

CENTENNIAL SPECIFIC PLAN



HEARING DRAFT
MARCH 2019

This page intentionally blank.

MARCH 2019
ORD. NO. XXXX

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared by:
PlaceWorks
3 MacArthur Place, Suite 1100
Santa Ana, California 92707

Applicant:
Tejon Ranch/Centennial Founders, LLC



This page intentionally blank.

Table of Contents



CENTENNIAL
at TEJON ✨ RANCH



TABLE OF CONTENTS

MISSION & VISIONM-1

 M.1 Introduction M-1

 M.1.1 Strategically Located M-1

 M.1.2 A Community of Villages M-4

 M.1.3 Mission & Vision M-4

 M.1.4 Measurable Standards—Metrics M-7

 M.1.5 Community ResilienceM-11

1.0 INTRODUCTION 1-1

 1.1 Purpose and Intent.....1-1

 1.2 Centennial Goals1-2

 1.3 Location and Setting1-8

 1.4 Authority and Processing of the Specific Plan 1-11

 1.5 Constraints and Opportunities 1-12

 1.5.1 Landform..... 1-12

 1.5.2 Seismicity1-12

 1.5.3 Climate..... 1-13

 1.5.4 Hydrology and Water 1-13

 1.5.5 Biological Resources 1-14

 1.5.6 Fire.....1-15

 1.5.7 Existing Utilities 1-15

 1.5.8 Access and Circulation 1-16

 1.6 Existing Land Use Designations..... 1-17

 1.7 Specific Plan Organization..... 1-17

2.0 LAND USE PLAN AND DEVELOPMENT STANDARDS 2-1

 2.1 Development Concept.....2-1

 2.1.1 Integration of the Landscape.....2-1

 2.1.2 Community Structure2-1

 2.1.3 Villages and Neighborhoods.....2-6

 2.1.4 Centennial Commerce District 2-12

 2.1.5 Live-Work Units..... 2-13

 2.1.6 Open Space/ Recreation System 2-13

 2.2 Land Use Plan 2-15

 2.3 Land Use Designations and Development Standards..... 2-22

 2.3.1 Residential Designations 2-23

 2.3.2 Commercial/ Employment Designations 2-29

 2.3.3 Schools, Recreation, and Park Designations 2-35

 2.3.4 Utility and Institutional Designations 2-39

 2.3.5 Block Design and Standards..... 2-41

 2.3.6 Permitted and Conditional Uses..... 2-46

 2.3.7 Performance Standards 2-70

 2.3.8 General Development Standards..... 2-71

 2.3.9 Sign Standards and Guidelines 2-81

 2.4 Safety and Ecological Zones 2-93

 2.4.1 Floodplain Safety Zone 2-93

 2.4.2 Geologic Safety Zone..... 2-93

 2.4.3 Significant Ecological Area (SEA) Zone 2-94

3.0 PLAN ELEMENTS	3-1	3.5.4 Banked Water	3-53
3.1 Introduction	3-1	3.5.5 Regulatory Requirements	3-53
3.2 Mobility Plan	3-1	3.5.6 Wastewater Collection and Treatment	3-53
3.2.1 Circulation	3-1	3.5.7 Recycled Water	3-54
3.2.2 Roadway Classification.....	3-2	3.6 Drainage Plan	3-58
3.2.3 Complete Streets, Transit, and Non-Motorized Transportation.....	3-2	3.7 Solid Waste Management Plan	3-61
3.2.4 Bikeways.....	3-6	3.8 Renewable Energy Plan	3-63
3.2.5 Pedestrian Access	3-6	3.8.1 Conservation.....	3-63
3.2.6 Transit.....	3-6	3.8.2 Efficiency	3-63
3.2.7 Intersection Controls	3-19	3.8.3 Generation and Supply	3-63
3.2.8 Traffic-Calming Measures	3-19	3.9 Communication Based Technology Plan	3-64
3.2.9 Transportation Demand Management.....	3-25	3.10 Dry Utilities	3-65
3.3 Conceptual Grading Plan	3-26	3.10.1 Electricity and Natural Gas.....	3-65
3.3.1 Grading Goals and Guidelines.....	3-26	3.10.2 Telephone.....	3-67
3.3.2 Maintenance of Manufactured Slopes	3-26	3.10.3 Cable Television.....	3-67
3.4 Landscape Plan.....	3-29	3.10.4 Public Services Plan.....	3-67
3.4.1 Open Space Zone.....	3-29	3.10.5 Fire and Emergency Service	3-67
3.4.2 Developed Areas Zone.....	3-31	3.10.6 Law Enforcement and Civic Services.....	3-69
3.4.3 Plant Palette.....	3-42	3.10.7 Library Services	3-69
3.4.4 Prohibited Plant Species.....	3-50	3.10.8 Schools.....	3-70
3.5 Water Service Plan	3-51	3.11 Parks and Recreation Plan.....	3-72
3.5.1 Conservation.....	3-52	3.11.1 Park Requirements.....	3-72
3.5.2 Groundwater	3-52	3.11.2 Community Regional Parks	3-78
3.5.3 State Water Project.....	3-53	3.11.3 Community Parks.....	3-78
		3.11.4 Neighborhood Parks	3-78



3.11.5 Private Parks.....	3-81	4.5 Development Processing.....	4-2
3.11.6 Community Recreation Centers	3-87	4.5.1 Ministerial Conformance Review.....	4-2
3.11.7 Trails Plan	3-87	4.5.2 Discretionary Conformance Review	4-10
3.11.8 Recreation/Entertainment.....	3-88	4.5.3 Subdivision Maps	4-12
3.11.9 Open Space	3-93	4.5.4 Conditional Use Permits	4-18
3.12 Open Space Management Plan	3-93	4.5.5 Existing Legal Uses	4-18
3.12.1 Purpose and Intent.....	3-93	4.5.6 Interim Use Permits	4-18
3.12.2 Guidelines	3-94	4.6 Adjustments and Transfer Regulations.....	4-20
3.12.3 Project Design Features.....	3-95	4.6.1 Land Use/Village Boundary Adjustments.....	4-21
3.12.4 Open Space Designation.....	3-96	4.6.2 Transfers of Residential Units from Village to Village.....	4-21
3.12.5 Oak Resources Program.....	3-98	4.6.3 Transfers of Non-Residential Building Square Footage from Village to Village	4-21
3.12.6 Fuel Modification	3-99	4.7 Phasing Plan.....	4-22
3.13 Centennial Affordable Housing Program.....	3-102	4.7.1 Purpose and Intent	4-22
3.13.1 Introduction and Description	3-102	4.7.2 Phasing Mechanisms	4-22
3.13.2 General Requirements	3-103	4.8 Financing and Maintenance of Improvements.....	4-23
3.13.3 Definitions	3-103	4.9 Specific Plan Amendments.....	4-24
3.13.4 Affordable Housing Locations and Appearance.....	3-103	4.10 Severability.....	4-25
3.13.5 Implementation Criteria—Affordable Housing Implementation Plan	3-104		
4.0 ADMINISTRATION AND IMPLEMENTATION	4-1		
4.1 Introduction.....	4-1		
4.2 Effect on Other Regulations	4-1		
4.3 Enforcement	4-1		
4.4 Responsibilities.....	4-2		

Figures

Figure M-1 Regional Location Map	M-2	Figure 3-7 Four-Lane Secondary Highway	3-12
Figure M-2 Town Center Conceptual Illustrative	M-3	Figure 3-8 Collector 1—with Median	3-13
Figure 1-1 Local Vicinity Map	1-9	Figure 3-9 Collector 2—without Median	3-14
Figure 1-2 Aerial Site Map	1-10	Figure 3-10 Collector 3—with Parking	3-15
Figure 2-1 Proposed Villages of Centennial	2-4	Figure 3-11 Industrial Collector	3-16
Figure 2-2a Proposed Town Center, Village Cores, and Neighborhood Centers	2-5	Figure 3-12 Local Street.....	3-17
Figure 2-2b Proposed Live-Work Zones	2-14	Figure 3-13 Private Driveway Options	3-18
Figure 2-3a Land Use Plan	2-17	Figure 3-14 Intersections	3-20
Figure 2-3b Land Use Plan: Open Space	2-18	Figure 3-14 Intersections (cont.)	3-21
Figure 2-4 Conceptual Grid Pattern	2-42	Figure 3-15 Roundabout Options.....	3-22
Figure 2-5 Conceptual Village Three Town Center Illustrative	2-43	Figure 3-16 Traffic Calming Measures.....	3-23
Figure 2-6 Conceptual Illustrative of a Village Core	2-44	Figure 3-17 Commercial and Residential Cul-de-sac Design	3-24
Figure 2-7 Conceptual Illustrative of a Neighborhood Center	2-45	Figure 3-19 Preliminary Slope Analysis.....	3-27
Figure 2-8 Safety Zones.....	2-95	Figure 3-20 Conceptual Grading Plan	3-28
Figure 2-9 Significant Ecological Areas.....	2-96	Figure 3-21 Landscape Zones	3-33
Figure 3-1 Backbone Roads	3-4	Figure 3-22 Typical Transition Zone	3-34
Figure 3-2 Regional Circulation	3-5	Figure 3-23 Typical Natural Drainage Zone w/ Greenway Trail.....	3-35
Figure 3-3 Bicycle Network	3-8	Figure 3-24 Typical Developed Areas Zone	3-36
Figure 3-4 Proposed Transit Hubs	3-9	Figure 3-25 Conceptual Domestic Water System	3-55
Figure 3-5 Eight-Lane Major Highway	3-10	Figure 3-26 Conceptual Wastewater System.....	3-56
Figure 3-6 Six-Lane Major Highway	3-11	Figure 3-27 Conceptual Recycled Water System	3-57
		Figure 3-28 Conceptual Drainage System	3-60
		Figure 3-29 Dry Utilities Concept.....	3-66
		Figure 3-30 Conceptual Public Services Plan.....	3-68



Figure 3-31 Conceptual School Plan 3-71

Figure 3-32 Conceptual Recreation and Trails Plan 3-74

Figure 3-33 Park Service Areas..... 3-75

Figure 3-34 Conceptual Community Regional Park..... 3-79

Figure 3-35 Conceptual Neighborhood Park—Active Use 3-84

Figure 3-36 Conceptual Neighborhood Park—Passive Use 3-85

Figure 3-37 Conceptual Private Parks 3-86

Figure 3-38 Community or Greenway Trail 3-89

Figure 3-39 Typical Cross-Section of Pacific Crest Trail or a
Regional Trail 3-90

Figure 3-40 Conceptual Trail Underpass..... 3-91

Figure 3-41 Conceptual Drainage Crossing 3-92

Figure 3-42 Open Space and Significant Ecological Areas 3-97

Figure 4-1 Conceptual Phasing Plan..... 4-26

TABLES

Table MV-1 Centennial Planning and Design Metrics (M)..... M-8

Table 2-1 Centennial Land Use Statistical Analysis 2-19

Table 2-2 Centennial Land Use Statistical Summary..... 2-21

Table 2-3 VLDR (less than or equal to 2 du/ac)
Development Standards 2-24

Table 2-4 LDR (2-7 du/ac) Development Standards..... 2-25

Table 2-5 MDR (7-15 du/ac) Development Standards..... 2-26

Table 2-6 HDR (15-25 du/ac) Development Standards..... 2-27

Table 2-7 VHDR (25-50 du/ac) Development Standards 2-28

Table 2-8 Commercial Development Standards 2-30

Table 2-9 Mixed-Use Overlay Development Standards..... 2-31

Table 2-10 Business Park Development Standards 2-33

Table 2-11 School Overlay Development
Recommendations 2-35

Table 2-12 Park Overlay Development Recommendations 2-36

Table 2-13 R/E Overlay Development Recommendations 2-37

Table 2-14 Utility Development Recommendations 2-39

Table 2-15 Institutional Development Recommendations 2-40

Table 2-16 Land Use Matrix..... 2-47

Table 2-17: Permitted Temporary Signs (All Land Use
Designations)..... 2-85

Table 2-19: Signs Permitted for Nonresidential Land Use
Designations 2-89

Table 3-1 Streetscape: Eight-Lane Major Highway 3-37

Table 3-2 Streetscape: Six-Lane Major Highway 3-38

Table 3-3 Streetscape: Four-Lane Secondary Highway 3-38

Table 3-4 Streetscape: Collector with Median 3-39

Table 3-5 Streetscape: Industrial Collector..... 3-40

Table 3-6 Streetscape: Collector without Median..... 3-41

Table 3-7 Streetscape: Local Street 3-41

Table 3-8 Plant List 3-43

Table 3-9 Prohibited Plant List..... 3-50

Table 3-10 Recreation Plan Summary 3-72

Table 3-11 Recreation Requirements 3-76

Table 3-12 Recreational Amenities Matrix..... 3-80

Table 3-13 Private Park/ Community Recreation Amenities
Matrix..... 3-83

APPENDICES

Appendix 1-A Definitions

Appendix 1-B Hillside Design Guidelines

Appendix 1-C Subdivision Map Notes

Appendix 2-A Green Development Program

Appendix 2-B Design Principles

Appendix 2-C Mobility Plan

Appendix 3-A Housing Glossary

Appendix 3-B Chapter 4 Implementation Matrix

Appendix 3-C Reference Copy-Title 21, 22, and 31

Appendix 3-D Modifications to Title 21, 22 and 31



This page intentionally blank.

Mission & Vision



C E N T E N N I A L

at TEJON ✨ RANCH

MISSION & VISION

M.1 INTRODUCTION

In the northwest corner of Los Angeles County, where the southern end of the Tehachapi meets the northern reach of the San Gabriel Mountains, a new development will emerge called Centennial. The foundation for this project is the conviction that it is the right project in the right location.

Land designated for the creation of Centennial is a part of the historic Tejon Ranch. At approximately 270,000 acres the Ranch is the largest expanse of private land in California under a single ownership. Over 90% of it will be permanently conserved. Grounded in the same values that have guided Tejon Ranch, Centennial will be a new master-planned, community that is founded on environmental stewardship and economic vitality, while fostering vibrant community life and implementing smart growth principles.

