December 11, 2018

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

Dear Supervisors:

HEARING ON PROJECT NO. 02-232-(5)
SPECIFIC PLAN NO. 02-232
ZONE CHANGE NO. 02-232
GENERAL PLAN AMENDMENT NO. 02-232
DEVELOPMENT AGREEMENT NO. RPPL2016003940
CONDITIONAL USE PERMIT NO. 02-232
VESTING TENTATIVE PARCEL MAP NO. 060022
ENVIRONMENTAL ASSESSMENT NO. 02-232
APPLICANT: CENTENNIAL FOUNDERS LLC
CASTAIC CANYON AND ANTELOPE VALLEY WEST ZONED DISTRICTS
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The Centennial Specific Plan Project (Project) is a proposal for a new master-planned community to develop up to 19,333 dwelling units on 4,987 acres of land designated for residential uses. Other land uses include 7,363,818 square feet (sf) of Business Park uses (office, research and development, warehousing and light manufacturing uses) on 597 acres, and 1,034,550 sf of Commercial uses on 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass 1,568,160 sf on 110 acres. The Project includes 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmers market, childcare facilities, and health clubs) on 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 191 acres.
The School Overlay includes Kindergarten through 12th grade schools located on 146 acres. There are 5,624 acres (approximately 45.6 percent) of the 12,323-acre Project site proposed for Open Space (natural resource protection and greenways), and 163 acres 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 in the Town Center to single-family homes in outlying areas away from Village Cores. 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 local retail and business services to large corporate employers. The Project will avoid development within Significant Ecological Areas (SEAs). The site is currently undeveloped, with limited use for grazing and agriculture.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to certify the Final Environmental Impact Report (SCH No. 2004031072), including the Water Supply Assessment, and adopt the Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP) for the Project.

2. Indicate its intent to adopt the attached resolutions to approve General Plan Amendment No. 02-232, Specific Plan No. 02-232, Development Agreement (DA) No. RPPL2016003940, and Zone Change No. 02-232.

3. Indicate its intent to approve Vesting Tentative Parcel Map (VTPM) No. 060022 and Conditional Use Permit (CUP) No. 02-232, subject to the attached findings, conditions and MMRP.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Required Actions

Implementation of the Project’s proposed housing, business, institutional, recreational, and conservation uses, along with the necessary infrastructure and facilities for such uses, will require the adoption of a Specific Plan, General Plan Amendment, Zone Change, and DA. It will also require the approval of a VTPM and a CUP. The Specific Plan will regulate future development on the site through the 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. The Plan Amendment will amend the Antelope Valley Area Plan (AVAP), a component of the General Plan adopted by the Board of Supervisors (Board) on October 6, 2015, and amend the County General Plan Highway Plan by adding the major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development and that meet the criteria for being included in the AVAP Highway Plan (Map 3.1 of the AVAP) and County General Plan (Figure 7.3 of the County General Plan). The Zone Change will change the existing zoning from O-S (Open Space) A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP (Specific Plan). The DA will enable a voluntary contractual agreement between the County of Los Angeles (County), Applicant and Tejon Ranch Corporation, to provide both the County and the Applicant with long-term contractual assurances that the Project includes public benefits and can be built out as approved in the Project’s permits and entitlements. The VTPM will subdivide 20 "large lot" parcels on 8,408 gross acres for lease, financing and conveyance purposes only. Lastly, the CUP will authorize 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).

Development Agreement

Per the Countywide General Plan (Page 68):

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

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

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

- **County Consolidated Maintenance Yard**: Dedicated a site of no more than 10 acres. Applicant commits to pay the County an amount to be determined as part of preparing a budget for the yard, and to compensate the County for a portion of the construction costs.

- **Animal Care Facility**: Dedication of an up to two-acre site and the payment of $10,000,000 to the County for the construction of an Animal Care Facility on the site.

- **Material Recovery Facility**: Dedicated a site of five to 10 acres and payment of $3,000,000 to assist in County development of a Material Recovery Facility.

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

- **Fire Stations**: Three medium-sized fire stations of approximately 10,000 sq. ft. each, and one approximate 13,000 sq. ft. fire station, depending upon buildout needs. Sites to range in approximate size from 1.25 acres to 4.0 acres. Applicant would fund and construct the facilities.

