FINDINGS FOR CONDITIONAL USE PERMIT NO. 02-232
THE CENTENNIAL SPECIFIC PLAN PROJECT
COUNTY OF LOS ANGELES
PROJECT NO. 02-232-(5)

THE COUNTY FINDS THAT:

1. 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".

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").

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), 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.

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 Board on June 16, 2015 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.

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 [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.

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 Board 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 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
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 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; 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:

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35. 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.

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 matter 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 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.

38. 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.

39. 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.

40. 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”).

41. 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.

42. 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.

43. 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.

44. 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]

45. 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.

44. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. 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.

50. The proposed use will be consistent with the adopted General Plan/Community Plan for the area.

51. 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.

52. The Project has met the Burdens of Proof for the associated Specific Plan, Development Agreement, GPA, and Zone Change requests.

53. Compatibility with the surrounding land uses will be ensured through the CUP.

54. 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.

55. 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, THE BOARD FURTHER FINDS 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.
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 limited 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 (to include affordable housing set-asides and
supportive housing), 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.
h. **Discretionary Land Use Conversions (Chapter 4, Section 4.5,
“Development Processing”).** Any land use conversion proposed by the
Applicant that requires discretionary approval (i.e., exceeds 10 percent of the
commercial land area originally designated for a Village Core, Neighborhood
Center, or Town Center; or is deemed by the Director to be incompatible with
adjacent land uses) shall also require that a land use compatibility study, public
services impact study (i.e., Fire, Sheriff, schools, parks, etc.) and fiscal impact
study be submitted with the discretionary review application by the Applicant.

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.

OTHER CONDITIONS

26. The Project shall provide no less than 15 percent of onsite affordable housing set-aside dwelling units (cumulatively, 2,900 set-aside dwellings from the overall 19,333 dwellings proposed for the Project buildout). These 2,900 set-aside units may be constituted of any mix of very low, low, and/or moderate-level income affordable units as defined by the County, and as implemented in the Specific Plan and Development Agreement. The Applicant shall provide a summary of the quantity, level, type (rental or for-sale), location and design of set-aside units with any applicable tentative map or other discretionary review application filing, to the satisfaction of the Director.
27. The Project shall provide a local hire program that results in not less than 30 percent of Project-generated onsite jobs hire from the local population as defined and agreed to in the Development Agreement. This local hire program shall also ensure that no less than 10 percent of onsite jobs created are directed to disadvantaged populations as defined and stipulated in the Development Agreement, to the extent allowed by law. The local hire program shall be managed by the Applicant, and the details of such program shall be provided in a report made publicly available by the Master Developer, the content and availability of which shall be to the satisfaction of the Director.

28. In furtherance of County Strategic Plan Policies II.3.3 (“Address the Serious Threat of Global Climate Change”) and II.3.5 (“Support a Clean, Flexible, and Integrated Multi-Modal Transportation System that Improves Mobility”), the Project shall utilize zero-emission vehicles for all on-demand transit services provided by the Applicant, and shall provide evidence and detail for the use of such vehicles in a program report made publicly available by the TMA, the content and availability of which shall be to the satisfaction of the Director.

29. In furtherance of Antelope Valley Area Plan Health Facilities Goal PS12 (“[Provide] a range of facilities and service that maintain the health and well-being of Antelope Valley residents at all ages and income levels.”), the Project shall provide that the subject “urgent care” medical facility constructed for the Project as described in the Development Agreement offer enhanced services that allow for overnight stay (i.e., “micro-hospital” concept), or otherwise allow for other types of services as recommended by County Public Health. At each phase of development until the facility begins construction, the Applicant shall provide a “needs assessment report” that describes the overall demand for such services in the local vicinity. Such report shall also describe a program for a tiered level of services (such as, but not limited to, mobile, airlift/helipad, shared/leased space, etc.) that can be provided to the local population prior to and/or in conjunction with, the completed medical facility. The content of the report shall be to the satisfaction of Public Health and the Director, and shall be implemented in furtherance of this condition of approval to the satisfaction of Public Health and the Director.

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

30. “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.

