The Centennial Specific Plan Project

A proposal for a new master-planned community in the unincorporated community of Antelope Valley
Centennial

Regional Planning Commission Public Hearing
June 6, 2018
Jodie D. Sackett, Senior Planner, Land Divisions Section

Project No: 02-232-(5)
Site Address: Northwestern corner of the Antelope Valley
Applicant: Centennial Founders LLC
**Centennial – Presentation Overview**

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2. Location
3. Surrounding Uses/Zoning
4. Existing Site
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Centennial - Entitlements Requested

1. SPECIFIC PLAN NO. 02-232
2. DEVELOPMENT AGREEMENT NO. RPPL2016003940
3. GENERAL PLAN AMENDMENT NO. 02-232
4. ZONE CHANGE NO. 02-232
5. VESTING TENTATIVE PARCEL MAP NO. 060022
6. CONDITIONAL USE PERMIT NO. 02-232
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Centennial - Entitlements Requested

• SPECIFIC PLAN NO. 02-232

A request to regulate development 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. Upon adoption of the Specific Plan, the development standards and land use regulations of the Specific Plan become the zoning for the site.
Centennial - Entitlements Requested

• DEVELOPMENT AGREEMENT NO. RPPL2016003940

To enter into, and adopt by ordinance, a voluntary contractual agreement between the County of Los Angeles, Project Applicant and Tejon Ranch Corporation. The purpose of the Development Agreement is to provide both the County and the Applicant with long-term contractual assurances that the Project will include public benefits and can be built out as approved in the Project Permits.
Centennial - Entitlements Requested

- GENERAL PLAN AMENDMENT NO. 02-232

To amend the Antelope Valley Area Plan and County Highways Plan to add new major highways, secondary highways, limited secondary highways, parkways, and expressways that are proposed on the Project site to serve the circulation needs of development. This amendment would reflect the location of the Project’s internal circulation network of roadways, as provided in the Specific Plan.
Centennial - Entitlements Requested

• **ZONE CHANGE NO. 02-232**

To 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). Approval of the zone change and concurrent adoption of the Specific Plan would establish the Specific Plan’s land use regulations and development standards as the underlying zoning for the Project site.
Centennial - Entitlements Requested

• VESTING TENTATIVE PARCEL MAP NO. 060022

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.
Centennial - Entitlements Requested

• CONDITIONAL USE PERMIT NO. 02-232

To authorize the following: Specific Plan development process and review; conceptual grading of up to 200 million cubic yards of earthwork (to be balanced onsite); conceptual locations and systems of associated Project infrastructure and facilities; and to establish the following: Environmental mitigation monitoring and reporting, and Master Conditions, Covenants and Restrictions
Centennial - Entitlements Requested

- ENVIRONMENTAL ASSESSMENT NO. 02-232

To certify a Final Environmental Impact Report ("FEIR") that analyzes the environmental effects of the proposed Project.
Centennial - Project Location
Centennial - Project Location
Centennial – Surrounding Uses/Zoning

LAND USES

ZONING
Centennial - Existing Site
Centennial - Existing Site
Centennial - Existing Site
Centennial - Existing Site

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8
Centennial - Existing Site
Centennial - Existing Site
Centennial – Project Description

(Residential, Commercial, Industrial) The Project proposes a new master-planned community to develop up to 19,333 dwelling units on 4,987 gross acres of land designated for residential uses. Other land uses include 7.36 million square feet and 597 acres of Business Park uses (such as office, research and development, warehousing, and light manufacturing); 1.03 million square feet and 102 acres of Commercial uses; 1.57 million square feet and 110 acres of Institutional and Civic land uses (such as schools, medical facilities, library, and other civic uses); and 130,680 square feet and 75 acres of Recreation/Entertainment Overlay uses (such as clubhouse, farmers market, childcare facilities, and health clubs).
(Utilities, Public Facilities, Open Space & Recreation) Proposed sites for major Utility facilities that would serve the entire community (such as two wastewater reclamation facilities, a water treatment plant, water bank, and materials recovery facility) encompass 191 acres. The School Overlay includes Kindergarten through 12th grade schools located on 146 acres. 5,624 acres (or 45.6 percent) of the 12,323-acre Project site are proposed for Open Space natural resource protection and greenways, and 163 acres are included in the Park Overlay for public park uses.
Centennial – Project Description

(Villages, Phasing, Buildout, Housing) 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 facilities, 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 high-density Town Center to single-family homes in lower-density neighborhoods located away from the center.
Centennial – Project Description

(Employment, SEA, Current Site) 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 basic retail services to large corporate and institutional employers. The Project will avoid development within Significant Ecological Areas (“SEA”). The site is currently undeveloped, with limited use for grazing and agriculture. Within the SEA lands at the Project peripheries are steep hillsides and woodland areas, to be preserved.
Centennial – Design Concept