- **Park Facilities**: Applicant to increase designated regional park space above that provided in Specific Plan to 6.0 acres per 1,000 residents, equaling an additional 96 acres. Applicant to construct all public parks, improvements and amenities.

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

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

The Department of Regional Planning staff (Department) believes that the above items will add to the livability of the County by providing a "wider range of public benefits" as mentioned in the General Plan. For a more detailed description of the community benefits, see Exhibit G to the DA located in Attachment E to this Board letter.

**General/Area Plan Consistency**

The Department’s staff has determined that the Project, including the DA, is consistent with the General Plan, including the following policies:
• Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles. The Guiding Principles of the General Plan are to:

1. Employ Smart Growth;
2. Ensure community services and infrastructure are sufficient to accommodate growth;
3. Provide the foundation for a strong and diverse economy;
4. Promote excellence in environmental resource management; and
5. Provide healthy, livable and equitable communities.

The Project supports the above principles as follows: 1) the Applicant has secured a sufficient water supply for the Project necessary to serve the needs of a new planned community of nearly 60,000 people; 2) the Project is sited along an existing publicly-maintained and accessible highway and its development will help implement future plans to expand the highway along with associated transit connections to nearby areas; 3) the Project contains complete development systems and programs to ensure a jobs-housing balance that includes more than 19,000 new dwelling units and 20,000 new jobs; 4) the Project is implementing a portion of the larger Tejon Ranch Conservation and Land Use Agreement, which sets to preserve more than 90 percent of the larger 270,000 acre Tejon Ranch area—and within the Project itself, will permanently preserve nearly 50 percent of the Project area as deed-restricted Open Space; and 5) the Project is planned as nine separate Villages which, in all, have a diverse range of housing options along with needed services and amenities sited within a reasonable walking distance of most of the Project’s residences, encouraging physical activity and a higher quality of life.

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

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

The Department's staff has determined that the Project supports the following policies of the AVAP:

- **Policy LU 1.1: Direct the majority of the unincorporated Antelope Valley's future growth to rural town center areas and identified economic opportunity areas, through appropriate land use designations.** The Project site is presently sited within a rural town center area and an economic opportunity area (EOA). Thus, it satisfies the intent of the policy to "direct future growth" through appropriate land use designations. The proposed General Plan Amendment will re-designate the Project site with the “SP” land use designation, enabling the Project to develop its full range of economic opportunities along with necessary housing, services and infrastructure proximately located to help reduce related safety, environmental and social impacts.

- **Policy LU 4.1: Direct the majority of the unincorporated Antelope Valley's future growth to the economic opportunity areas and areas that are served by existing or planned infrastructure, public facilities, and public water systems.** As mentioned above, the Project site is located within a County-designated EOA as depicted on the AVAP Land Use Plan map (the West EOA). The Project is presently served by an existing publicly-maintained and accessible highway and will (if approved) help to implement Caltrans' plans to upgrade the highway to accommodate the additional growth that is planned for the Antelope Valley. The Project has planned to fund and construct all infrastructure (i.e., roadways, sewer lines, water lines, treatment facilities, utilities, etc.) necessary to ensure the sound development of the SP.

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

The Project implements the following Goals and Strategies of the 2016-2021 Los Angeles County Strategic Plan:

(GOAL I: “MAKE INVESTMENTS THAT TRANSFORM LIVES”)

- (I.1.5) Increase Affordable Housing Throughout Los Angeles County, by developing no less than 2,900 new affordable housing set-aside dwelling units for low and moderate-income households, ranging in income from 50% to 120% Area Median Income (AMI) (or 15 percent of the total housing for the Project), and supportive housing for extremely low or very low income households, ranging in income from 0% to 50% AMI.

- (I.2.1) Provide Subsidized Housing for Vulnerable Populations, by designating/dedicating sufficient land within the Project for supportive housing for vulnerable populations.

- (I.2.7) Plan for Age-Friendly Communities for Older Adults, by integrating a diversity of housing within mixed-use communities, allowing “aging-in-place” and intergenerational living, and by requiring Project construction plans to provide “universal access” options for new homes.