31. 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.
32. 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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
B. CUP/Vesting Map Exhibit “A” dated 2/1/17
C. MMRP
CUP CONDITIONS OF APPROVAL “ATTACHMENT A”: CENTENNIAL MASTER PHASING TABLE (Revised 11/7/18)

This table includes key Project features, improvements, and programs that are fully described and referenced in the Specific Plan, EIR, CUP, and/or Development Agreement.

<table>
<thead>
<tr>
<th>Feature or Improvement</th>
<th>Type*</th>
<th>Phase</th>
<th>Location</th>
<th>Trigger</th>
<th>Reference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local jobs hiring program</td>
<td>SP</td>
<td>1</td>
<td>n/a</td>
<td>Prior to 1st tentative map submittal</td>
<td>DA, CUP</td>
<td>30% or more with 10% to disadvantaged populations. To prepare and finalize program, and to be periodically implemented and monitored.</td>
</tr>
<tr>
<td>Public art program</td>
<td>SP</td>
<td>1</td>
<td>n/a</td>
<td>Prior to 2nd tentative map submittal</td>
<td>DA</td>
<td>To prepare and finalize program. 1% developer fee with construction plan submittals.</td>
</tr>
<tr>
<td>Urgent care facility</td>
<td>SP</td>
<td>1</td>
<td>Village 1</td>
<td>With 1st tentative map submittal</td>
<td>DA, CUP</td>
<td>To reserve a facility no less than 5,000 sf, provide enhanced features, and provide reports on service needs.</td>
</tr>
<tr>
<td>Consolidated facilities district (CFD) for infrastructure</td>
<td>PF</td>
<td>1</td>
<td>n/a</td>
<td>Prior to 1st final map recording</td>
<td>DA</td>
<td>To consult with County DPW and seek approval for CFD.</td>
</tr>
<tr>
<td>CFD for parks/O&amp;M</td>
<td>PF</td>
<td>1</td>
<td>n/a</td>
<td>Prior to 1st final map recording</td>
<td>DA</td>
<td>To consult with County DPR and seek approval for CFD.</td>
</tr>
<tr>
<td>Block open space conservation (deed-restricted)</td>
<td>OS</td>
<td>1</td>
<td>Village 1</td>
<td>With 1st final map recording</td>
<td>DA</td>
<td>5,624 ac; Protects SEAs lands; OS areas recorded w/ 1st final maps W. of aqueduct and S. of BP.</td>
</tr>
<tr>
<td>Community resource center (CRC)</td>
<td>RA</td>
<td>1</td>
<td>Village 1</td>
<td>By 1st CoFD</td>
<td>DA</td>
<td>To provide emergency and other needed resources to residents, which may be located within a recreation center.</td>
</tr>
<tr>
<td>Community website &amp; Wi-Fi</td>
<td>PF</td>
<td>1</td>
<td>n/a</td>
<td>By 1st CoFD</td>
<td>DA</td>
<td>To implement service.</td>
</tr>
<tr>
<td>Education trust fund</td>
<td>SP</td>
<td>1</td>
<td>n/a</td>
<td>By 1st CoFD</td>
<td>DA</td>
<td>An endowment in the amount of $250,000.</td>
</tr>
<tr>
<td>Animal care private subsidy</td>
<td>SP</td>
<td>1</td>
<td>Offsite</td>
<td>By 1st CoFD</td>
<td>DA</td>
<td>Fund one additional employee at Shelter on the Hill (“SOTH”).</td>
</tr>
<tr>
<td>Two potable water wells</td>
<td>PF</td>
<td>1</td>
<td>TBD</td>
<td>By 1st CoFD</td>
<td>SP, EIR, DA</td>
<td>To install wells.</td>
</tr>
<tr>
<td>Wastewater treatment facility</td>
<td>PF</td>