M.1.1 Strategically Located

The site is approximately one mile east from the junction of Interstate 5 (I-5) and State Route 138 (SR-138), two major transportation and infrastructure corridors, see Figure M-1, *Regional Location Map*. Interstate 5 is a vital link for movement of goods and people north and south, and SR-138 provides a link to Interstates 15, providing an alternative route to points east of Los Angeles. Located in a relatively flat valley between the Tehachapi Mountains and the San Gabriel Mountains, the site provides spectacular views of the surrounding terrain.

The development of Centennial will contribute in meeting the growth projections for both housing and jobs of the region. The Southern California Association of Governments (SCAG) identified the Centennial Specific Plan as an anticipated project to meet the long-range growth projections for the region in the 2012-2035 and 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies (2012 and 2016 RTP/SCS).

The Centennial Specific Plan (Specific Plan) also implements the Antelope Valley Area Plan (AVAP) since it lies within an Economic Opportunity Area (EOA). Three Economic Opportunity Areas are identified by the AVAP to guide the future growth of the Antelope Valley. These EOA's are defined clusters of land with higher development densities along the routes of two proposed major

infrastructure projects in the Antelope Valley; the High Desert Corridor and the Northwest 138 Corridor Improvement Project, which achieves the goals, policies and other planning priorities of the AVAP. The West EOA, which includes Centennial, is adjacent to the Northwest 138 Corridor Improvement Project. This Caltrans project proposes widening and slightly realigning SR 138. The Centennial Specific Plan complements the County of Los Angeles's implementation of the AVAP by capitalizing on the transportation infrastructure investment that state and regional agencies are bringing into the area, while still achieving the general goal of rural preservation in the Antelope Valley. Thoughtful, collaborative, long-term planning make this the right project for this location.



The Tehachapi and San Gabriel Mountains provide a beautiful backdrop for this environmentally conscious development.

Figure M-1 Regional Location Map

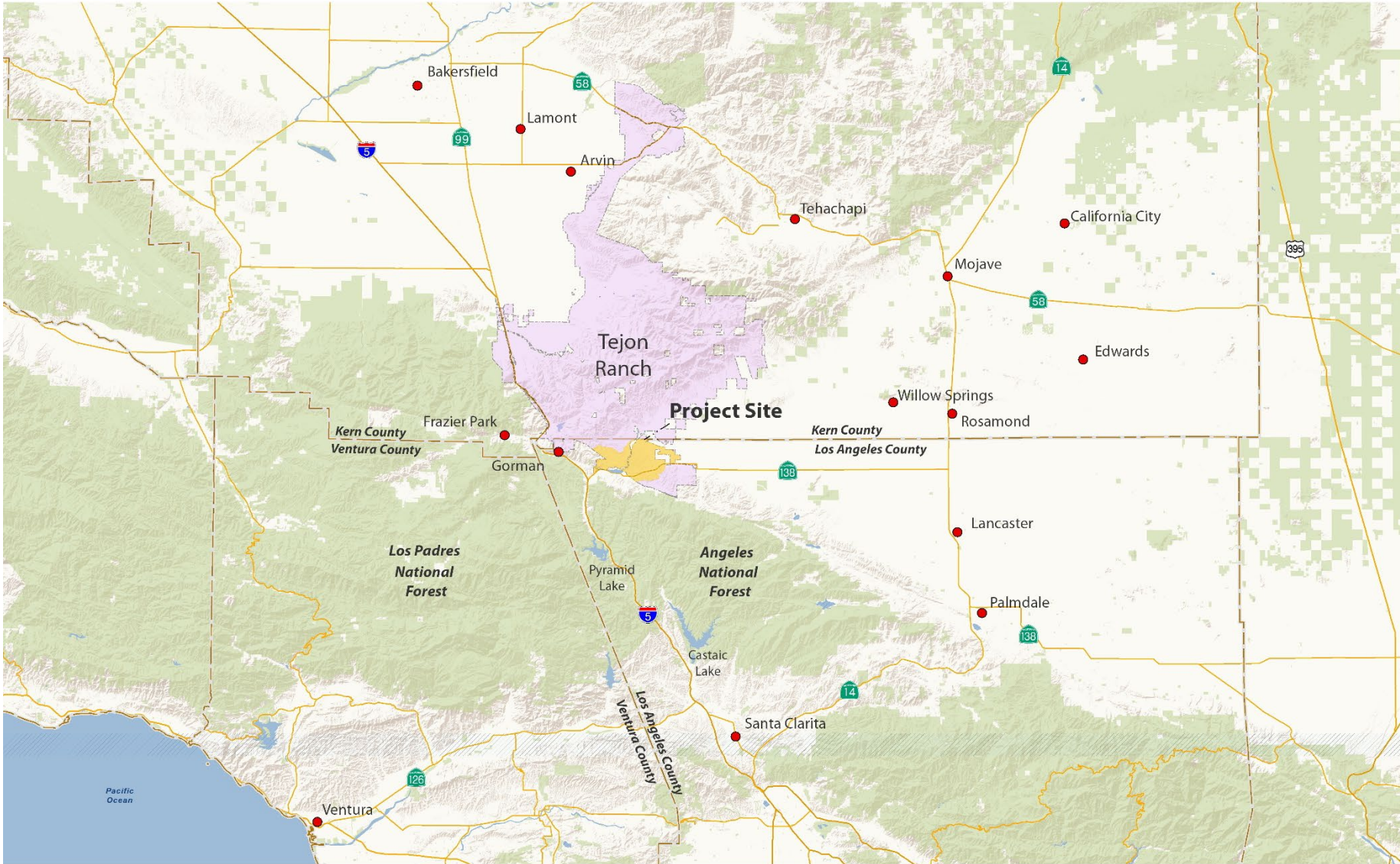




Figure M-2 Town Center Conceptual Illustrative



M.1.2 A Community of Villages

At approximately 12,323 acres, Centennial will be built as a series of distinct, walkable villages, each with its own center of activity. Collectively, these villages form a cohesive town with a main commercial “downtown” district at its center as depicted in Figure M-2, *Town Center Conceptual Illustrative*. In this way, Centennial represents good urbanism, with a range of housing, jobs, medical facilities, educational institutions, recreation facilities, open space, and emergency services set within defined boundaries. Centennial will be built over a 20-year period, with an estimated population of 57,000 residents and over 20,000 permanent jobs. Ultimately, the new community will be about providing a traditional sense of place, character and civic cohesion.



A balance of housing and employment opportunities will be provided to ensure a high quality of life and economic sustainability.

M.1.3 Mission & Vision

The vision for Centennial and its future residents is for a community that evokes the intimate nature of small-town life with a range of services and job opportunities, while embracing the possibilities of the future. This Specific Plan will lead to the development of a livable, complete community that satisfies the housing needs of a growing regional population, enables future residents to live near work, and respects the land. The result will be a vibrant, thriving home for people of all ages, incomes, cultural backgrounds, and lifestyles—one that sets a standard for other communities to follow. The following mission and vision are the foundation of this Specific Plan and are supported by the guiding principles and metrics provided later in this chapter and the goals outlined in Chapter 1, *Introduction*.

Mission: To create a master planned town, founded on environmental stewardship and economic vitality that fosters vibrant community life and meets future growth with the flexibility that is needed in a rapidly changing world.

Vision:

- *A Unique Sense of Place.* Centennial is a collection of unique walkable villages designed to restore the kind of ease and convenience that have largely vanished from suburban life. Schools, parks, and public buildings are gathering places that create close-knit community. Nearly half of Centennial is set aside for permanent open space and recreation, and much of this land will remain in its existing natural condition, explorable through a network of approximately 60 miles of trails. This open space will connect to more than 240,000 acres of undisturbed wilderness preserved in Tejon Ranch.
- *An Array of Housing Opportunities.* Centennial will offer residents a mix of housing options within each village, from apartment homes close to vibrant village cores to single family homes in lower-density areas. Centennial’s neighborhoods will provide residents with housing options that will enable them to live near a variety of goods, services, and neighborhood amenities such as schools, shopping, civic buildings, and medical facilities, as well as a healthy job base.

- *Jobs-Housing Balance.* The kind of community livability that must characterize 21st century development is at the heart of Centennial, with its balance of open space, housing, and commercial and job centers. Many residents will live and work in Centennial, minimizing the need for external vehicle trips while giving residents more time with family and friends and increasing environmental sustainability. A full range of business, light industrial, and other integrated commercial uses are planned, and will not only meet the practical needs of a development of this scale, but will also yield a broad range of employment opportunities, from retail services to large corporate employers, increasing overall economic sustainability for the long-term.
- *Smart Transportation Options.* Centennial’s roadway network is designed to accommodate residents as they make daily trips within the community. An extensive multi-modal network of trails and bicycle facilities will provide alternative means of transportation and promote healthy living through safe active transportation options. The use of new technology for transit purposes is encouraged in Centennial to reduce the dependence on the single occupancy vehicle by giving residents alternative travel options (see the Mobility Plan in Chapter 3). A Transportation Management Agency (TMA) will be established to effectively monitor the components of the Mobility Plan. The TMA will be responsible to encourage and provide alternative forms of commuting and enforcing the mobility performance standards outlined in the Mobility Plan.
- *Sustainable Energy Resources.* Centennial’s Green Development Program (see Appendix 2-A) promotes, among other things, energy and water efficiency, conservation of natural resources, use of environmentally friendly building materials, minimization of waste and light pollution, green infrastructure, reduction of pollutants, and use of products and processes that are durable and eco-friendly. Centennial will be solar ready. Homes, non-residential buildings, schools, and street lighting will all have the capability to be solar powered.

As identified in Centennial’s mission and vision, combining environmentally based planning and design principles are key components to creating a vibrant and thriving community. The following set of guiding principles were established to balance the environmental, economic, and social assets of Centennial in support of the mission and vision of the project.

Guiding Principles:

1. Protect the Land
2. Build Community
3. Establish Civic Involvement
4. Plan for the Future

1. Protect the Land

At the heart of this plan is respect and admiration for the area’s natural surroundings, and an understanding that the land’s beauty and uniqueness are key factors for residents choosing this area for their home.

Centennial has been designed as a context-sensitive community plan that uses a development pattern based on small village centers and a larger town center. This concept places homes closer to jobs and retail while leaving open space preserved around and between development. Approximately 46 percent of the land within the Centennial is conserved for open space and recreation, and 80 percent of that remains natural open space. When combined with approximately 18,000 acres of additional preserved off-site open space (set aside through the mitigation program outlined in the Environmental Impact Report that accompanies this Plan), Centennial will preserve four times the amount of open space compared to the development impact area of the site.

Centennial’s topography conserves most of the land’s natural drainage areas, which will be used for storm water filtration and ground water recharge. Preserved drainage corridors provide opportunity for habitat enhancement and trails that connect neighborhoods to schools, parks, jobs, and open space. To avoid impacting natural resources, development is concentrated away from environmentally sensitive areas, and to protect the community’s future environmental health, the Plan specifically excludes invasive exotic species from the regionally sensitive plant palette, favoring instead native and drought tolerant trees, grasses, and plants with low irrigation needs.

2. Build Community

The Centennial Specific Plan is a collection of walkable villages, each with the charm of a small-town community. Major employment centers will provide residents with the ability to work and live in Centennial. A wide range of housing types are planned to accommodate a mix of budgets, preferences, and lifestyles, fostering the kind of diversity that makes strong and collaborative communities. Homes will be situated within walking distance of recreational amenities, schools, and community-serving retail centers, which ensures that residents not only live near one another but also interact in a variety of social settings. Village cores will go beyond offering essential services by providing public spaces that cater to informal gatherings and can be easily activated to accommodate programmed community events. Centennial's trail system helps to connect the various villages and promotes interaction between residents of different villages, while reducing dependency on private automobiles for day-to-day activities.

3. Establish Civic Involvement


Input from residents and business leaders in surrounding communities was obtained throughout the Specific Plan process and will continue as development of Centennial moves forward. Additionally, advice was sought for the Plan from leading experts on the environment, business, education, green building principles, technology, conservation of natural resources, recreation, health and wellness, and traditional neighborhood development. The ideas and input gathered informed a framework for the Centennial community that has the flexibility to evolve over time, respecting the individuality of the town as it grows. Key civic institutions such as schools, libraries, fire and police stations, and parks and recreation facilities, are the cornerstones of the Town's land use plan. Phasing of the Plan ensures these key facilities will be in place early in the development process.

4. Plan for the Future

Centennial will gradually develop over a 20-year timeline, making it crucial that the Plan be adaptable to emerging technology and new ideas for handling water, sewer, and energy services. The Plan must also be able to flex and embrace technological advancements related to wireless communication, information services, and public transportation, including driverless cars, paratransit services, and on-demand car share programs. Centennial is a community for the

21st century, where emerging technologies increase opportunities to connect homes, businesses, and civic institutions with sustainable approaches to communication, transportation, and energy efficiency. The communications based technology plan of this Specific Plan outlines the adaptive

Planning for the future also includes building environmentally responsible development. As a partner in the planning of Centennial, the County of Los Angeles is committed to establishing a new community that is a leader in environmental sustainability. The Centennial Specific Plan includes a renewable energy plan and Green Development Program (GDP) intended to meet or exceed state, regional and local requirements for energy efficiency and green building ordinances. All resident and non-resident development shall meet or exceed the measures necessary to achieve CALGreen Tier 1 building standards. Sustainable and resiliency features will be incorporated in the design from the earliest stages through the final buildout. For example, due to the natural slope of the land, layout of the backbone roadways, and preservation of drainage areas many of the streets within the neighborhoods of Centennial will follow a general east–west orientation providing optimal solar orientation, fortuitously reducing energy demand for homeowners. This orientation will also provide more shade on east–west streets making the street a more enjoyable place for pedestrians and cyclists.

 This Specific Plan is committed to environmentally responsible development and includes a *Green Development Program* (see Appendix 2-A). Elements of the program are incorporated throughout the Specific Plan and are identified by a leaf icon at the beginning of each paragraph containing key elements that support the program.

M.1.4 Measurable Standards—Metrics

A set of measurable standards—referred to as “Metrics”—have been developed to ensure Centennial will bring the mission, vision, and guiding principles to life. The planning and design metrics provided in Table MV-1 address a range of topics from village design to connectivity, transit, agriculture, and several other specialized standards that this Specific Plan requires of future development. These metrics are also woven throughout the Plan and are addressed in applicable chapters, many of which are interrelated. When a metric is applied, an **M** appears after the section. Crafted in partnership with the County’s Department of Regional Planning the metrics of this Specific Plan set a solid foundation for the future community of Centennial.