(.GOAL II: “FOSTER VIBRANT AND RESILIENT COMMUNITIES”)

- (II.1.2) Support Small Businesses and Social Enterprises, by establishing a Mixed-Use Overlay in the Land Use Plan consisting of approximately 80 to 90 acres of land that will allow leasable spaces for small “main street” businesses; and further, by establishing a Live-Work Strategy/Overlay whereby homeowners and tenants can operate small businesses and other kinds of enterprises from their places of residence.

- (II.1.3) Coordinate Workforce Development, by implementing and managing a “Local and Minority/Women/Disadvantaged Business Hiring Program” that encourages a hiring goal of 30 percent of local residents, minority-owned and women-owned businesses, and disadvantaged business enterprises for the construction of buildings within the Project.

- (II.2.2) Expand Access to Recreational and Cultural Opportunities, by developing 163 acres of local public parkland and 96 acres of regional public parkland, all connected with a publicly-accessible trail and bikeway system that
links onsite and offsite destinations; also, by including 130,680 sf of Recreation/Entertainment Overlay uses (clubhouse, farmer’s market, health clubs) on 75 acres, as well as a new County Civic Administration Facility ("town hall"), all which enhance cultural opportunities.

• (II.2.4) Promote Active and Healthy Lifestyles, by developing a walkable and bikeable built environment that encourages physical activity and that links housing to mixed-use/commercial and recreational destinations via a comprehensive and integrated bicycle, walkway and trail network; also, by providing opportunity for local food production through designated areas of no less than a total of 50 acres for onsite community agriculture, and permanent allotted space for a farmer’s market.

• (II.3.1) Improve Water Quality, Reduce Water Consumption, and Increase Water Supplies, by implementing a "water-wise" water conservation and consumption budgeting plan that will help reduce commercial and domestic water use; and, by maintaining an onsite water bank with capacity to provide a sustained water supply for several years in the event of a prolonged and serious drought or other water emergency.

• (II.3.2) Foster a Cleaner, More Efficient, and More Resilient Energy System, by ensuring that no less than 50 percent of the Project’s total electricity demand will be met by onsite renewable energy sources, and that the Project will achieve a "net-zero carbon for the electric sector" standard for all public and private facilities constructed onsite; in addition, by participating in the "Clean Power Alliance Program" which maximizes reliance on renewable energy resources for electricity imported to and used on the Project site.

• (II.3.3) Address the Serious Threat of Global Climate Change, by adopting and implementing a variety of sustainability and resiliency strategies and plans, to include: onsite renewable energy generation; "net-zero carbon" for electricity generation; mobility plan with transportation demand management measures aimed at reducing single occupancy vehicle (SOV) trips; "emergency preparation and response plan" and community resource center (building) equipped with emergency provisions; sustainability learning program and facilities that emphasize recycling, green architecture, GHG reduction and other measures; and 5,624 acres of preserved onsite open space that assists in CO2 absorption.

• (II.3.4) Reduce Waste Generation and Recycle and Reuse Waste Resources, by dedicating land and funding onsite facilities consisting of a Materials Recovery
Facility site (MRF) that accommodates organic composting and household hazardous waste/e-waste collection; and a new wastewater treatment plant.

- **(II.3.5) Support a Clean, Flexible, and Integrated Multi-Modal Transportation System that Improves Mobility**, by including a Mobility Plan with a goal of reducing onsite and offsite SOV trips as well as providing a commuter shuttle service to help further reduce offsite SOV trips; also, by incorporating a 3-mile-long transit easement through the center of the Project to facilitate transit use and further reduce onsite SOV trips.

**(GOAL III: “REALIZE TOMORROW’S GOVERNMENT TODAY”)**

- **(III.3.6) Implement a Workplace of the Future**, by funding and building a new County Civic Administration Facility (i.e., “town hall”) onsite, up to 30,000 sf in size, that will be fully equipped with the latest and most efficient technology, infrastructure, resources and meeting spaces, and to be utilized/staffed by a variety of County offices to provide “one-stop” constituent service delivery.