<td>1</td>
<td>Utility Corridor</td>
<td>By 1st CoFD</td>
<td>SP, EIR</td>
<td>To build facility.</td>
</tr>
<tr>
<td>Storefront Sheriff’s station</td>
<td>PF</td>
<td>1</td>
<td>Village 1</td>
<td>By 1st CoFD</td>
<td>SP, EIR, DA</td>
<td>This feature will incubate/initiate the Village 1 Core.</td>
</tr>
<tr>
<td>General market w/ bookmobile space</td>
<td>BR/ PF</td>
<td>1</td>
<td>Village 1</td>
<td>By 1st CoFD</td>
<td>DA</td>
<td>This feature will incubate/initiate the Village 1 Core.</td>
</tr>
<tr>
<td>K-8 school 1 w/ temp HS</td>
<td>PF</td>
<td>1</td>
<td>Village 1</td>
<td>By 1st CoFD</td>
<td>SP, EIR, DA</td>
<td>To build facility.</td>
</tr>
<tr>
<td>Neighborhood park 1</td>
<td>RA</td>
<td>1</td>
<td>Village 1</td>
<td>By 1st CoFD</td>
<td>DA</td>
<td>3.0 ac or more.</td>
</tr>
<tr>
<td>Fire Station 1</td>
<td>PF</td>
<td>1</td>
<td>Village 1</td>
<td>By 1,000 sf DU</td>
<td>SP, EIR, DA</td>
<td>10,000 sf; all fire stations shall be located as shown on Land Use Plan.</td>
</tr>
<tr>
<td>Local agriculture – community garden 1</td>
<td>RA</td>
<td>2</td>
<td>Village 1 or 3</td>
<td>By 2,500 sf building permit</td>
<td>SP, DA</td>
<td>15,000 sf; implementing the project’s 50-acre community ag. program. (see Metrics)</td>
</tr>
<tr>
<td>County maintenance yard</td>
<td>PF</td>
<td>2</td>
<td>Utility Corridor</td>
<td>By 3,000 sf building permit</td>
<td>SP, EIR, DA</td>
<td>5 to 10 ac and minimum developer fund of $4 million (CPI-adjusted).</td>
</tr>
<tr>
<td>Animal care &amp; control facility</td>
<td>PF</td>
<td>2</td>
<td>Utility Corridor</td>
<td>By 3,500 sf building permit</td>
<td>SP, EIR, DA</td>
<td>2.0 ac and minimum developer fund of $10 million (CPI-adjusted).</td>
</tr>
<tr>
<td>County library facility site</td>
<td>PF</td>
<td>2</td>
<td>Village 3</td>
<td>With Village 3 tract map</td>
<td>SP, EIR, DA</td>
<td>2.62 ac; this is for the site only, not construction.</td>
</tr>
<tr>
<td>Civic building site and facility</td>
<td>PF</td>
<td>2 and 4</td>
<td>Village 3</td>
<td>By 5,000 sf building permit</td>
<td>SP, DA</td>
<td>2.0 ac; 30,000 sf; site is reserved in Phase 1; developed in Phase 4.</td>
</tr>
<tr>
<td>Permanent Sheriff’s station</td>
<td>PF</td>
<td>4</td>
<td>Business Park</td>
<td>By 5,000 sf building permit</td>
<td>SP, EIR, DA</td>
<td>To build facility.</td>
</tr>
<tr>
<td>Regional park 1</td>
<td>RA</td>
<td>4</td>
<td>Project OS</td>
<td>By 5,000 sf building permit</td>
<td>SP, DA</td>
<td>25 ac or more.</td>
</tr>
<tr>
<td>Sustainability living center</td>
<td>PF/SP</td>
<td>4</td>
<td>Village 3</td>
<td>By 5,000 sf building permit</td>
<td>SP, DA</td>
<td>To be located inside the civic building.</td>
</tr>
<tr>
<td>Materials recovery facility (MRF)</td>
<td>PF</td>
<td>4</td>
<td>Utility Corridor</td>
<td>No earlier than 5,000 sf building permit</td>
<td>SP, EIR, DA</td>
<td>5 to 10 ac; minimum developer fund of $2.5 million w. 1 mil. initial deposit (CPI-adjusted).</td>
</tr>
<tr>
<td>Fire Station 2</td>
<td>PF</td>
<td>4</td>
<td>Village 7</td>
<td>(See notes)</td>