There are four main features that define the Project’s development form:

1. **Preservation Boundaries** – Consisting of SEA land in the south and west, approximately 3,900 acres and 32% of the Project site

2. **Villages & Centers** – 9 villages and 8 village centers, each center with a dwelling and land use concentration; and a Town Center with 294,000 sf of commercial to serve all villages located in the project middle-south near Hwy 138

3. **Business Park Corridor** – 3.5 miles of light industrial, office, and warehouse land spaced along Hwy 138 to facilitate easy commerce and transport access

4. **Drainage Corridors** – Course through the site, 2 to 3 mi. long, 200-1,200 ft. wide, and approximately 1,700 ac and 13% of the Project site
Centennial – Specific Plan Maps

Villages Map

- Nine Villages
- Size range of 231 to 1,020 acres and from 970 to 4,875 dwellings per village
- Average size is 554 acres and 2,148 dwellings

Specific Plan, p. 2-4
Centennial – Specific Plan Maps

Land Use Map

- 4,987 acres of Residential Land
- 102 ac or 1.03 million sf of Commercial
- 597 ac or 7.36 million sf of Business Park
- 110 ac or 1.57 million sf of Institutional/Civic

Specific Plan, p. 2-16
Land Use Map

- 327 ac of “Trunkline” Highway System
- 191 ac of Utility
- 146 ac of School Overlay
- 163 ac of Park Overlay
- 75 ac of Recreation/Entertainment Overlay
Centennial – Specific Plan Maps

Open Space Map

- 5,624 total acres
- 3,900 ac SEA (hashed), 1,700 ac drainage corridor & hillside preservation
- 163 ac of Public Parks (30 total, depicted)
- 120 ac of Private Parks and Recreation (w/ trails)
- 22 ac estimated of “pocket parks” (96 total, 10,000 sf to 1 ac, not depicted)
Centennial – Specific Plan Maps

Village Centers/Transit

- 8 Centers
- ½-mi. and ¼-mi. diameter distance
- (Blue) Commerce District and 3.5-mi. transit easement to Village 5 (4,875 dwellings)

Specific Plan, p. 2-5
Centennial – Specific Plan Maps

**Town Center Rendering**

- (Red) Commercial, Mixed-Use
- (Brown) High Density Residential
- (Orange and Yellow) Medium and Low Density Residential

Specific Plan, p. 2-42
Centennial – Specific Plan Maps

Community-Regional Park Rendering

- Adjacent to High School, Transit Easement
- 30-40 ac as shown on OS Map

Specific Plan, p. 3-79
Centennial – Environmental Impacts

• **Summary of Impacts**
  As identified in the FEIR, after implementation of all Project design features ("PDFs") and required mitigation measures ("MMs"), and as would be enforced by the Project’s Mitigation Monitoring and Reporting Program ("MMRP"), the Project would result in less than significant impacts to the environment in some of the topic areas addressed in the analysis. Areas that would have significant and unavoidable impacts after implementation of all PDFs and required MMs have been identified. A brief summary of all the areas analyzed (less than significant and significant and unavoidable) is as follows:
Centennial – Environmental Impacts

Less Than Significant (15 tot.)

Geotechnical; Hydrology and Flood; Hazards and Fire Safety; Water Quality; Cultural and Tribal Resources; Biological Resources; Land Use, Entitlements, and Planning; Traffic, Access and Circulation; Parks and Recreation; Education; Fire & Law Enforcement Services; Water Resources; Wastewater Collection; Dry Utilities; and Other Public Services
Centennial – Environmental Impacts

Significant & Unavoidable (9 tot.)

Land Resources; Population, Housing and Employment; Air Resources; Noise; Visual Resources; Municipal Solid Waste; Climate Change; Growth-Inducing Impacts; and Cumulative Impacts (Biological Resources, Prime Farmland, Traffic, Air Resources, Noise, Visual Resources, Solid Waste, Water Supplies, Population, Housing and Employment and Climate Change)
Staff Determination
Staff has determined that the proposed Project EIR has satisfactorily analyzed all the relevant potential environmental impacts of the Project and included sufficient Project design features and mitigation measures necessary to offset less than significant and significant environmental impacts to the extent feasible.
Centennial – Case History

• (2002) The Project was originally filed with the County in 2002, and included the associated GPA, Zone Change, CUP and Vesting Map. No Development Agreement was filed with the original application.

• (2002 – 2014) The County reviewed the applications for entitlements, along with an associated Draft EIR. During this same period, a Notice of Preparation/Availability ("NOP/NOA") was posted and a public comment period for the Draft EIR ensued. Several community meetings were held by the Applicant within this 12-year timeframe.