Centennial's Village centers will foster resident interaction and create a unique sense of place.

Table MV-1 Centennial Planning and Design Metrics (M)

CATEGORY	METRIC
1. Village Walksheds, Density and Centers	<p>1.A 100% of all project dwelling units shall be located within a ¼ mile walking distance¹ of a park no less than 10,000 square feet, trailhead, club house or other public amenity. No less than 80% of all project dwelling units shall be located within a ¼ mile walking distance of a public-accessible park space that is no less than one acre in size. All public-accessible parks shall have neighborhood-serving amenities identified in the Specific Plan. The park spaces shall be identified as a lot (or lots) on the tract map.</p> <p>1.B Design with the goal of achieving an 80% average, but no less than 50%, of all dwelling units to be located within a ½ mile walking distance¹ of a Village Core² or the Town Center. A Village Core or Town Center boundary shall be physically delineated on the tract map.</p> <p>1.C No less than 30% of all Village Three dwelling units shall be located within the Town Center.</p> <p>1.D No less than 15% of dwelling units in Villages One, Two, Five and Seven shall be located within a Village Core.</p> <p>1.E Villages One, Two, Five and Seven as shown on the Centennial Villages Map, shall have a designated Village Core. Village Three shall contain Centennial's Town Center².</p> <p>1.F Villages Six, Eight, and Nine shall have a designated Neighborhood Center², also shown on the Centennial Villages Map.</p> <p>1.G The Village Cores in Villages One, Two, Five and Seven and the Town Center of Village Three shall contain mixed-use³ development.</p> <p>1.H Village Cores shall have a public gathering space (e.g., a square or plaza) of no less than 10,000 square feet in size, with street frontage on at least one side and at least two points of access from a sidewalk, trail, or other pathway. The Town Center shall have a public gathering space of no less than one acre with street frontage on at least two sides. All shall have street frontage on at least one side. The spaces shall be delineated as a separate lot and/or with an easement on the tract map.</p>
2. Neighborhoods and Mix of Housing	<p>2.A Each village shall be divided into smaller neighborhood-scale units of development that are delineated on the tract map. Neighborhoods may vary in size, shape, density, and housing type and should be contained within a single village.</p> <p>2.B Each neighborhood that is not located adjacent⁴ to a Village Core, Town Center, or Neighborhood Center shall have a neighborhood amenity (i.e. a non-residential destination such as a club house/rec center, park, school, or place of worship). The neighborhood amenity shall be identified on the tract map by the parcel of development that contains the destination.</p> <p>2.C Each neighborhood shall not exceed a ¼ mile distance from edge to edge. Neighborhood edge and center boundaries shall be delineated on the tract map.</p> <p>2.D Each village shall have a mix of no less than five distinct housing types; the Town Center no less than three types; village neighborhoods and Village Cores each no less than two types. Housing types (e.g., single-family detached and attached homes as well as multifamily and other apartment types as identified in, but not limited to, examples provided in Appendix 3-A, Housing Glossary), may be architecturally similar in order to maintain community character.</p>

Table MV-1 Centennial Planning and Design Metrics (M)

CATEGORY	METRIC
3. Connectivity and Blocks	<p>3.A All neighborhoods within each village shall connect to each other via a network of local streets and trails⁶.</p> <p>3.B Locate 50% or more of all residential units and non-residential buildings in a grid pattern block⁵ structure while considering environmental or other land form constrains. In areas, outside of the Village Cores and Town Center block² size shall be no greater than 1,980 feet (1/3 mile) in perimeter with an intersection or trail connection every 800 feet⁶.</p> <p>3.C Within a ¼ mile walking distance of the Village Cores and the Town Center (including inside the Center/Cores), and within the Centennial Commerce District, block³ size shall be no greater than an average of 1,320 to 1,600 feet (approximately 1/4 mile) in perimeter and where feasible with no more than 500 feet of spacing distance between intersections.</p> <p>3.D Multi-family residential and commercial/mixed uses in the Town Center or a Village Core shall maximize the use of public alleys or private lanes located in the rear of the lots or buildings, and principally used for parking access, loading, deliveries, trash, and utilities. Buildings shall front the street with limited to no curb cuts, allowing direct pedestrian access from building entrances to the public sidewalk. Residential blocks in these areas should utilize alleys or private rear lanes for parking access and other services states above.</p>
4. Town Center, Business Park and Centennial Commerce District	<p>4.A No less than 10% of the total project office space shall be located within the Town Center.</p> <p>4.B The majority of project office space, shall be planned near the Town Center, in the Business Park (BP) and the Institutional/Civic (I/C) designated areas located north of SR-138. This area is depicted as the "CCD" (Centennial Commerce District) overlay as depicted on the Centennial Land Use Plan and shall be physically delineated on a tract map.</p> <p>4.C Outside of the CCD, no more than 3% of the BP building square footage shall be used for commercial-retail.</p> <p>4.D The Town Center shall include a site for a potential civic building on approximately two acres of land. The potential civic parcel shall be sited adjacent to the Town Center's public gathering space. The potential civic site shall be shown as an overlay on the Public Services map and its potential location depicted on the tract map.</p>
5. Community Transit	<p>5.A A transit route easement no less than 25 feet wide shall be reserved in the CCD (connecting the Town Center, BP and I/C areas) and also run northerly connecting to the Village Five Core. The precise location, length, alignment and width of the easement shall be determined at the tract map stage of development. Alternative—non-automobile—uses (such as landscaping or a trail) may be permitted within the transit route easement in the interim until full project buildout; or permanently after full buildout if use of the easement for transit is determined to be economically infeasible by the County.</p> <p>5.B If a transit system is implemented, transit stop easements shall be reserved in all Village Cores, the Town Center, and CCD, as well as other areas (such as the high school, community regional park, and elsewhere along any transit route easement) where necessary, efficient or beneficial to provide transit access. The precise size, location and quantity of the easements shall be determined at the tract map stage of development.</p> <p>5.C If a transit system is implemented, all transit stops shall include the following basic amenities: seating, overhead shelter, lighting, signage and trash receptacle. Additional amenities such as real-time schedule (i.e. digital information display), drinking fountain, bike parking/storage, bike rental, public restroom, and public art should be included but will be dependent on travel demand, site location and transit agency final approval.</p>

Table MV-1 Centennial Planning and Design Metrics (M)

CATEGORY	METRIC
6. Community Agriculture	6.A The project shall reserve no less than 50 acres of land set aside for onsite agricultural use, which may include (but not be limited to) any one or more of the following: community gardens, orchards, vineyards, groves and “edible landscaping” located in neighborhoods and other designated project areas.
7. Renewable Energy	7.A No less than 50% of the project’s total electric energy demand (i.e. household, business, civic/institutional, recreational, and public facilities) shall be met by onsite renewable energy. 7.B No less than 100% of project single-family detached homes shall be “solar-ready” or equivalent, based on the latest technology.
8. Smart Parking	8.A In the Village Cores, up to two shared parking facilities (i.e. a lot or structure designed according to assigned uses at the time of construction of the facility, based on parking “maximums” established in the Specific Plan) shall be used to meet the onsite parking needs of all non-residential uses located in each of the Village Cores. 8.B In the Town Center, up to three shared facilities shall be used to the meet the onsite parking needs of all non-residential uses located in the Town Center. 8.C In the BP and I/C designated areas of the CCD, the number of shared parking facilities needed to meet the onsite parking requirements of all uses located in each of these areas shall be determined by a parking demand study at the time of tentative tract map submittal. 8.D Any additional parking for Town Center/CCD uses shall be met by on-street parking. If on-street parking cannot satisfy all parking demands, a discretionary permit may be filed for extra parking. 8.E Shared and on-street parking should be utilized for residential uses located in the Village Cores and Town Center. 8.F Shared and on-street parking used to meet onsite parking needs shall be allowed “by-right” (i.e. without a discretionary permit) for any use located in the centers/CCD. 8.G Each shared parking facility located within a Village Core, Town Center, and CCD shall be fully contained within one development block. Parking structures shall be located behind or beneath buildings, and may be wrapped with development on the street frontage or alternatively, shall have commercial or civic uses on the ground floor where portions of the structure front along streets.

Notes:

- For walking distance measurements, walking distance shall be measured linearly along the internal street and trails network (walkways may include alleys, midblock crossings, and cut throughs), designed at the tract map stage.
- A Village Core, Town Center, or Neighborhood Center is defined as an area extending 2 blocks in any direction from the activity center of each core which includes the block (or blocks) containing some combination of residential, retail, park, civic, school and/or mixed-use development.
- Mixed-use is defined as horizontal (within the same block) or vertical (within same building) placement of commercial and residential uses together.
- Adjacent: refers to village development just outside the ¼ mile Core or Center.
- Blocks are defined as an area of land (containing lots, buildings, parking and alleys/lanes) completely circumscribed by streets.
- Mid-block pedestrian pathways, trails and paseos may be used to meet these standards where preservation of steep (25% or greater) slopes and/or major open space drainage areas as shown on the Land Use Plan map warrant.



M.1.5 Community Resilience

“Community Resilience” is the ability of a community to effectively adapt to environmental, social and economic challenges. Although related to sustainability, resilience is more (though not exclusively) focused on sustaining order and well-being during sudden or short-term disruptions that a community might experience as a result of a natural disaster or significant economic downturn, for example. Centennial has several built-in mechanisms that help make it resilient:

- **Core Services.** Core services will assist new residents from the beginning of Centennial’s development: A K-8 school, temporary high school, general market, neighborhood park, sheriff’s “storefront” station, and library bookmobile will be established. The core services will expand as the community grows.
- **Water.** An onsite water bank will provide potable water to the entire community for multiple years, strengthening resilience during extreme drought periods.
- **Open Space.** Active, professional management of all open space surrounding Centennial that includes grazing and brush clearance, helping to prevent wildfires.
- **Energy.** Fifty percent or more of all project electricity demand will be met with onsite renewable energy generation.
- **Emergency Operations.** Three to four fire stations and a sheriff’s station will be built, giving the project inherent capacity and space to handle emergency events.
- **Construction.** Modern construction and infrastructure practices that meet or exceed the latest code requirements, especially those for dust control, fire prevention and suppression, and seismic design will be used. Planned utility-line undergrounding and Highway 138 road improvements help further reduce fire risk and provide better emergency egress respectively.
- **Transit.** Commuter transit service will be established through partnerships with local transit agencies at the outset of the project to

transport persons from more distant locations to Centennial, reducing reliance on single-occupancy vehicles.

- **Heritage Farming.** Approximately 50 acres of land has been reserved for onsite food growing; heritage farming and individual-lot community gardens.
- **Live-Work Capacity.** Beyond the proposed commercial/business space for jobs-housing balance, Centennial has inherent capacity for individuals and households to work from home or otherwise quickly start-up a small business without having to lease a commercial space; and accessory dwelling units provide ample affordable housing supply for those downsizing or just starting out.

Chapter 1: Introduction



CENTENNIAL
at TEJON ✨ RANCH

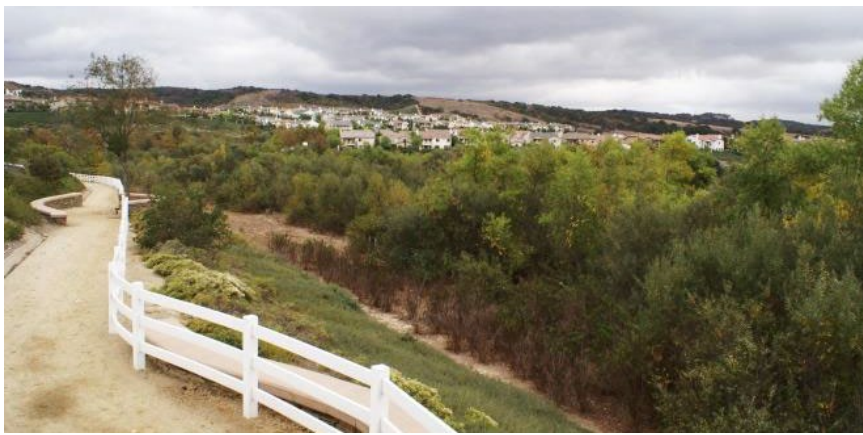
1.0 INTRODUCTION

1.1 PURPOSE AND INTENT


The Centennial Specific Plan is a comprehensive plan for the long-term development of a new master planned community comprising approximately 12,323 acres at the northwest corner of Los Angeles County.

The purpose of this Specific Plan is to provide the regulatory framework for implementation of the mission and vision for the new master planned community of Centennial. This framework includes the establishment of land uses, design criteria, development regulations, infrastructure plans, and implementation procedures that will guide long-term development. The Specific Plan is also consistent with the goals, objectives, and policies of the Los Angeles County General Plan and Antelope Valley Area Plan that are applicable to the Project.

This Specific Plan is forward thinking in its provisions, yet allows a degree of flexibility to accommodate the inevitable changes in economic conditions, market dynamics, and technological advances that will occur during the 20-year buildout of the community.



Similar to the photo shown here, preservation and integration of open space into the community is a key feature of the plan.

 **What is a Specific Plan?** A Specific Plan is a planning tool used to guide the future of land use, mobility, and the environmental features in an area. This plan provides a regulatory framework, also known as zoning, for the development of Centennial that includes customized land uses and development standards, multi-modal transportation choices, infrastructure requirements, and passive and active open space to create a new master planned community in the Antelope Valley.

Numerous innovative planning and engineering concepts and techniques for development have been incorporated into the plan for the purpose of preserving unique physical, geographic, and aesthetic attributes of the area. The Specific Plan area has been divided into villages with a development pattern that strives to respond to the natural conditions of the site and provide a planning structure for the long-term development of Centennial. The plan establishes a set of measurable standards, or metrics (M) to guide the ultimate buildout of the community. Centennial will be shaped by activity centers such as the Town Center, Village Cores, and Neighborhood Centers, as well as accessibility to parks, a comprehensive mobility plan, diversity in housing, accessibility to employment centers, and conserved open space. The metrics are woven throughout the applicable chapters of this Specific Plan and can be found in Table MV-1, of the Mission and Vision Chapter.