<td>SP, EIR, DA</td>
<td>13,000 sf; built prior to any dwelling built outside Station 1’s 1-s min response time.</td>
</tr>
<tr>
<td>Water treatment plant</td>
<td>PF</td>
<td>5</td>
<td>Utility Corridor</td>
<td>By 5,525 sf building permit</td>
<td>SP, EIR</td>
<td>To build facility.</td>
</tr>
<tr>
<td>Regional trails</td>
<td>RA</td>
<td>6</td>
<td>See trail map</td>
<td>By 7,000 sf building permit</td>
<td>SP, DA</td>
<td>Two trails; FLT alignment and regional trail west towards Simi.</td>
</tr>
<tr>
<td>Fire station 3</td>
<td>PF</td>
<td>6</td>
<td>Village 6</td>
<td>(See notes)</td>
<td>SP, EIR, DA</td>
<td>10,000 sf; built prior to any DU outside Station 1 or Station 2’s 5-min response time.</td>
</tr>
<tr>
<td>Local agriculture – community garden 2</td>
<td>RA</td>
<td>7</td>
<td>Vill. 1, 3, 6, 7, 8, or 9</td>
<td>By 8,000 sf building permit</td>
<td>SP, DA</td>
<td>1.0 ac; implementing the project’s 50-acre community ag. program. (see Metrics)</td>
</tr>
<tr>
<td>Point-of-sale (POS) program</td>
<td>SP</td>
<td>ALL</td>
<td>n/a</td>
<td>With plan submittal (see notes)</td>
<td>DA</td>
<td>Concurrent w/ DPW improvement plans, prior to issuance of rough grading permits.</td>
</tr>
<tr>
<td>Commercial and industrial phasing</td>
<td>BR</td>
<td>ALL</td>
<td>(see notes)</td>
<td>With each tentative map submittal</td>
<td>DA</td>
<td>Prepare a written summary of the jobs-housing balance proposed with development.</td>
</tr>
<tr>
<td>Affordable housing</td>
<td>SP</td>
<td>ALL</td>
<td>(see notes)</td>
<td>With each tentative map submittal</td>
<td>SP, DA, CUP</td>
<td>Min 15% set-aside within each housing tract on a successive pro-rata basis with builder.</td>
</tr>
<tr>
<td>Supportive housing</td>
<td>SP</td>
<td>ALL</td>
<td>(see notes)</td>
<td>With each phase of development</td>
<td>DA</td>
<td>To provide supportive housing services based on the needs of the local population.</td>
</tr>
<tr>
<td>Net Zero electricity</td>
<td>SP</td>
<td>ALL</td>
<td>(see notes)</td>
<td>TBD</td>
<td>DA</td>
<td>A comprehensive program to be periodically implemented and monitored.</td>
</tr>
<tr>
<td>Zero-emission on-demand transit vehicles</td>
<td>SP</td>
<td>ALL</td>
<td>n/a</td>
<td>Establishment of the TMA</td>
<td>CUP</td>
<td>All transit and shuttle services provided by the developer must use zero-emission vehicles.</td>
</tr>
<tr>
<td>Universal access</td>
<td>SP</td>
<td>ALL</td>
<td>n/a</td>
<td>With each plan review</td>
<td>DA</td>
<td>Show developer-selected U-A features on plans.</td>
</tr>
<tr>
<td>Sucessive phasing plans</td>
<td>SP</td>
<td>ALL</td>
<td>n/a</td>
<td>With each tentative map submittal</td>
<td>CUP</td>
<td>Developer provides a phasing summary, map/diagram, and table.</td>
</tr>
<tr>
<td>High school</td>
<td>PF</td>
<td>TBD</td>
<td>Village 6</td>
<td>(see notes)</td>
<td>SP, EIR</td>
<td>60.0 ac; timing/trigger as per the School District.</td>
</tr>
<tr>
<td>Fire Station 4</td>
<td>PF</td>
<td>TBD</td>
<td>TBD</td>
<td>EIR, DA</td>
<td>If needed as per LA County Fire.</td>
<td></td>
</tr>
</tbody>
</table>