**FISCAL IMPACT/FINANCING**

**Overall Fiscal Impacts of the Project**

The Project is proposed as a large, comprehensive, master-planned community of 57,000 people that will contain a broad mix of private and public facilities. The construction and operating costs of all private land uses and facilities (such as residential, commercial, business park, and recreation/entertainment) will be borne by the Applicant. The construction of new County public facilities (such as highways, roads, parks, fire and sheriff’s stations, library, animal care/control facility, and civic administration facility) will also be borne by the Applicant but incur operating and maintenance costs by the County.

**Impacts to County Employment and Revenues**

According to the February 2017, Fiscal Impact Analysis (FIA) completed by the Applicant, the Project is expected to generate 23,675 full-time equivalent jobs, of which 1,192 (or 5.0%) will be “public facilities employment”. Related to revenues and the County General Fund, the FIA states that the Project (after buildout) will generate an annual recurring surplus of about $1.11 million to the General Fund, with recurring revenues of about $43.39 million and total recurring costs of $42.28 million, yielding a revenue-to-cost ratio of 1.03. Other Department recurring revenue/cost ratios include the following: Fire Department (1.58, surplus); County Library (1.50, surplus), and Public Works Department (1.15, surplus).
Public Utilities

With respect to public utilities, the FIA states the following:

“Operations and maintenance for water supply and distribution, sewer, recycled water, and stormwater will be performed by a Public Utilities District rather than by the County. Consequently, no County monies will be utilized for the maintenance of these facilities; therefore, the fiscal impact for the maintenance of these facilities is not analyzed in this report. Instead, maintenance will be paid on a rate-payer system with rates regulated by the California Public Utilities Commission (CPUC).”

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A total of five public hearings were scheduled before the Regional Planning Commission (Commission) for the Project between March and August 2018. The first duly noticed public hearing before the Commission was held on March 21, 2018. During the March 21st hearing, the Commission continued the case without public testimony or discussion to April 25, 2018. At the April 25, 2018, continued public hearing, the Commission heard testimony from one person and again continued the hearing without discussion to June 6, 2018.

The June 6, 2018, public hearing was the first hearing in which staff and the Applicant gave a full presentation, full public testimony was heard (to include remote testifiers), and the Commission discussed the Project. The Department’s staff presentation summarized the overall planning concepts of the Project as well as the Specific Plan contents. Regarding public testimony, 24 persons spoke in support, to include representatives from chambers of commerce, developers, construction companies and local residents. Supporters generally cited consistency with the AVAP, and the amount of new jobs and greater income, housing and services the project would bring to a remote and underserviced part of the unincorporated Los Angeles County. Thirteen persons gave public testimony against the project and/or with concerns related to the following: Impacts to native species; contribute to “sprawl”; traffic congestion on Interstate 5 and increased greenhouse gas emissions; reduced air quality; worsening climate change; lack of water resources; destruction of California native grasslands; project location in a high fire hazard zone (which will spark fires with increased traffic); earthquake fault lines make location unsuitable for development; no access to mass transit; and inevitability of homelessness and lack of space/planning for shelters. At the conclusion of the June 6, 2018 hearing, the Commission continued the Project to July 11, 2018, instructing the Department’s staff and the Applicant to provide additional information on several subject areas: “Net-Zero”/GHG; affordable, homeless, and senior housing; mass transit feasibility; transit/mobility management and enforcement; open space management;
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habitat connectivity; grasslands and grazing; phasing for “jobs-housing balance” and public facilities; development agreement terms/provisions; civic space; places of worship and non-profits; solid waste treatment and recycling; wastewater treatment; wildlife overcrossings; the Pacific Crest Trail; child care facilities; medical care facilities; local hire program; “free” Wi-Fi services; tribal resources; Valley Fever; and Final EIR (FEIR) reformatting.

At the July 11, 2018, continued public hearing, staff and the Applicant gave presentations addressing the subject areas requested by the Commission. Additional public testimony was also heard, with similar “for” and “against” comments as the previous June 6, 2018, hearing. The Commission further discussed the Project and continued the Project to August 29, 2018, again instructing staff and the Applicant to report back on several subject areas: AVAP consistency; incorporation/annexation; Tejon Ranch land management; affordable housing; fiscal costs; open space; Interstate 5 (I-5) construction and traffic; water reclamation plant; and electric vehicle (EV) use.