Open space is a key feature of the plan and the major asset of Centennial. The community is surrounded by the San Gabriel and Tehachapi mountain ranges, and large open spaces have generally been provided as a buffer at the boundaries. Oso Canyon, which originates off-site to the northwest, passes through the Specific Plan area. As an important natural feature on the site this canyon and the nearby oak woodlands have been preserved in recognition of their significant historical, aesthetic and environmental value. It is largely protected as a natural landscape feature and provides a physical and visual link to the surrounding foothills. The forested northern edge of the San Gabriel foothills forms the southern boundary of the site. These foothills have been carefully protected from development.

In addition to Oso Canyon, there is an interwoven system of natural and manmade open spaces consisting of existing drainage features, hillsides, manufactured greenways, trails, parks, and other recreational uses. This Specific Plan provides a comprehensive management plan for the variety of open space uses, which account for almost half of the total Specific Plan area. Set within this open space network, the Specific Plan guides the development of Centennial, which will be a vibrant, environmentally friendly community of approximately 57,000 residents and over 20,000 jobs in northern Los Angeles County.

1.2 CENTENNIAL GOALS

Centennial's Mission and Vision are based upon a set of guiding planning principles that encompass the most desirable community qualities. The Mission and Vision will be implemented through a set of goals and metrics that go beyond the physical components of a development project to address the many facets of community life that are inherent in a project of this scale.

The goals for Centennial incorporate elements of exemplary town planning projects of the past and resource-sensitive development techniques. The components of these goals can be seen in the design of the communities, the integration of open space and natural terrain, the selective concentration and diverse land uses, the quality and character of development, and techniques addressing efficiency in the use of land and resources. These components are integral to creating a sense of place and a pedestrian-friendly community to encourage cleaner and healthier forms of transportation than the auto. Implementation of these goals will foster substantial economic improvement in Los Angeles County and help to meet a continued increase in housing demand for the region.

The goals for Centennial include the following:

1. *Prominent Gateway.* Centennial will be a northern gateway to Southern California and a welcoming stop for travelers along the "Grapevine," where Interstate 5 (I-5) traverses the Tehachapi Mountains. It will be a landmark new development, strategically located adjacent to the I-5 corridor, a major corridor for the transfer of goods and services between San Diego and San Francisco. State Route 138 (SR-138) in the southern portion of the site intersects with I-5 west of the site and provides a vital link to communities to the southeast and transportation routes to other southwestern states.

It is geographically significant because it is framed by the confluence of two regionally significant landforms, the Tehachapi and San Gabriel Mountains which create a picturesque backdrop for the community.

2. *A Future Regional Growth Center for Los Angeles County.* Centennial will be a composition of individual communities, collectively offering a complete array of housing, shops, workplaces, schools, parks, natural open spaces, and cultural, religious, and public uses that will support a residential population of approximately 57,000 and an employment base of over 20,000 jobs.


In 2012 the Southern California Association of Governments adopted the 2014-2021 Regional Housing Needs Allocation which reflects growth projections for housing through 2021. For unincorporated areas of Los Angeles County, the Southern California Association of Governments projects a housing need of 30,145 new units. As part of the housing needs solution, Centennial will provide approximately 700 single-family detached units, 125 single-family attached units, and 125 multifamily units per year over an estimated 20-year build-out, significantly increasing housing opportunities in unincorporated Los Angeles County.




Recreational amenities will be provided throughout the Villages and will be integrated with residential and non-residential development.



Centennial provides a wide range of active and passive recreational opportunities, such as trails, to encourage residents to live a healthy lifestyle.

3.  *Molded by the Natural Landscape.* Among other factors, topography and natural systems have dictated the community form. The steep slopes of the Tehachapi Mountains north of the project provide a majestic backdrop. Roadways and developed areas respect the terrain, generally keeping foothills, canyons, and grassy flatlands with distinct landscape elements integrated with the design of the communities where possible. Slopes of the roadways have been designed at 6 percent or less to create a safe environment for all users and to promote all modes of transportation. Natural open spaces provide a transition between villages.


Significant natural drainage corridors are preserved/created/enhanced through habitat restoration while maintaining drainage functions. Oso Canyon forms the northwestern edge of the community and is a major drainage in the area. It is left largely undisturbed but protected from increased stormwater drainage associated with development through stormwater Best Management Practices (discussed in Section 3.6, *Drainage Plan*). This approach to open space is reminiscent of the planning effort undertaken by the Olmsted brothers, whose open space plan for the Los Angeles basin in the 1930s intended to give wide berth to drainage corridors, but was unfortunately never implemented. We learned from them to respect natural drainages and incorporate connected open space into the plan at the outset.


4.  *Lifestyle-Oriented Amenities and Community Services.* Centennial will cater to a wide range of resident lifestyles through all stages of life, which calls for housing options for first-time homebuyers, move-up buyers, empty nesters, singles, and families in all income categories. Each village will offer choices in living styles and housing types to enable citizens from a wide range of economic levels and age groups to live here. The community carefully integrates community support facilities, employment uses, lifelong learning, and places of worship.

Centennial will have a Master Homeowners Association (Master HOA) that will oversee and guide services for residents of the community. In addition, there will be neighborhood associations subordinate to the Master HOA to assist at local levels throughout Centennial. A Master HOA typically hires personnel, such as a Community Social Director, to organize activities such

as community meetings and forums to inform residents of programs, events, and opportunities available to them. A variety of housing choices will also accommodate extended families, senior parents, and home-based employment. Villages are designed with core areas that consist of commercial, and civic amenities so that activities centers are close to home and pedestrian and bicycle infrastructure provide the shortest distant to and from these areas making the community less reliant on motorized modes of transportation.

5. *Comprehensive Open Space System.* Through a combination of varied terrain, natural drainage systems, open vistas to mountain ranges and valleys, and a developed park and recreation system, an overabundance of open space will be available throughout the community. Passive, active, and preserved open space includes a variety of features and serves multiple purposes. Natural drainages serve as greenway edges of villages, as well as corridors for recreation, providing alternative access to services via pedestrian and bicycle trails. Oak woodlands are preserved in the western part of the community near Oso Canyon and in the southeastern part of the community—in Tentrock Canyon at the foot of the San Gabriel Mountains south of SR-138—as are other sensitive habitat areas. Natural open space areas designated for preservation have been carefully chosen following extensive natural resource studies throughout the project site. The native habitats within these areas will be retained and enhanced where feasible to promote continued use by native plants and animals of the region.

 Greenways, some of them containing undisturbed land or enhanced habitats, are woven into the community and bring natural features and native species into the built environment. Conservation practices, such as community gardening, composting, mulching, and edible landscapes, as well as encouraging the inclusion of organic landscape maintenance practice, are possibilities in these areas under the guidance of a neighborhood association or the Master HOA. This diverse open space system comprises almost half of Centennial and will be an intricate part of the daily experience of its population.


6.  *Efficient Land Use Pattern.* The mixture and intensity of uses within villages contributes to the economic strength and attraction of the area.


Village Cores and the Town Center combine commercial, public, recreational, and cultural uses within convenient walking distance of most households. Consumption of land has been minimized as a result of a condensed development pattern and a thoughtfully laid out Land Use Plan. Compact development saves large areas of open space throughout the community. The metrics (M) of this Plan also set standards requiring residential units in proximity to schools and parks, the Town Center, Village Cores and Neighborhood Centers, as well as standards for the location of commercial office uses see Table MV-1 and applicable sections of Chapters 2 and 3. Implementation of the Green program (Appendix 2-A) requires development to incorporate environmentally sustainable development practices as the land plan is built out.

7. *Implementation of the Antelope Valley Area Plan's West Economic Opportunity Area.* Three Economic Opportunity Areas are identified by the AVAP to guide the future growth of the Antelope Valley. These EOA's are defined clusters of land with higher development densities along the routes of two proposed major infrastructure projects in the Antelope Valley; the High Desert Corridor and the Northwest 138 Corridor Improvement Project. The Northwest 138 Corridor Improvement Project falls within the West EOA. At approximately 18,750 acres, this EOA includes Centennial, a Significant Ecological Area, Gorman, and the western portion of Neenach. The implementation section of the AVAP requires the preparation of a Specific Plan to guide development of any future master planning projects in the West EOA. Consistent with the goals and policies of the AVAP the Centennial Specific Plan will meet that requirement while carefully balancing growth and rural preservation within the West EOA.

Nonconventional Approach to Infrastructure. A hallmark of the community is the design of the “green” infrastructure systems for drainage, groundwater recharge, and reclaimed water from on-site reclamation facilities.

Primary drainage corridors are left in place and incorporated into the overall drainage plan for Centennial. Allowing natural systems to remain in place and adapting to accommodate human development is efficient and environmentally friendly. These systems function as an amenity by providing areas for enhanced habitat and non-motorized transportation routes, in addition to allowing natural stormwater management systems to function in place. Supporting this conservation-minded approach, reclaimed water from on-site wastewater treatment facilities will be used to maintain public landscaped areas as feasible.

 A compact development pattern has minimized the amount of road and other impervious surfaces, reducing runoff, which may be filtered through a combination of dry wells, swales, water quality filters, basins, and/or other natural techniques as close to the source as possible, usually either on-site or at the neighborhood level. A greenway system has been incorporated throughout to support the natural systems in conveying and retaining stormwater. The greenways also serve a dual function by providing a non-motorized trail system in most locations.

 The green program that accompanies this Specific Plan (Appendix 1-B) requires infrastructure measures that are designed to work in tandem with the objectives of smart growth, have a multi-purpose function, and utilize natural processes. Water conservation, water quality, energy conservation, and a reduction in greenhouse gas emissions can all be met through implementation of green infrastructure such as, but not limited to, the use of recycled water for irrigation, implementation of Low Impact Development principles (LID), encouraging the collection and use of solar energy.


8. *Healthy Living.* Centennial will offer an environment and infrastructure that promotes healthy living. The trail system is one way of encouraging people to be active outdoors since walking, hiking, and biking trails connect residential areas to commercial centers, community centers, parks, and schools. The majority of housing is intentionally located within a half-mile, or 10-minute walk, of the Town Center, a Village Core, or commercial/activity center (M).

Front porches and sidewalks that are separated from streets by a parkway containing landscaping such as swales and canopy trees are street elements that promote social interaction and physical activity. Chapter 3, *Mobility Plan*, of this Specific Plan provides a safe and efficient walkable and bikeable community providing for healthy alternatives to using motorized transportation. Small- to medium- sized streets and blocks allow for shorter walking distances to activity centers (M).

Small areas set aside for community agriculture, such as community gardens, orchards and vineyards will provide fresh food options to local residents (M). Residents will also benefit from Tejon Ranch's history in ranching and agriculture as a community supported agriculture program will offer seasonal food to residents of Centennial. Farmer's markets are also encouraged throughout the community.

9. *Education and Lifelong Learning.* The public school facilities will be encouraged to meet the technological and advanced needs of our 21st century schoolchildren. Community learning centers and libraries with media centers will facilitate community education by offering programs and resources for various segments of the community. Lifelong learning is supported through higher education institutions, tech schools, joint-use arrangements with public schools, and web-based education.
10. *Smarter Community Technology.* Technology-oriented infrastructure will be available throughout the community and cater to the growing number of companies and employees who are no longer dependent on physical proximity to business markets, natural resources, or transit. Advanced information and communication services utilizing fiber-optic line, wireless technology, or other forthcoming technology infrastructure will enable employers, particularly corporate headquarters, employees, and the self-employed to locate in Centennial based on its "connection" to the larger region. Businesses are not the only segment benefiting from a more "connected" community; the use of technology has become a major part of the quality of life for residents and has reimaged the classroom. As a new master planned community Centennial will be able to provide and adapt to rapidly changing technology needs. Such a system will facilitate telecommuting and link residents to local community organizations,

schools, ride-share opportunities, services, job openings, support groups, and other activities within the community.

11.  *Economic Vitality.* Centennial will have a diverse economy that enables residents to live, play, and work in the community. A full range of child care and elder care services are allowed uses in Centennial to support families in the community as well as provide a source of employment. A community with a broad range of resources, amenities, and population will appeal to new and expanding firms. With technology infrastructure in place, and an appropriate amount of properly zoned land, Centennial will seek and attract research facilities, health care services, higher educational facilities, and suitable industries, which in turn will require quality support services promoting new and continuing economic activity.

12. *Community Involvement.* Over time, Centennial will grow into a complete community, where interaction and participation characterize the activities of the residents and businesses. Community association structures will be established to protect the interests of residents and businesses and to foster social interaction. The Master HOA for the Centennial community and neighborhood associations will maintain a community intranet and newsletter and other social media to keep residents informed of the available programs. The vibrancy of community clubs and interest groups are aided by such efficient communication. A community organizer hired by the Master HOA may facilitate the utilization of this resource.


A Community Forester, hired by the Master HOA, who is trained in urban forestry, arboriculture, horticulture, landscape architecture, or closely related fields will be employed part-time or full time by the community to undertake tree management responsibilities. A Community Forester is charged with developing policy for managing public trees and communicating to others the importance of trees in the community. In addition, a Community Forester will prepare an annual tree management plan and have programs to improve the town's tree canopy. He/She may also develop programs to involve the community, organizations, and families in tree preservation, planting, and tree care and is the prime sponsor of tree planting programs in the parks, schoolyards, and other public places.





A wide range of densities allow for diverse and affordable housing opportunities throughout Centennial; community-wide technology will support residents, employees, education, and community connectivity/involvement; coupled with a vibrant employment base economic vitality is a realistic goal for Centennial.



13. *Transportation.* Residential, recreational, and commercial uses have been strategically located to provide superior access, multi-modal design, and ultimately to reduce the number of vehicles on the road. A context-sensitive, complete streets approach will implement a multi-modal network that provides safe, efficient, and accessible mobility for all users including motorists, cyclists, pedestrians, and transit riders.

 Greenways provide a functional alternative for pedestrians and bicyclists in a more natural setting. Housing, jobs, and retail activities are located within convenient walking distance of one another. Residents will have full access within the community via a trail system that provides the fastest and shortest distance connection to neighborhood services, lessening the need for travel by motorized vehicle.