*OS – Open Space; PF – Public Facility; RA – Recreation/Agriculture; BR – Business/ Retail; SP – Special Program
FINDINGS FOR VESTING TENTATIVE PARCEL MAP NO. 060022
FOR THE CENTENNIAL SPECIFIC PLAN PROJECT
COUNTY OF LOS ANGELES PROJECT NO. 02-232-(5)

THE COUNTY FINDS THAT:

1. 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".

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").

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/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.

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/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.

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 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.

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 Board 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 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; 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:

<table>
<thead>
<tr>
<th>Library Name</th>
<th>Address</th>
<th>City, State, Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lancaster Regional Library</td>
<td>601 West Lancaster Boulevard</td>
<td>Lancaster, CA 95354</td>
</tr>
<tr>
<td>Quartz Hill Library</td>
<td>42018 50th Street West               Quartz Hill, CA 93536</td>
<td></td>
</tr>
<tr>
<td>Castaic Library</td>
<td>27971 Sloan Canyon Road                   Castaic, CA 91384</td>
<td></td>
</tr>
<tr>
<td>San Fernando Library</td>
<td>217 North Maclay Avenue                   San Fernando, CA 91340</td>
<td></td>
</tr>
<tr>
<td>Canyon Country JoAnne Darcy Library</td>
<td>18601 Soledad Canyon Road                 Santa Clarita, CA 91351</td>
<td></td>
</tr>
<tr>
<td>Old Town Newhall Library</td>
<td>24500 Main Street                          Santa Clarita, CA 91321</td>
<td></td>
</tr>
<tr>
<td>Valencia Public Library</td>
<td>23743 West Valencia Boulevard             Santa Clarita, CA 91355</td>
<td></td>
</tr>
<tr>
<td>Frazier Park Library</td>
<td>3732 Park Drive                            Frazier Park, CA 93225</td>
<td></td>
</tr>
<tr>
<td>Bakersfield Library, Southwest Branch</td>
<td>8301 Ming Avenue                          Bakersfield, CA 93311</td>
<td></td>
</tr>
</tbody>
</table>

32. 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.

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 matter 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 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.

35. 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.

36. 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.

37. 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”).

38. 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.

39. 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.

40. 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.

41. 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]

42. 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.

43. 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.

44. 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.
45. 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.

46. 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.

47. 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.

48. 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.
49. 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.

50. 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.

51. 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.

52. 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.

53. 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.

54. 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.

55. 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.

56. 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 BOARD 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.
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 deposit 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 Ng  
Phone (626) 458-4921  
Date 02-27-2017 

http://planning.lacounty.gov//case/view/specific_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: (626) 458-4921
Tentative Tract Map
Grading By Subdivider? [Y or N] ________
Geologist Geocon
Soils Engineer Geocon

Tentative Map Dated 2/1/17 (Rev./Exhib.)
Location Quail Lake / West Antelope Valley
Subdivider Centennial Founders, LLC
Engineer/Arch. PSOMAS

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 11/1/16 (Parcel Map with Geo Information), 10/19/09, 4/15/09
References:

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/pmed/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.

Prepared by

Geir Mathisen
Geology Section

Date 2/27/17

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.
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
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
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.
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: [Signature]

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

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

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

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*.
- Assumption: *people for detached single-family residences;
- Assumption: *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.
- \(\text{RLV/Acre}\) = Representative Land Value per Acre by Park Planning Area.

<table>
<thead>
<tr>
<th>Total Units</th>
<th>0</th>
<th>= Proposed Units</th>
<th>0</th>
<th>+ Exempt Units</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached S.F. Units</td>
<td>2.52</td>
<td>0.0030</td>
<td>0</td>
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<tr>
<td>M.F. &lt; 5 Units</td>
<td>3.80</td>
<td>0.0030</td>
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<tr>
<td>M.F. &gt;= 5 Units</td>
<td>1.26</td>
<td>0.0030</td>
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<td>0.00</td>
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<tr>
<td>Mobile Units</td>
<td>1.97</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
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<tr>
<td>Exempt Units</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Acre Obligation</td>
<td>=</td>
<td>0.00</td>
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<td></td>
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</table>

Park Planning Area = 48 WEST ANTELOPE VALLEY

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Acre 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>
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</table>

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Provided Space</th>
<th>Provided Acres</th>
<th>Credit (%)</th>
<th>Acre Credit</th>
<th>Land</th>
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</thead>
<tbody>
<tr>
<td>None</td>
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<td></td>
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<tr>
<td>Total Provided Acre Credit:</td>
<td>0.00</td>
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<td></td>
<td></td>
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</tbody>
</table>

<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:

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TEL (626) 430-5380