During the August 29, 2018, continued public hearing, the Department’s staff and the Applicant gave brief presentations, and additional public testimony was heard, with similar “for” and “against” comments as the prior June 6 and July 11, 2018, hearings. The Commission discussed the Project, with intent to close the public hearing and make a recommendation to the Board. On August 29, 2018, the Commission voted 4-1 to recommend approval to the Board, with the following changes/conditions to be incorporated into the Project by a unanimous recommendation of the Commission:

- That the Project’s proposed affordable housing set-aside be increased from 10 percent to 15 percent. The Applicant accepted this condition, and it is reflected in the attached DA and CUP;

- 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. The Applicant accepted this condition, and it is reflected in the attached DA and CUP;

- 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. The Applicant accepted this condition, and it is reflected in the attached and CUP; and

- That the Project divert all trash hauling “to the north and east” of the Project site. The Department’s staff and County Counsel have since determined that these
restrictions on trash hauling cannot be reasonably assured. Therefore, this condition has not been incorporated.

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

- 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. The Applicant does not support this condition and considers it a violation of the existing Tejon Ranch Conservation and Land Use Agreement. Therefore, this condition has not been incorporated;

- 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. The Applicant supports this condition in concept; however, it disagrees with the proposed ratio; and

- 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. The Applicant supports this condition in concept. Staff has incorporated this condition in the CUP.

With respect to the last three points above (i.e., open space dedication to an agency other than the Tejon Ranch Conservancy, the inclusion of a supportive housing component, and medical facility phasing/construction), the Commission’s recommendation was not unanimous; rather, they reached a majority decision on further action to be taken, and instructed staff and the Applicant to continue to work together to arrive at reasonable solutions to address the Commission’s intent on each of the three items, and to resolve them prior to the Board hearing.

Since the August 29 Commission public hearing, staff and the applicant have been working on the aforementioned issues asked to be resolved by the Commission, and staff therefore recommends the following conditions to the Board on these three issues:

- (Open Space Conservation) The Applicant entered into the Tejon Ranch Conservation and Land Use Plan in 2008 with various Resource Organizations to
create the Tejon Ranch Conservancy (Conservancy), an independent, non-profit organization to preserve enhance, and restore the native biodiversity and ecosystem values of the Tejon Ranch for the benefit of California's future generations. The Conservancy is intended to hold and monitor conservation easements within the larger 270,000 acre Tejon Ranch and this Project. In accordance with Title 22 (22.56.217E(4)), dedication of conservation easements to a non-profit conservation organization must meet the qualifications of Section 65965, et. seq. of the California Government Code. The Department's staff has determined that dedication of conservation easements to the Conservancy meets this requirement. As such, the condition to require the conservation easements be dedicated to a different non-profit or public agency has not been included.

- (Supportive Housing) The Commission recommended the inclusion of a supportive housing component into the overall Project. The Applicant agrees in concept with this condition, but disagrees with the level and/or degree of services to be provided. The Commission recommended a formula based on the Countywide ratio of need for supportive housing, while the Applicant preferred to utilize a ratio that was based on the other similar planned communities (such as Santa Clarita); an alternate suggestion of the Commission was that the Antelope Valley community ratio be utilized for the Project. Additionally, the Commission asked that the phasing of the supportive housing occur at certain "trigger points" (every 1,250 dwelling units built) on a "rolling basis"; and that the locational "tiers" of the Project's local hire program be utilized for the phasing to assess what is needed for the supportive housing within those tiers, geographically. The Department's staff recommends that this tiered and rolling program approach be utilized, that the DA be revised to incorporate this program, and that the ratio be based on the need existing within the Antelope Valley area.

- (Medical Services) The Commission recommended more stringent requirements for the provision of medical services to the community. The Project's DA currently requires the Applicant to reserve a site for an "urgent care" type of medical facility of 5,000 sf in size, and market/incentivize its construction. However, there is no provision for the timing of the construction nor developer funding for construction. Further, the Commission requested that the facility provide a more robust level of services, such as beds for overnight stay (the "micro-hospital" concept), which are not typical of urgent care centers. Lastly, the Commission asked staff to consult with County Public Health on a requirement for a periodic study of medical needs within the Project, and for suggestions on the medical facility itself. The Department's staff recommends that Public Health's suggestions be incorporated, that a Project CUP condition be added for the medical facility
to incorporate the micro-hospital concept and a periodic assessment of the Project’s medical needs be conducted, and that the medical facility be required to meet these needs.