• (2015) The Applicant submitted a revised Specific Plan and a revised Draft EIR

• (2015-2016) The revised Specific Plan/DEIR staff review and comment period ensued

• (2017) The Hearing Examiner public meeting for the revised DEIR NOP/NOA was held
Centennial – Staff Evaluation

1. **West Economic Opportunity Area (EOA), AVAP**
   Accommodates projected growth for the Antelope Valley; provides population concentration for convenient access to jobs and services and to support rural conservation efforts outside the EOA

2. **Tejon Ranch Conservation Agreement**
   The Project is part of a regional conservation plan inclusive of 90% of all Tejon lands; Project is fulfilling the agreement
3. **Onsite Preservation of Land**
   Beyond the Tejon Agreement, the Project preserves an additional 45% of all area within its boundaries as undeveloped Open Space.

4. **Drainage Corridors**
   The Project responds to the natural context, leaving substantial open spaces for drainage and wildlife movement through the site (13% of the site).

5. **Onsite Jobs-Housing Balance**
   Project is planned to match 19,333 new homes with 20,000 or more new employment opportunities and with 10 million sf of commercial land and a great variety of jobs; is planned to be self-sufficient.
6. **Town Center, Village Centers**
   Higher densities and mixed-uses located in the Project centers for increased walkability and transit accessibility

7. **Commerce District Overlay**
   The Project employs a “traditional downtown” concept, containing 50% or more of all office space; and located north of the highway, convenient and safe to access for all villages via walking and biking, and has a parking program to make parking more efficient and more pedestrian-friendly

8. **Project Metrics**
   For: Neighborhoods, blocks, park sheds, community agriculture, transit easement, onsite renewable energy (50% or more solar), and others
9. Development Agreement - Community Benefits

Includes: Affordable housing, County civic administration building ("city hall"), “Net-Zero” electricity generation, County animal care & control facility, County maintenance yard, materials recovery (recycling) facility, sheriff’s station, four fire stations, park facilities, “build before need” public facilities, early phasing of open space, universal access & design, education endowment, and a public arts funding program.
10. Urban Form Analysis

In addition to planning and zoning consistency, staff utilized other tools and methods in order to comprehensively evaluate the project:

A. Form Classification
B. Density Thresholds
C. Pedestrian & Transit Sheds
D. Center Spacing
E. Travel-Time-Distances
Centennial – Staff Evaluation

A. Form Classification - Centennial

- **Dispersed** – Overall low density (3.88 DU/ac)
- **Polycentric** – Multiple centers (9 total)
- **Contiguous** – Connected development areas (only Village 9 separated)
B. Density Thresholds

Project centers are within the 6 to 20 DU/ac range for comfortable walking and local transit service.
Centennial – Staff Evaluation

Pedestrian & Transit Sheds

The Project employs the “shed” concept via centers and metrics for neighborhoods

Transit and Village-Scale Sheds

Pedestrian and Neighborhood-Scale Sheds
Centennial – Staff Evaluation

Center Spacing (Market Demand Isolation)

The average spacing distance between the Project’s 8 commercial-employment centers is 1.18 miles, with a space-distance range of 0.81 to 1.5 miles; measured by the closest two distances for each center.
Centennial – Staff Evaluation

Travel-Time Distances

Centennial’s urban form fits within the nine-mile bicycle-commuting pattern based on a time-distance analysis; Centennial is approximately 7.5 miles wide.

Each circle represents one hour of travel.
Centennial – Staff Evaluation

Bicycle Network Map

Specific Plan, p. 3-8
Bicycle Commute Pattern

3.5 mi. route

1.5 mi.

23 min.

4.5 mi.
Centennial – Staff Conclusion

• The Challenge of Evaluating a New City
Staff believes it has utilized the correct metrics, tools and benchmarks in its evaluation that fit the size and scope of the Project

• Livability and Sustainability
The Project has acquired sufficient water resources; substantial onsite natural lands are being preserved; the latest green construction practices for all buildings, landscaping & infrastructure utilized; self-sufficient infrastructure & facilities specially fit to the Project; full scope of environmental impacts analyzed and addressed; the urban form, recreation, public facilities, mobility network, and jobs-housing balance—all the above support the Project’s livability and sustainability
Centennial – Staff Recommendation

• APPROVE

Based on the aforementioned facts and analysis, staff recommends that the Regional Planning Commission recommend approval of the Centennial Specific Plan Project to the Los Angeles County Board of Supervisors, along with the associated General Plan Amendment, Zone Change, Development Agreement, Conditional Use Permit, and Vesting Parcel Map, and certify the Final EIR with Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
Centennial

Thank you to all Staff

Thanks to the DRP internal review team and all DRP and other County staff who contributed to the Project review and case preparation over a period of 16 years