 Strategies that encourage the use of transportation alternatives to the single-occupant vehicle are promoted in the plan by a system of complete streets and bikeways, and partnering with multiple transit authorities to provide bus service within Centennial and to neighboring communities. Transit centers provide options for park and ride facilities, shuttle stops, bike rental, and other options for public transit services (M).

 The creation of a Transportation Management Agency will ensure that rideshare, public transit, and other transportation services are promoted and monitored to reduce the use of single-occupancy automobiles.

14. *Housing Diversity/Affordability.* Villages provided a mix of residential densities and housing types catering to the needs of a diverse population (M). Residential densities are varied and mixed with nonresidential uses in the Town Center and Village Cores (M). Consistent with the county's ordinance, an allowance for second units provides for affordable housing opportunities or accommodation of extended family while maintaining a single-family neighborhood character. There will be opportunities for senior housing that will be integrated with the village fabric as well as the possibility for stand-alone, active adult (age-restricted) neighborhoods.

Diverse employment land uses are integrated with a range of housing types supporting commercial and civic uses. The goal is to create a strong jobs to-

housing balance, providing opportunities for residents to work within the Centennial community. The range of housing densities and their strategic locations reinforces a sense of place within the communities and neighborhoods. Higher densities are focused close to core activity centers, transportation corridors, schools, shopping, and employment centers. The variety of housing types provides opportunities for Centennial employees to live in the community.

 Sustainable home designs such as passive solar design, effective daylighting, and energy efficient building construction can lower utility bills thus making energy efficient housing more affordable to own and occupy. The Green Development Program (Appendix 2-A) ensures that standards are met to provide residents with cost effective and energy efficient technology from day one.

15. *A Model Sustainable Community.* Sustainable design serves as an underlying premise of the Centennial plan. In addition to the preceding goals that contribute to establishing a self-sustained community, the Green Development Program (Appendix 2-A) establishes a set of forward thinking green infrastructure and building standards that meet—and in many cases exceed—state and local government regulations. This Program incorporates sustainable practices in every aspect of the development from Centennial's engineering, to its planning, and ultimate build-out. The Green Program also provides flexibility to accommodate future innovation and adaptation.

1.3 LOCATION AND SETTING

The project site is located approximately 35 miles north of the Santa Clarita Valley and is approximately one mile east of I-5, the primary north–south transportation corridor in the state, and adjacent to the western portion of SR-138, also known as Lancaster Road. Centennial is roughly bound by the Tehachapi Mountains to the north, the Antelope Valley to the east, the northern border of the San Gabriel Mountains to the south, and the Los Padres National Forest to the west. Centennial is approximately 50 miles south of Bakersfield via SR-99 and I-5, and approximately 36 miles west of Lancaster and 43 miles west of Palmdale via SR-138. It is a geographically dynamic area in that it largely exists at the confluence of the Central Valley, Mojave Desert, and several mountain ranges—the Peninsular (north–south) ranges of the Coast and Sierra Nevada, and the transverse (east–west) ranges of the San Gabriel and Tehachapi (Figure 1-1, *Local Vicinity Map*).

To the northwest is the community of Gorman, with a few hotels, gas stations, restaurants, public K–8 and charter K–12 schools that serve the surrounding population. Gorman is adjacent to I-5 and is approximately four miles northwest of the I-5/SR-138 junction. Further northwest, in Kern County, the community of Frazier Park is located less than 2 miles west of I-5 and is connected to the City of Bakersfield through the Kern County Regional Transit System.

The Hungry Valley State Vehicular Recreation Area (SVRA) is immediately west of I-5 at the Gorman exit, west of the project area in the Los Padres National Forest. It is an off-highway vehicle (OHV) park that is owned and operated by the Off-Highway Motor Vehicle Recreation (OHMVR) Division of California State Parks. It is over 19,000 acres with 130 miles of trails and elevations that range from 3,000 to nearly 6,000 feet. It has trails for motorcycles, all-terrain vehicles (ATV), dune buggies, and four-wheel-drive vehicles; 10 semi-developed campgrounds with restrooms, and 150 campsites. Just south of the Centennial border sits Quail Lake, which serves as a habitat for fish and wildlife and offers fishing, hiking, and bird watching. Further south, along the I-5, within the Los Padres National Forest, is Pyramid Lake, which provides many recreational options such as camping, picnicking, boating, waterskiing, swimming, and fishing.

The Southern California Edison (SCE) Bailey Electric substation is on the western portion of the site, and the west branch of the California Aqueduct flows north–

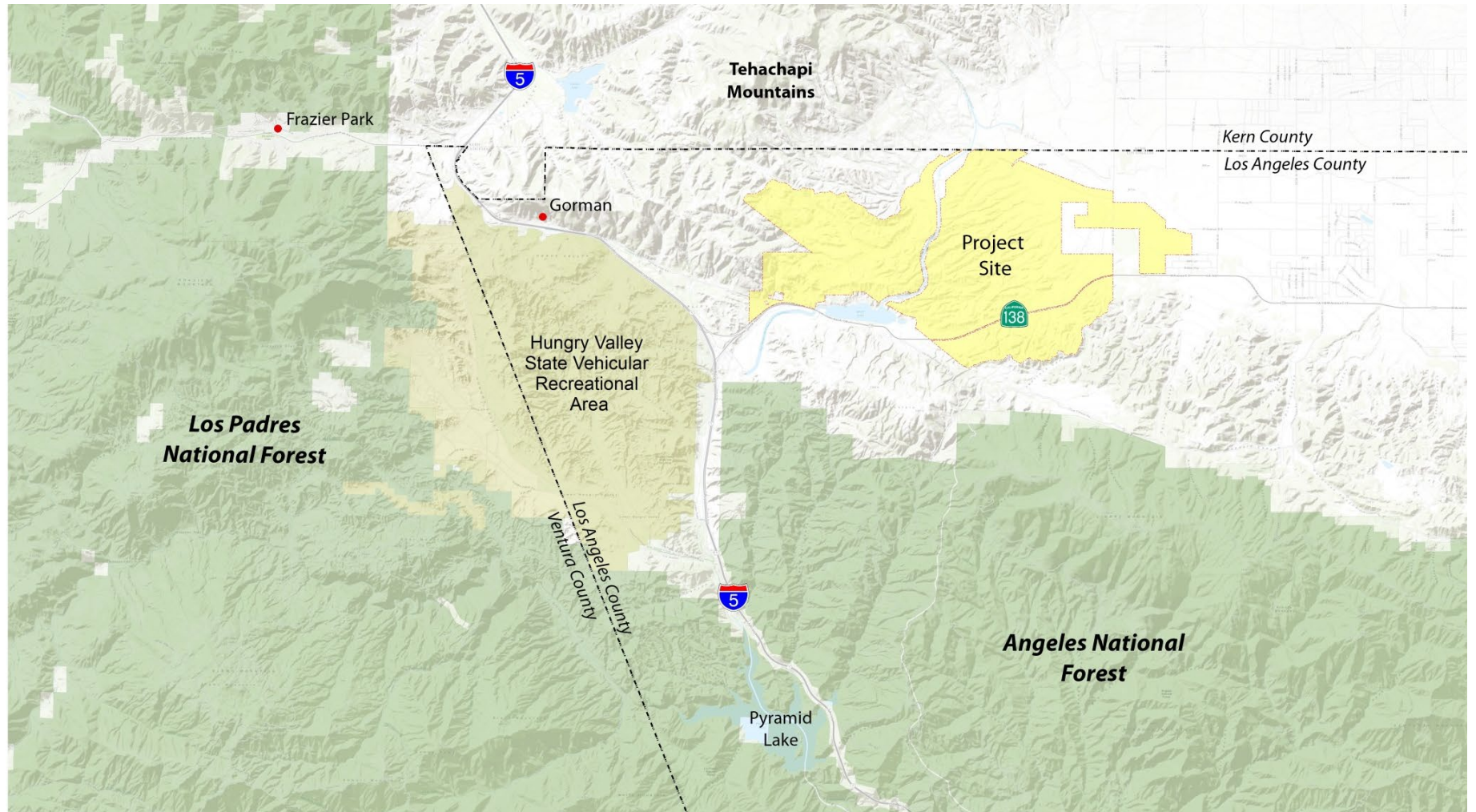
south through the site, roughly bisecting it and the east branch runs along the northern border. Outside of the site borders but within close proximity are the Alamo Power Plant, the OSO Pumping Plan, the National Cement Plant, and State Division of Water Resources (DWR) Lands (Figure 1-2, *Aerial Site Map*).

Centennial is surrounded by open space, mountain ranges, national forests, and exceptional views, yet has a comfortable seasonal climate and a subtle topography that lends itself to a natural solar orientation of streets recommended by the Solar Subdivision Design Guidelines prepared by Los Angeles County Regional Planning in 1981.

The eastern portion of the project area, nearest the Antelope Valley, is larger than the western portion and has fewer topographical constraints than the western side. The project site is largely dominated by grasslands that have been historically grazed by ranching operations, particularly on the eastern side of the aqueduct. Wetland, riparian, and oak woodland vegetation also occur in selected locations on the site but to a far lesser extent than the grasslands.

Just beyond the Los Angeles and Kern County boundary are two additional Tejon Ranch communities, developing similarly to Centennial. The communities of Tejon Mountain Village and Grapevine serve the regional housing and jobs need in Kern County. These communities will provide homes for employees of the Tejon Ranch Commerce Center, Tejon Ranch Outlets, as well as provide employment centers within each community. While Centennial provides its own jobs housing balance these communities all benefit from their proximity to Interstate 5 and provide a sustainable growth strategy to meet the projected regional growth of both counties.

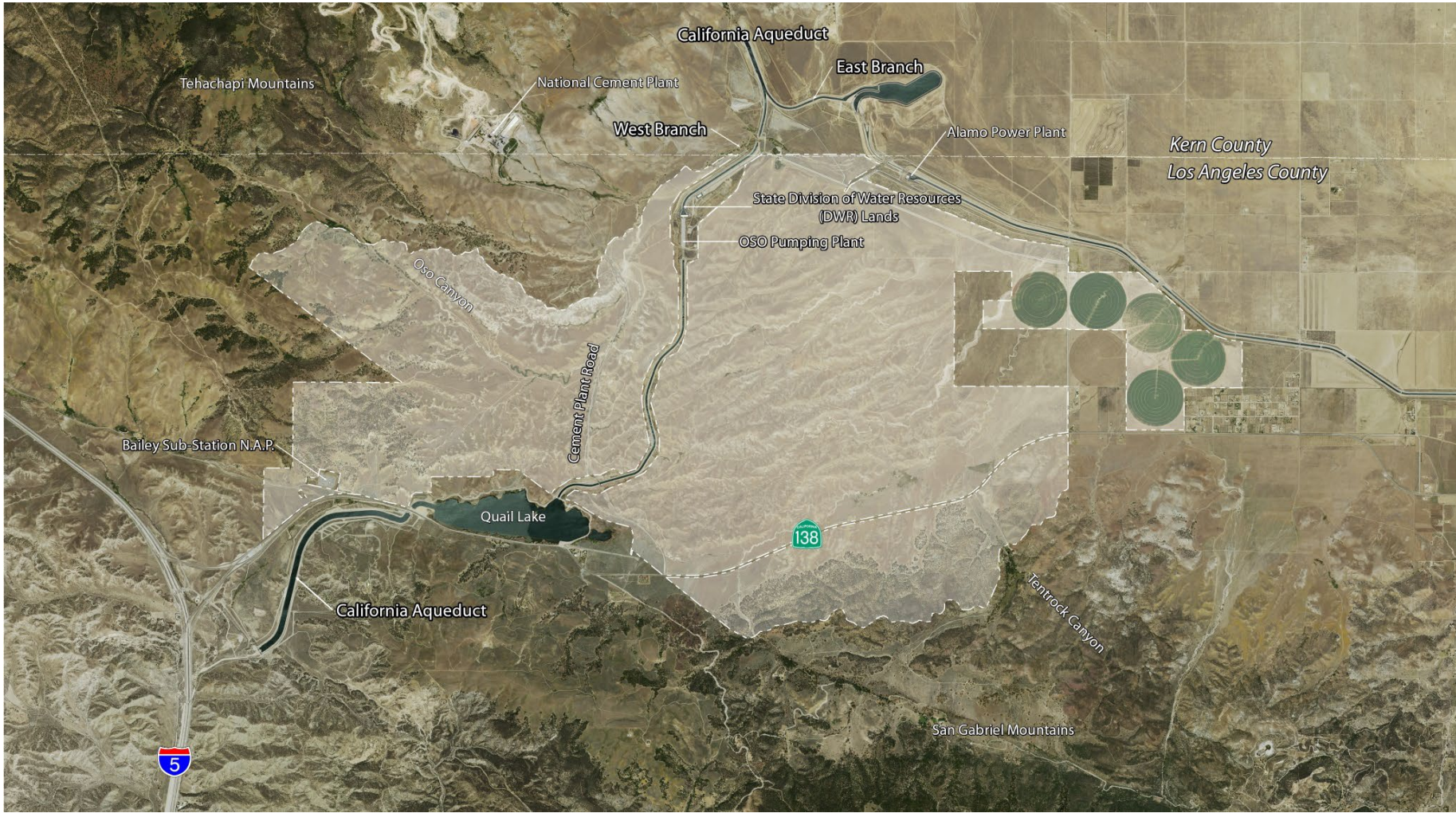
Figure 1-1 Local Vicinity Map



Not to scale.



Figure 1-2 Aerial Site Map



Not to scale.



NORTH



C E N T E N N I A L

" TEJON RANCH

1.4 AUTHORITY AND PROCESSING OF THE SPECIFIC PLAN

The California Government Code establishes the authority for cities and counties to adopt specific plans either by resolution as policy, or by ordinance as regulation. A specific plan is one of many policy or regulatory tools used by local governments to guide community development or revitalization. A specific plan is a customized set of policies and regulations tailored to address unique issues associated with a project area.

This Specific Plan has been prepared to fulfill the implementation requirements of the Antelope Valley Area Plan. As a part of the West EOA the development and administration of the master planned community of Centennial will be implemented through the provisions of this Plan.

