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

**General Plan Amendment**

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

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

**Specific Plan**

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

**Zone Change**

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

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

**Development Agreement**

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

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

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

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

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

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

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

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

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

1. The proposed Amendment employs Smart Growth

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Background

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

 **Pursuant to Section 22.56.090**

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

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

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

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

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

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

C. That the proposed site is adequately served:

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

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

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

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

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

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

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

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

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

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

The Project has been designed in conformance with the Centennial Hillside Guidelines by locating the majority of the development footprint on the flattest portions of the site, providing a variety of housing types utilizing small, medium and large lot sizes, preserving undisturbed open space throughout the site, using open space buffers, providing pedestrian paths and paseos and connector, trails, incorporating existing on-site trees into project landscaping plan, using a wide variety of local and no-invasive plant species landscaping graded slopes and improved open spaces to restore habitat, enhance slope stability, conserve water, and provide shade.
Background

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

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

Conditional Use Permit Request

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

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

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

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

**Pursuant to Section 22.56.090**

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

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

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

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

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

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

C. That the proposed site is adequately served:

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

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

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