applicant related to: onsite structures, affordable housing, EIR format, habitat connectivity, net-zero energy and water, senior housing, and jobs-housing balance.

28. During the June 6, 2018 public hearing, after hearing public testimony, the Commission continued the matter to July 11, 2018, and instructed staff and the Applicant to provide additional information on the following items: provision of onsite homeless/transitional housing; submit a full copy of the Development Agreement; reassess space needs for civic administration building; siting/location of non-profits and places of worship; siting/location of Materials Recovery Facility (MRF); trash hauling destination/routes; incorporation of "advanced" water/wastewater treatment; assess space needs for child care and medical facilities, and senior housing; addition of more affordable housing; free wi-fi services; report on "mass transit" feasibility and management of open space; further describe what uses are allowed within preserved open space; funding source and duration, and enforcement duties for the proposed transit management association (TMA); obtain County Biologist input on using open space for animal grazing; report any issues with the Pacific Crest Trail alignment; DWR and wildlife (aqueduct) over-crossings; phasing “triggers” for public facilities; transit options for construction workers; comparison with Newhall for net-zero and GHG emissions; further describe affordable housing credits, equity sharing, set-aside amount; permanent-supportive housing inclusion; adding homeless shelters to the Project Land Use matrix; provide more details on jobs-housing balance phasing and the local hire program; and further explain regional transit feasibility.

29. A duly noticed public hearing was held on July 11, 2018 before the Commission. During the July 11 hearing, the Commission heard presentations from staff and the Applicant addressing the prior June 6 additional information items, and public testimony was heard both onsite (Hall of Records) and remotely (from Lancaster)
from a total of 36 persons: four in support and 32 opposed/with concerns. All written and oral testimony was considered by the Commission. After the Applicant’s presentation and prior to hearing public testimony, the Commission stated in advance that the Project would need to be continued in order to hear all persons who wished to testify at the public hearing. The Commission also stated that the continuance would be necessary in order to review the full draft of the Development Agreement (which includes all the Exhibits) and further address some technical concerns related to: local hire, trash hauling, traffic, and net-zero/GHGs. The Applicant also answered the Commission’s questions related to these issues.

30. During the July 11, 2018 public hearing, after hearing all public testimony, the Commission continued the matter to August 29, 2018, indicated that the Applicant would begin the next hearing with rebuttal testimony, and instructed staff and the Applicant to provide additional information on the following items: provide a full draft of the Development Agreement (including all Exhibits); further discuss annexation and incorporation; address the enforceability of the Development Agreement; increase the local hire percentage; provide more specificity on transit connectivity and feasibility; additional comparison between Centennial and Newhall; increase affordable housing percentage; funding for the medical care facility and added input from County Public Health; increase to 100 percent solar for new residences; increase amount of parking spaces with EV chargers; open space dedication to a public agency (or other non-profit unaffiliated with Tejon Ranch); and Development Agreement language (“mutually agreed upon”).

31. A duly noticed public hearing was held on August 29, 2018 before the Commission. During the August 29 hearing, the Commission heard presentations from staff and the Applicant addressing the prior July 11 additional information items, and public testimony was heard from a total of 43 persons (no remote testimony): 11 in support and 32 opposed/with concerns. All written evidence and oral testimony was considered by the Commission. Prior to hearing public testimony, the Commission discussed the Project and asked questions of the Applicant on matters related to fiscal impacts, affordable housing (details of), CNG fueling stations, open space dedication, and role of the County Office of Sustainability.

32. During the August 29, 2018 public hearing, after considering all testimony, both oral and written, the Commission further discussed the Project and asked clarifying questions of staff and the Applicant related to: proposed mitigation land, trash hauling, local/preferential job hire, affordable housing unit mix, public transit, zero-emission transit vehicles, onsite medical facilities, “heat island effect” (adding cool roofs/pavement), open space management (public agency), supportive housing, and annexation/incorporation and the Development Agreement. After its discussion, the Commission closed the public hearing, and directed staff to incorporate the following changes and conditions into the Project, as recommendations to the Board:

(The following items were a unanimous recommendation of the Commission to the Board):
a. That the Project’s proposed affordable housing set-aside be increased from 10 percent to 15 percent;

b. That the Project’s local hire program be increased from 10 percent to 30 percent, with a minimum 10 percent targeted for disadvantaged populations, to the extent allowed by law;

c. That the Project’s mobility plan utilize zero-emission vehicles for all on-demand offsite/commuter transit and shuttle services to be provided and managed by the Applicant;

d. That the Project divert all trash hauling “to the north and east” of the Project site;

(The following items were a majority recommendation of the Commission to the Board):

e. That the Project dedicate all designated conservation open space areas located within the County to a public agency or conservation entity other than the Tejon Ranch Conservancy;

f. That the Project incorporate a supportive housing component into the Project’s Affordable Housing Implementation Plan in cooperation with the County CDC, and provide such housing in phases based on a rolling evaluation of the Countywide need determining the ratio/percentage, and that the persons for such housing be drawn from the three locational “tiers” referenced in the Project’s local hiring program, to the extent allowed by law; and

g. That the Project provide a certain “trigger point” to begin construction of an urgent care medical facility onsite, and/or provide a “service tier plan” to provide medical services as future community needs warrant, and that the Department’s staff obtain assistance from County Public Health for a range of recommendations, and to require a periodic study of medical service demand in the area/region to accurately assess the Project’s needs.

33. In its actions on August 29, 2018, the Regional Planning Commission recommended that the Board approve the Project, subject to the recommendations set forth above; and also, recommend that the Board 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.

34. A duly noticed public hearing was held on December 11, 2018 before the Board. During the December 11 hearing, the Board heard presentations from staff and the Applicant, and public testimony was heard from a total of ___ persons. All written evidence and oral testimony was considered by the Board. [RESERVED]
35. In its actions on December 11, 2018, the Board certified 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.

36. The Los Angeles 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. 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.

38. 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.

39. 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 BOARD FINDS:

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

B. The Board 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 General Plan, including its objectives, goals, and policies, 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 BOARD HEREBY RESOLVES TO:

1. Approve Development Agreement No. RPPL2016003940.