The Centennial Specific Plan has also been prepared pursuant to the provisions of the Government Code (Sections 65450 through 65457). This Specific Plan constitutes part of the "project" proposal for development of the project site under the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Therefore, a Draft Environmental Impact Report (EIR) accompanies the Specific Plan under separate cover. The environmental assessment of the project has been an ongoing, integral part of the planning, engineering, and design of the project. The EIR contains a series of project design features and mitigation measures that will be imposed on the plan through the Mitigation Monitoring and Reporting Program and/or various mechanisms such as conditions of approval. Title 22, Planning and Zoning (Zoning Ordinance) of the Los Angeles County Code, provides the procedures for processing specific plans within the county.

The Regional Planning Commission recommends approval of the Specific Plan and the certification of the EIR, and the Board of Supervisors adopts the Specific Plan and certifies the EIR.

Chapters 1, 2, 3, and 4 of this Specific Plan have been adopted by ordinance and are subject to the penalty provisions of the Los Angeles County Code. Subdivision map, variance, conditional use permit, deviations from standards, building, or other permit conditions imposed pursuant to this Specific Plan shall also be subject to penalty provisions and citation procedures of the County Code. The Mission and Vision as well as Appendices 1 and 2 have been adopted by

resolution and Appendix 3 contains reference material related to the Specific Plan.

The Specific Plan constitutes the land use regulations (zoning) for the subject properties. Subsequent or concurrent approvals such as parcel maps, tract maps, site plans, and use permits must be consistent with the Specific Plan. Any development agreement for the project must also be consistent with this Specific Plan and the county's general plan. Should there be inconsistency between this Specific Plan and existing County ordinances, the provisions of the Specific Plan shall prevail.

A specific plan must also be consistent with the county's general plan and include a statement of the relationship between the specific plan and general plan. This Specific Plan is consistent with and furthers the goals of the County's General Plan and Antelope Valley Area Plan (AVAP). This conclusion is supported by a detailed analysis of the project's consistency with the goals and policies of General Plan and the AVAP, which can be found in the Centennial Specific Plan EIR.

1.5 CONSTRAINTS AND OPPORTUNITIES

The following summarizes the existing conditions associated with the project site and surrounding areas that have influenced the physical planning and provisions of the Specific Plan. These topics are discussed in greater detail in the EIR written for this Specific Plan, and specific data references can be found there.

1.5.1 Landform

The site is part of two major geomorphic provinces of California—the southern Sierra Nevada (including the Tehachapi Mountains) and the western end of the Mojave Desert. Geomorphic provinces are regions with definable borders based on shared geological characteristics like structure, morphology, and history. Framing the immediate context of the site are the Transverse (east–west) ranges of the Tehachapis to the north and west, and San Gabriel Mountains to the south. The project area is on the upslope, westernmost origin of the Antelope Valley and ranges in elevation from 3,000 to 4,250 feet. The site is influenced most heavily by the Antelope Valley and has gently sloping terrain and minimal vegetation.

The proposed development pattern capitalizes on opportunities presented by areas of minimal slope and trees, avoiding hillsides and drainages. The foothills of the Tehachapi Mountain range influence the western portion of the site. In response to the physical and regulatory constraints in this part of the site, open space is predominant here and the development pattern is clustered to preserve dense stands of oaks, steep slopes, and drainages.



Development patterns in Centennial are intended to preserve sensitive environmental areas and features, such as dense stands of oaks and significant landforms.

1.5.2 Seismicity

Both of the Transverse ranges are parallel to fault lines. The Garlock Fault in the Tehachapi Mountains and San Andreas Fault in the San Gabriel Mountains are both considered active faults, having exhibited activity or surface rupture in the last 11,000 years. These faults have been designated in Alquist-Priolo earthquake fault zones. The Garlock Fault is approximately seven miles northwest of the project area. The San Andreas Fault trends in a west-northwest direction along the southwest border of the project area. More detailed investigation of the fault zone has been conducted to further define the extent of the faulting within Centennial. In accordance with state law, active faults will impose some locational constraints on structures, particularly critical facilities. The Specific Plan further responds to the hazards associated with the San Andreas Fault through the creation of a Geologic Hazard Zone. Studies have mapped active and potentially active faults in the project area that are recommended to have fault setback zones. For more detailed information on fault locations and setback zones, see Section 2.3, *Safety and Ecological Zones*, and the Environmental Impact Report prepared for this project.

1.5.3 Climate

Local temperatures consist of an annual mean temperature of 57 degrees. Variations in temperature between season averages range from highs of 95 degrees and lows of 67 degrees in the summer months and highs of 57 degrees and lows of 36 degrees in the winter season. The predominant wind pattern is from the north-northwest and often combines with a south wind from the onshore flow across the Coast Ranges, to merge into a localized wind from the west into the Mojave Desert. Careful consideration will be given in planning fuel modification zones to respond to wildfire hazards at the urban-wildland interface that can be fueled by wind. Due to the rural character of the area, the site does not have urban air quality issues.

1.5.4 Hydrology and Water

The project area is at the western edge of the Antelope Hydrologic Unit that flows from the adjacent ranges north, south, and west, eventually draining eastward.

The drainage system includes several small drainages that flow east across the site, creating the opportunity to integrate a greenway system that can serve as a buffer for the drainage and connect the community. The locations of the drainages also determined the circulation system for east-west roads and consequently allows for maximum solar orientation of buildings.

The average annual rainfall in Centennial is 12 inches, greater than the 4 to 10 inches typical of the Antelope Valley but less than the 15 to 20 inches typical of the Tehachapi Mountain range. There are a few springs scattered north and east of Quail Lake within the project site. Some of the precipitation during the winter months may be in the form of snow, which will require snow-clearing equipment as part of the public service system.

Oso Canyon is the most substantial drainage feature in the project area, beginning at an elevation of 4,250 feet in the northwest corner of the site and draining southeast to approximately 3,300 feet, where it swings northeast and widens to join the Los Alamos and Sycamore Creeks north of the project. Due to varying substrates along the length of the drainage, surface flows in the creek bed range from perennial in some areas to seasonal in other areas. In addition to many small tributaries, the creek is fed by a number of seeps as it flows across the site.

Two other drainage features occur in the Specific Plan area and are located in the southeast portion of the site, namely the Tentrock Canyon drainage and an unnamed drainage that parallels SR-138 on its north side. Both of the drainages have their headwaters in the San Gabriel Mountains just south of the site, then flow north-westerly onto the site. The unnamed drainage turns toward the northeast just north of SR-138 and east of Quail Lake and eventually joins the Tentrock Canyon drainage just before exiting the eastern boundary of the site. These drainages generally infiltrate the porous alluvial soils on or near the site except during the rainy season of high-rainfall years. Existing flood control structures are limited with the exception of culvert conveyance of minor drainages under the aqueduct and SR-138.

The Antelope Valley-East Kern Water Agency is the local water wholesaler that delivers municipal, industrial, and agricultural water.



Significant drainages flow east and are preserved and/or enhanced as greenways that run throughout Centennial, defining villages and connecting residential areas with nearby commercial and business uses.

1.5.5 Biological Resources

Centennial is located in a region that is at the confluence of several major geographic features and associated biomes, including the Tehachapi Mountains, Coast Ranges, Transverse Ranges (San Gabriel Mountains, Liebre Mountains), Antelope Valley of the Mojave Desert, Central Valley, and the San Andreas Rift Zone area portion of the project site is designated as significant ecological areas (SEA) and have special county regulations intended to minimize impacts on sensitive biological resources.

SEA No. 17 (San Andreas) is located generally in the Tehachapi foothills and southeast of the project site in the Portal Ridge/Liebre Mountains (See Chapter 2, Figure 2-8, *Significant Ecological Areas*) and is approximately 97,080 acres in size. This SEA was designated because it supports a unique mosaic of plant communities, flora, and fauna representing a transitional area between the Mojave Desert, the Transverse Range, and the Tehachapi Mountains and provides a wildlife movement linkage between these mountain ranges. There are approximately 3,866 acres of SEA No. 17 within the Specific Plan boundary, all of which are designated as conserved open space (OS).



The majority of the site, as shown above in the foreground, is covered by a diverse assortment of native and nonnative grasslands; oak trees will also be preserved throughout the Centennial site.

Plant Communities

Predominant Oak Communities

Oak communities dominate the westernmost and southern portions of the site. Dense stands of oaks occur in the western portion of the site and consist of both deciduous and evergreen oak species. The tree canopy in this community is closed, and thick layers of leaf litter, fallen branches, and organic debris accumulate on the ground, forming an important source of nutrients and varied microhabitats. Blue Oaks (*Quercus douglasii*), Tucker's Oak (*Quercus john-tuckeri*) and, to a lesser degree, Valley Oaks (*Quercus lobata*) are the dominant tree species in the oak woodlands found on the Centennial site.

Scrub Communities

These communities are dominated by sclero-phyllous shrubs, including manzanita, yucca, and chamise. They are generally found in the western portion of the site, on somewhat eroded, steep, south-facing slopes. On the lower elevations of the site, a rubber rabbitbrush-dominated community is present. This community is particularly common in areas on the site immediately adjacent to SR-138, especially near Quail Lake and in the southeastern portion of the site.

Grassland Communities

The majority of the site is composed of grassland that has been managed for livestock grazing for more than a century and continues today. As such, there is considerable variation in species composition on the site based on soil type, grazing pressure, slope and aspect, available groundwater, and disturbance history. Diverse native and nonnative species occur on-site, but the degree and extent of these species vary across the site. In general, nonnative grasses dominate in the lower elevations and drainage areas of the site, while native grasses and wildflowers are more abundant on the upper slopes and ridgetops.

Riparian Communities

Plant communities occur along intermittent, ephemeral, and permanent streams within the site. These riparian communities range from riparian woodlands such as valley oak riparian woodland to marsh communities such as coastal and valley freshwater marsh. The Specific Plan avoids large areas containing riparian vegetation types by restricting development in the two primary drainages on the site. These areas will be restored where required and preserved for future generations.

Wildlife Habitat Linkages

I-5 presents a formidable challenge to animals moving east or west along the Tehachapi Mountains. The interstate is a heavily traveled transportation corridor that is elevated in some areas and bordered by fences and dividers along major stretches. Consequently, the percentage of animals that successfully cross the surface of the interstate is extremely low. However, a number of large drainage culverts and several overpasses (i.e., Cuddy Creek, Frazier Park, Quail Lake Road, and SR-138) occur along the interstate from approximately the Tejon Ranch headquarters in Lebec to the intersection with SR-138. Underpasses could feasibly facilitate wildlife movement under the interstate.

Another major impediment to wildlife movement is the California Aqueduct. The aqueduct extends north–south through the center of Centennial and because the aqueduct has steep, smooth sides and is fenced on both sides with a relatively high chain-link fence, it is essentially impossible to cross. Animals moving among the mountain ranges (Tehachapi Mountains, Coast Ranges and San Gabriel-Liebre Mountains) could access the large underpasses at the intersection of SR-138 and I-5, and another smaller underpass at the intersection of Quail Lake Road and I-5. A more in depth discussion of regional wildlife movement can be found the Centennial EIR.



Existing utility lines that will serve Centennial follow SR-138.

1.5.6 Fire

The site falls within medium, high and very high categories of the Los Angeles County Fire Department (LACFD) Fire Hazard Severity Zone designations. These designations are based on a range of factors including fuel sources, topography, dwelling density, weather, brush clearance, and fire history. The Specific Plan responds to the hazards associated with the designated zones by coordinating with the LACFD in establishing appropriate setbacks for fuel modification zones and by including three fire stations equally distributed across the site; the fire stations will serve Centennial as well as nearby communities. Fire prevention measures such as on-site fire stations and the fuel modification zones at the wildland interface will protect natural resources and areas of development within Centennial.

1.5.7 Existing Utilities

Southern California Edison has power lines running north to the Oso Pumping Plant and National Cement plant as well as along SR-138. Pacific Telephone has a line partially underground running northwest to southeast across the western portion of the site. The Southern California Gas Company has existing lines that run north–south immediately west of the project area as well as a line that runs along SR-138 to the Quail Lake area. AT&T has installed fiber-optic lines adjacent to I-5 that may serve technology infrastructure needs of the community in the future.

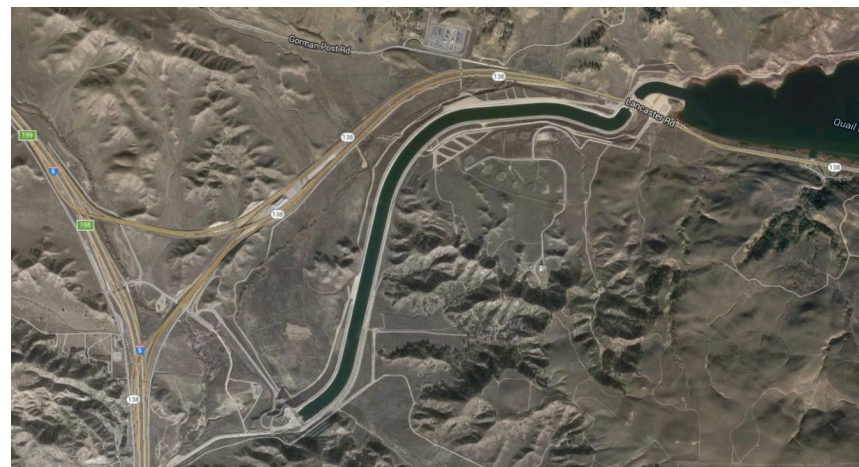
It is the intent of the plan to extend necessary utilities to the end users within the neighborhoods at Centennial via underground conduits. Power lines running parallel to SR-138 within the project boundaries will be relocated either above ground or placed underground during the SR-138 improvement project.

1.5.8 Access and Circulation

Interstate 5 is the primary north–south transportation corridor in the state, and one of two existing ways of accessing the project site. The SR-138 junction with I-5 is immediately west of the project area and runs east from there across the southern portion of the project and into the Antelope Valley. Parcels east of 300th Street West form the eastern boundary of the project running north from SR-138. There is one existing private road running north from SR-138 to access the National Cement plant north of the project. A new road has been proposed to provide access to the cement plant that reduces the drive time for trucks between the plant and SR-138. This new roadway alignment reduces vehicle miles traveled as well as greenhouse gas emissions while also alleviating heavy truck traffic through Centennial. Traffic modeling has been done to assure an adequate and efficient circulation pattern.