ENVIRONMENTAL DOCUMENTATION

An FEIR was prepared to evaluate the environmental impacts associated with the construction and operation of the Project in conformance with the California Environmental Quality Act (CEQA; California Public Resources Code [PRC], Sections 21000 et seq.) and the State CEQA Guidelines (14 CCR Sections 15000 et seq.). The FEIR addresses the environmental impacts associated with developing the Project’s land uses and implementing the associated actions identified in the Project’s Land Use Plan through the buildout horizon of 20 years and presents feasible mitigation measures to avoid or lessen significant environmental impacts.

Environmental Review Process

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

Draft EIR Hearing Examiner Public Hearing

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

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

**Commission Hearings and Additions to the FEIR**

After the close of the Draft EIR comment period on August 16, 2017, the Final EIR for the Project was prepared. The Final EIR was submitted to the Commission on May 24, 2018, in advance of the June 6, 2018, public hearing. The below list shows the order of materials prepared related to the Final EIR subsequent to the closing of the public comment period for the Draft EIR:

- Responses to Correspondence Received Prior to the June 6, 2018, Regional Planning Commission Hearing.
- Responses to Public Testimony Given at the June 6, 2018, Regional Planning Commission Hearing.
- Responses to Correspondence Received Prior to the July 11, 2018, Regional Planning Commission Hearing.
- Responses to Public Testimony Given at July 11, 2018, Regional Planning Commission Hearing.
- Responses to Correspondence Received Prior to the August 29, 2018, Regional Planning Commission Hearing.
- Responses to Public Testimony Given at the August 29, 2018, Regional Planning Commission Hearing.
- Responses to Correspondence Received Prior to the December 11, 2018, Board Hearing.
The Honorable Board of Supervisors  
December 11, 2018  
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As mentioned above, responses to public comments as well as responses to public hearing testimony have been prepared, and are included in Attachment M., additionally, the following clarifications and/or revisions have been prepared:

- Clarifications and Revisions to the Draft EIR.
- Clarifications and Revisions to Responses Previously Published in Final EIR.
- Conformed and Annotated Draft EIR Section 5.21, Climate Change.

The above items are also included in Attachment M.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There are no current services or projects located in the Project area. Therefore, approval of the Project entitlements is anticipated to have no negative impact on current services.

For further information, please contact Mr. Jodie Sackett at (213) 974-6433 or jsackett@planning.lacounty.gov.

Respectfully submitted,

[Signature]

Amy J. Bodek, AICP  
Director

AJB: MG:JDS:Im
Attachments:

**Note: Attachments A, B, and G through L are provided in hard-print copy and in the attached digital USB drive. All other attachments are provided via the USB drive only.**

A. Recent correspondence received since 10-29-18
B. Specific Plan revised clean copy
C. Specific Plan redline changes
D. Development Agreement redline changes
E. Development Agreement full text clean copy (includes all exhibits)
F. Development Agreement appendix (applicable County codes)
G. Board Resolutions, draft (SP, GPA, DA)
H. Board Ordinances, draft (SP, DA, ZC)
I. RPC signed Resolutions/Ordinances (SP, GPA, DA, ZC)
J. GIS Precise Maps (GPA, ZC)
K. Findings and Conditions of approval (VPM, CUP)
L. Vesting Parcel Map and CUP Exhibit "A"
M. FEIR (includes all responses to comments received after the Draft EIR comment period, and all clarifications and revisions to the Draft EIR and FEIR)
N. FEIR appendices
O. FEIR CEQA Findings of Fact
P. FEIR Statement of Overriding Considerations (SOC)
Q. MMRP redline changes
R. MMRP revised clean copy
S. DEIR and appendices
T. Prior RPC packages (to include staff report, memos, and attachments), and staff RPC slide presentations

c: Executive Office, Board of Supervisors
   Assessor
   Chief Executive Office
   County Counsel
   Public Works