One of the prime opportunities in a new community like Centennial is to maximize possibilities for alternative forms of transit. Provisions for public transportation, the use of NEVs, as well as bicycle and pedestrian greenway and community trails are discussed and illustrated in Section 3.2, *Mobility Plan*.

The Pacific Crest Trail will be relocated from its current location on the Mojave Desert Floor to the mountain ranges of Tejon Ranch, north of Centennial, as part of the Tejon Ranch Conservancy. The proposed alignment will generally follow 300th Street West (see Section 3.11.7, *Trails Plan*, for discussion).



Access and circulation for Centennial is provided in the *Mobility Plan of Chapter 3, Plan Elements*.



1.6 EXISTING LAND USE DESIGNATIONS

The Land Use Policy map of the County of Los Angeles General Plan is consistent with the Antelope Valley Area Plan (AVAP) Land Use Policy Map. The Land Use Policy map of the AVAP designates the site with a Specific Plan Overlay and a variety of underlying residential and commercial uses. These uses include H-5, RL-1, and RL-2 (which range from 0-5 dwelling units per acre) as well as Rural Commercial, Light Industrial and Open Space Conservation. The General Plan indicates that the allowed residential density should be considered an average density over the entire project area, in order to promote clustering of uses, preserve open space, and avoid hazardous areas.

The existing zoning of the project site is commercial planned development (CDP-DP), residential planned development (RPD), manufacturing industrial planned development (MPD-DP), light agriculture (A-1-2), and open space (O-S). A change to the County Zoning map is also required. The existing zoning will be changed to "Specific Plan" and adoption of this document will establish the land use regulations for this property, notwithstanding any conflicting provisions of the Zoning Ordinance.

1.7 SPECIFIC PLAN ORGANIZATION

The Centennial Specific Plan has been prepared in accordance with the California Government Code and consists of the following chapters:

- Mission and Vision
- Chapter 1: Introduction
- Chapter 2: Land Use Plan and Development Standards
- Chapter 3: Plan Elements
- Chapter 4: Administration and Implementation
- Appendices

The Mission and Vision section explains the mission, guiding principles, vision, and metrics for the development of Centennial Specific Plan area, it is the preface of the Plan. The mission, guiding principles, vision, and metrics for the community were formulated early in the planning process and guided the approach to community planning, physical design and engineering, developing the social infrastructure, and marketing.

Chapter 1 contains Centennials goals, contextual information about the project area, the authority and intent of the Specific Plan, and the underlying issues and conditions that have been addressed in the provisions of the Plan.

Chapter 2 defines the land use concept, establishes policies and development principles for the Specific Plan, presents the land use plan, describes the use designations, and provides population density and building intensity information for the Specific Plan area. It also establishes the permitted and conditional uses for each designation, as well as the detailed development standards and other requirements or conditions.

Chapter 3 describes and illustrates infrastructure and service plans to support the project, including mobility, landscaping, water service, wastewater management, flood control systems, public facilities, public safety, resource conservation/management, recreation, and hillside preservation plans.

Chapter 4 defines how the County will administer the Specific Plan and contains the tools and actions needed to implement the Specific Plan.

Appendix 1 contains four sub-sections that include Definitions used in the Specific Plan, Hillside Design Guidelines, and Subdivision Map Notes. **Appendix 2** contains three sub-sections: Centennial Green Development Program, Design Principles, and Mobility Plan. **Appendix 3** provides supplementary information for this Specific Plan which include a Housing Glossary, Chapter 4 Implementation Matrix, and reference copies of Title 21 and 22 of the Los Angeles County Municipal Code as well as an accompanying matrix of modifications to the code. A number of these appendix sub-sections are found in their entirety on a compact disk on the back cover of this document.

Chapter 2: Land Use Plan and Development Standards



C E N T E N N I A L

at TEJON ★ RANCH

2.0 LAND USE PLAN AND DEVELOPMENT STANDARDS

2.1 DEVELOPMENT CONCEPT


The development concept for Centennial collectively combines the mission and vision, guiding principles, metrics, and goals of the Plan into a framework of polices and standards. This Chapter provides guidance for buildout of the Plan using a holistic approach that establishes the land use plan, Town Center, Village Core, and Neighborhood Center concepts, development standards, land use designations, as well as permitted and conditional uses. As described throughout the Mission and Vision and Chapter 1, Centennial is a model master planned community that integrates sustainable planning, conservation, and the flexibility to adapt to change; the following land plan and standards provide clear direction for development that take into consideration the interrelationship between all uses—balancing the natural and built environment.

2.1.1 Integration of the Landscape

Respect for the land and natural environment is a guiding principle in the design of Centennial; therefore, development areas follow the contours of the land, generally avoiding the existing foothills, canyons, and significant drainages that give Centennial its character. The natural context is one of the site's most significant attributes, and integrating existing landforms into the design of the community establishes the overall theme for Centennial.

2.1.2 Community Structure

The plan for Centennial is organized by villages (villages have been numbered for identification purposes; they are not necessarily numbered in order of buildout completion). Throughout this document the terms village and planning area are used interchangeably. There are nine villages in addition to land designated for open space, utilities, institutional and civic uses, as well a business park that provides employment opportunities for village residents, as shown in Figure 2-1. Villages One through Eight are located east of the California Aqueduct and Village Nine is located west of the aqueduct. Throughout this document the terms “east side” and west side” refer to the location relative to the aqueduct. The size and shape of the development areas are generally dictated by landform.

 The plan for Centennial has been influenced by 20th century planners such as Clarence Perry, who developed principles for neighborhood building.¹ Villages have been established using a similar set of principles that embrace the concepts of walkability, human-scale commercial centers, mixed uses, clustering of development, and opportunities for social interaction. The villages of Centennial generally consist of a combination of uses, including retail, office, civic, and higher density residential located in “core” areas supported by adjacent residential areas that transition out to lower density development. These core areas, shown in Figure 2-2, vary in size and intensity and are referred to as the “Town Center,” “Village Core,” or “Neighborhood Center.” These areas are generally defined as an area extending 2 blocks in any direction from the activity center of each core which includes the block (or blocks) containing some combination of residential, retail, park, civic, school and/or mixed-use development. Standards for block design specific to development in these areas are provided in Section 2.3.5, *Block Design and Standards*.

¹ Clarence Perry, *The Neighborhood Unit: A Scheme of Arrangement for a Family Life Community*, 1929.

Town Center

The Town Center is located in Village Three, and it the heart and hub of Centennial. As the “downtown” this area will be a vibrant mix of uses with walkable blocks. Ground floor commercial uses will activate the center with a concentration of more dense housing to support retail and other commercial/service oriented uses. The Town Center is also designated as a part of the Centennial Commerce District (CCD) Overlay, which is further discussed in Section 2.1.5, *Centennial Commerce District*.

Village Cores

Village Cores have been identified in Villages One, Two, Five, and Seven due to the size of each village and land use mix provided. Similar to Town Center, this area is the activity center for each village but at a smaller scale. These Cores are designed to provide goods and services as well as recreational amenities, mixed-use development is encouraged.

Neighborhood Centers

Neighborhood Centers have been designated to support Villages Six, Eight, and Nine. The Neighborhood Centers are also at a smaller scale than the Town Center or Village Cores and have been appropriately sized for anticipated development for each respective village. Similar to the Village Cores the Neighborhood Centers will provide goods and services as well as other amenities and mixed-use is also encouraged.

Design and Connectivity

These core activity centers are pedestrian friendly and designed so that a mix of land uses are typically located within a quarter-mile radius. This ensures that even outside of mixed-use developments, pedestrians will have easy access to a wide range of goods and services. The development standards and metrics required by this to support this core based community structure are described throughout the rest of this Chapter. Several key metrics that set up this structure include:

- 100% of all project dwelling units shall be located within a ¼ mile walking distance of a park no less than 10,000 square feet, trailhead, club house or other public amenity. No less than 80% of all project dwelling units shall

be located within a ¼ mile walking distance of a public-accessible park space that is no less than one acre in size. All public-accessible parks shall have neighborhood-serving amenities identified in the Specific Plan. The park spaces shall be identified as a lot (or lots) on the tract map (M).

- A goal of an 80% average, but no less than 50%, of all project dwelling units shall be located within a ½ mile walking distance of a Village Core or the Town Center. A Village Core or Town Center boundary shall be physically delineated on the tract map (M).
- Village Cores shall have a public gathering space (e.g., a square or plaza) of no less than 10,000 square feet in size, with street frontage on at least one side and at least two points of access from a sidewalk, trail, or other pathway. The Town Center shall have a public gathering space of no less than one acre with street frontage on at least two sides. All shall have street frontage on at least one side. The spaces shall be delineated as a separate lot and/or with an easement on the tract map (M).



Pedestrian and bicycle connectivity are carefully considered throughout Centennial through the establishment of a multi-modal roadway system and trails network (see Section 3.2, *Mobility Plan* and Section 3.11, *Parks and Recreation Plan*). This land plan allows for a diverse population to live within walking or biking distance of commercial centers, parks, neighborhood amenities and schools.

Employment Options

Employment uses may range from light industrial, warehouse, manufacturing, technology, health care, and research and development to businesses requiring locations for corporate headquarters. Employment centers are encouraged throughout the community, though a minimum of 10 percent of Centennial’s office space is required to be located in the Town Center (M). This plan also establishes the Centennial Commerce District, see Section 2.1.5. The standards for employment centers are further discussed in Section 2.3.2, *Commercial/Employment Designations*. It is well documented that recreational opportunities, open space, lifestyle, the labor pool and quality of life are prime factors for businesses when considering a new location. Companies that consider these factors when selecting a community tend to be progressive and/or environmentally friendly, the type of businesses this community seeks to attract.

Schools, health care, and technology infrastructure add to the employment base and supply the quality services that residents and businesses use.

Housing Diversity

The variety of housing options lends itself to a diverse labor force, which is necessary to support the range of commercial, industrial, public service, and office employment needs of an economically stable community.

This Plan provides for a growing segment of housing demand in active adult communities. Rather than designating one isolated village for this demographic Centennial will accommodate active adults within each village, providing diverse options for housing style, density and type. Additionally, this resident will be looking for amenities to complement their lifestyle. Village Cores, Neighborhood Centers, recreational facilities, and Centennial’s trail system will cater to this demographic. Recreation/entertainment uses will also provide unique amenities for social gathering, active and passive recreation with a resort feel.



Centennial is designed to facilitate pedestrian and bicycle movement between residential areas and Village Cores. Core areas, also referred to as the “Village Cores”, typically contain a variety of uses such as commercial, civic, institutional, office, and residential.

Figure 2-1 Proposed Villages of Centennial

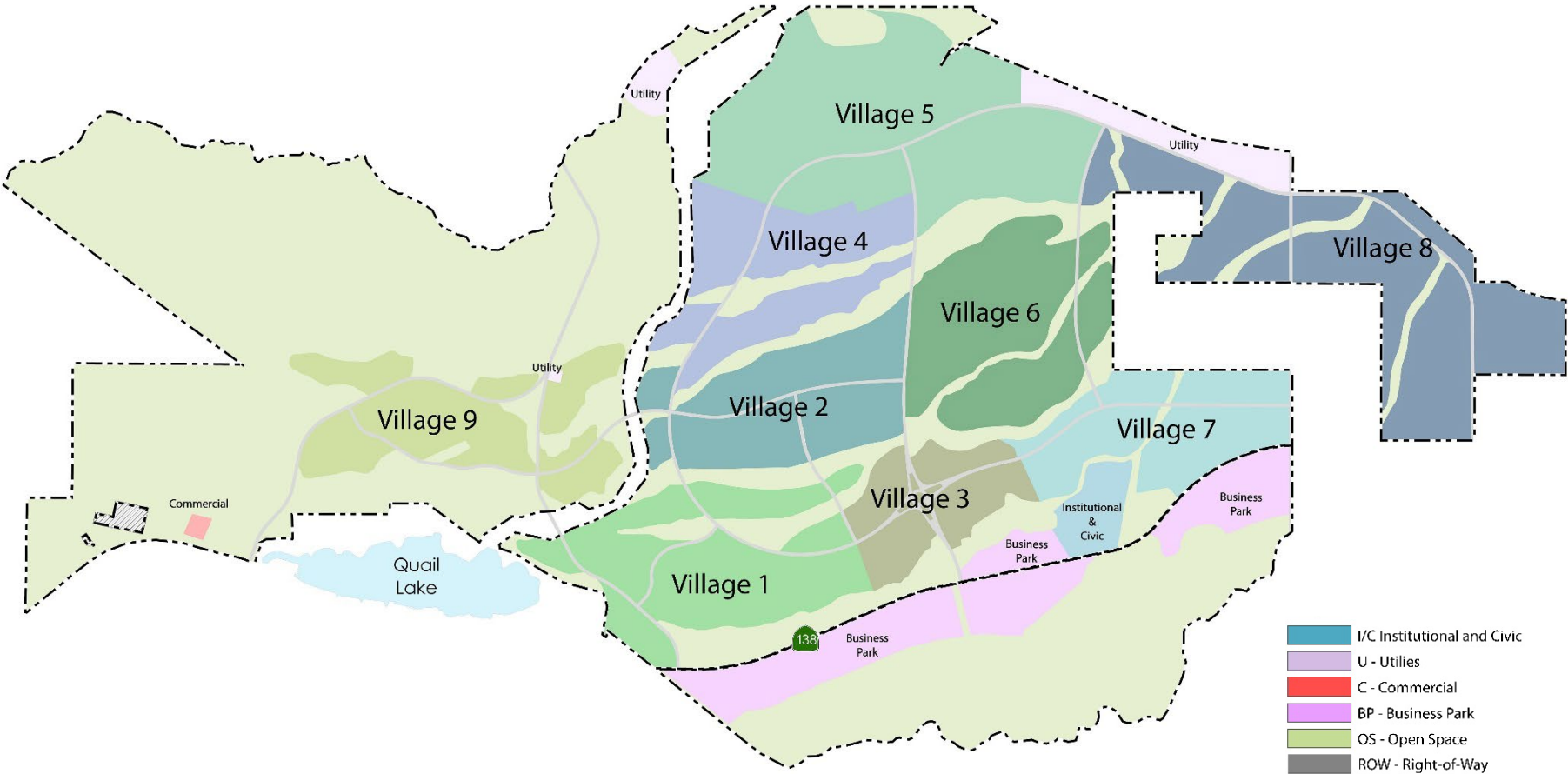
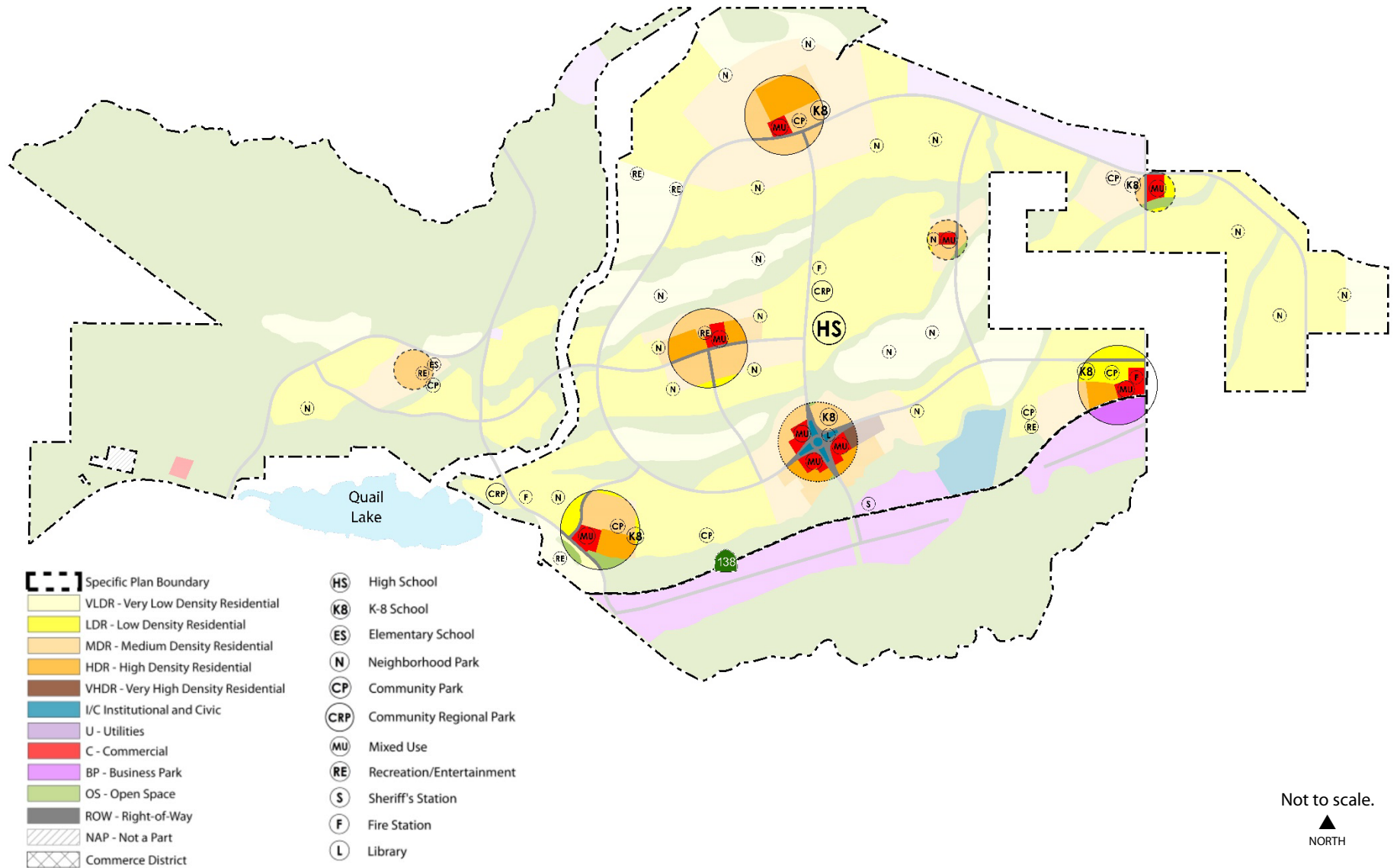


Figure 2-2a Proposed Town Center, Village Cores, and Neighborhood Centers



2.1.3 Villages and Neighborhoods

Within each village, neighborhoods will form through the tract map process that will vary in acreage size and the number of dwelling units. For example, depending on the location and density of the neighborhood, some large-lot single-family neighborhoods may contain only 50 dwelling units, while other small-lot single-family neighborhoods may contain only 50 dwelling units, while other small-lot, multi-family, and mixed-use neighborhoods may have 300-500 dwelling units or more. Neighborhoods should have character and be easily distinguished from one another. They may be defined by a physical characteristic such as a road or landform or a focal point such as park, school or retail attraction. Neighborhoods may also be defined by land use type, density, or a common characteristic such as architectural style.

Villages and neighborhoods can also be created by visual clues such as a common landscaping theme. Villages on the east side of the aqueduct have flatter terrain and therefore more flexibility in how these neighborhoods will be developed. A detailed market analysis and planning study was completed to define villages, which served as the basis for the land use designations, conceptual acreages, and densities described in Section 2.2, *Land Use Plan*.

- Key activity areas of the Plan require additional design and planning efforts. The core areas, specifically referred to as the Town Center, Village Cores, and Neighborhood Centers are defined as an area extending 2 blocks in any direction from the activity center of each core which includes the blocks (or blocks) containing some combination of residential, retail, park, civic, school and/or mixed-use development.
- Villages, One, Two, Five, and Seven shall have a designated Village Core. Village Three shall contain Centennial's Town Center. And lastly, Villages Six, Eight, and Nine shall have a designated Neighborhood Center (M). These key activity areas are shown on Figure 2-2.
- These areas meet additional metrics which include: Locate no less than 30 percent of Village Three dwelling units within the Town Center. In Villages One, Two, Five, and Seven, locate no less than 15 percent of each village's dwelling units within a Village Core (M).
- The Village Cores in Villages, One, Two, Five, and Seven and the Town Center of Village Three shall contain mixed-use development (M).
- Each village shall be divided into smaller neighborhood-scale units of development that are delineated on a tract map. Neighborhoods may vary in size, shape, density, and housing type and should be contained within a single village (M).
- Each village that is not located adjacent to a Village Core, Town Center, or Neighborhood Center shall have a neighborhood amenity (i.e., a non-residential destination such as a club house/rec center, park, school, or place of worship). The neighborhood amenity shall be identified on the tract map by the parcel of development that contains the destination.
- Each neighborhood shall not exceed a ¼ mile distance from edge to edge. Neighborhood edge and center boundaries shall be delineated on the tract map.
- Each village shall have a mix of no less than five distinct housing types; the Town Center no less than three types; village neighborhoods and Village Cores each no less than two types. Housing types (e.g., single-family detached and attached homes as well as multifamily and other apartment types as identified in, but not limited to, examples provided in Appendix 3-A, Housing Glossary), may be architecturally similar in order to maintain community character (M).
- Additional metrics pertaining to block structure and site configuration for these areas are provided in Section 2.3.6, *Block Design and Standards*.

Village and more detailed neighborhood designs will be guided by the intent of the Specific Plan, the limits of development as specified by the statistical analysis, and the transfer and conversion provisions in Chapter 4, *Administration and Implementation*. A general description for each of the nine villages is summarized in the following section. Descriptions of the land use designations used in the following section can be found in Section 2.3, *Land Designations and Development Standards*.

Village One

Village One is anticipated to be one of the first communities built in Centennial. Strategically located less than five miles from Interstate 5 off of State Route 138 it is the gateway to the project site. Future residents and visitors will be greeted as they arrive in Centennial by an iconic bridge spanning the entry road. As the highest point in the project site this location is also envisioned to have an architectural element such as a lookout tower that also serves as an identifiable landmark from SR-138.

Flanked by recreation/entertainment (R/E) and commercial (C) uses this gateway area will serve residents and visitors by providing a variety of businesses and amenities to service the area from day one. It will also contain a fire station. Additionally, this village incorporates a variety of housing types with retail services and public amenities to attract residents of all income levels and creates self-sufficient neighborhoods.

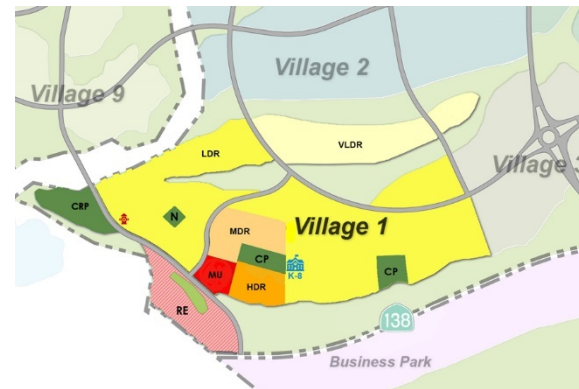
Housing opportunities may include multifamily and live-work, along with single-family homes. As a gateway location, commercial businesses have the opportunity to promote regional products such as fruits and nuts as well as local produce and wine. The area may also contain cultural, historical, or educational components in addition to several parks.

Village One contains a traditional Village Core, with several public amenities to encourage social interaction, including a community center and town center park. Within this core area there may be a mixture of uses, such as ground-floor retail and office uses on a second floor, a grocery store, and a post office. Mixed use development in the Village Core may also include residential and commercial uses. This area is intended to be the heart of the village providing opportunities for outdoor dining, gathering spaces, as well as connections to transit and accessibility to Centennial's trail system. The highest residential densities in Village One are placed in or near the Village Core to promote walkability and pedestrian connectivity, and economically support businesses in the core area. In addition to providing a village amenity, open space (OS) and parks (CP) in this village could also serve as a water retention or ground water storage areas.

East of this core area is a school (K-8) with an adjacent community park (CP). Throughout the land use plan, schools have been placed in proximity to parks as

a complementary land use and an amenity to the adjacent school and residential neighborhoods.

Moving north and east from the Village Core, the elevation rises and the neighborhoods generally decrease in density between two preserved open space drainage corridors. Many of the homes in this neighborhood will have natural open space view opportunities. Very low (VLDR) and low density (LDR) areas have been designed to have minimal impact on the natural environment through careful site planning and minimal road width.

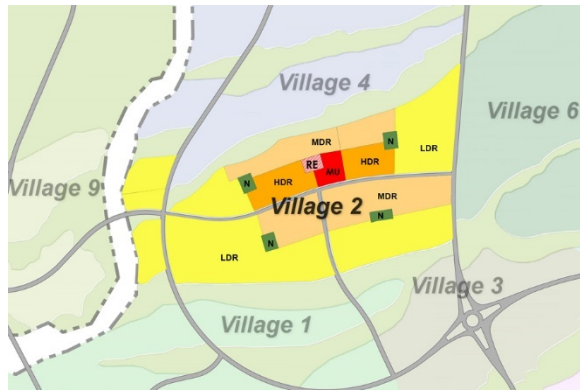


As an access point to the community with visibility from SR -138 Village 1 will welcome residents and visitors to Centennial.

Village Two

Village Two is north of Village One, bound by the aqueduct to the west, Village Six to the east, and Village Four to the north. Village Two features a core area centered on the recreation/entertainment (R/E), commercial (C), and park (N) uses. This Village Core area is envisioned to be more suburban than the Village Core in Village One. It will service the neighborhoods of Village Two with the highest residential densities of this village adjacent to the core area supporting a pedestrian and bicycle friendly network that will make it easier for surrounding residents to access the core by trail rather than having to drive to shop for local goods and services. The mixed use (MU) overlay in Village Two allows for a mix of commercial, office, and residential uses in the Core.

Residents in Village Two are close to the school (K-8) at the Town Center in Village Three as well the High School (HS) in Village Six. Park (N) space is also dispersed throughout the neighborhoods. Low density residential (LDR) uses are primarily found around the edge of this village providing a transition zone and buffer to the adjacent open space drainage corridors.



Near the heart of Centennial Village Two will support a variety of residential densities and a convenient Village Core offers nearby service and retail options.

Village Three

Village Three encompasses the Town Center of Centennial providing a mix of commercial (C), institutional/civic (I/C), school (K-8) and medium (MDR) to very high (VHDR) density housing in an active pedestrian core. This vibrant Town Center shall have a major grocery store, shops, restaurants, a school and public gathering places to foster a bustling small town environment. The mixed use overlay in Village Three is located in the heart of the Town Center providing opportunities for a mix of residential, retail, and office use. A mix of housing types and densities in the Town Center will make this a unique place in Centennial.

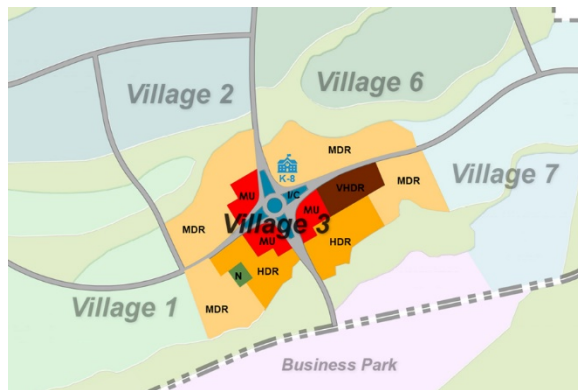
The second access point from SR 138 Village Three takes advantage of the highly visible and easily accessible highway corridor, which also provides access to Centennial’s major regional employment center. Through the community’s multi-modal transportation network, this village will provide a direct link to the Business Park for all modes of transportation including pedestrians, bicyclists, motorists, and transit riders via a bridge crossing over SR 138.

Village Three is bordered by Village One to the west, Village Seven to the east and Villages Two and Six to the north. South of Village Three is SR 138 and the business park. This area has been carefully planned to preserve scenic vistas of the San Gabriel Mountains and environmental resources.

Like the rest of Centennial, the trail and park system connect to commercial, school and residential areas throughout Village Three with community and greenways trails that meander along preserved and/or enhanced drainage corridors.

In addition to a walkable commercial center, the Town Center also provides community services such as a library, sheriff station, and areas designated for other institutional/civic uses. The nearby institutional/civic land uses just north of SR 138 are anticipated to provide a medical center and campus for a community college or other higher education facility. This village will be a good option for housing for those working and studying in the area.

The metrics of this plan require that the Town Center of Village Three include a site for a potential civic building on approximately two acres of land. The potential civic parcel must be sited adjacent to the Town Center’s public gathering space (M).



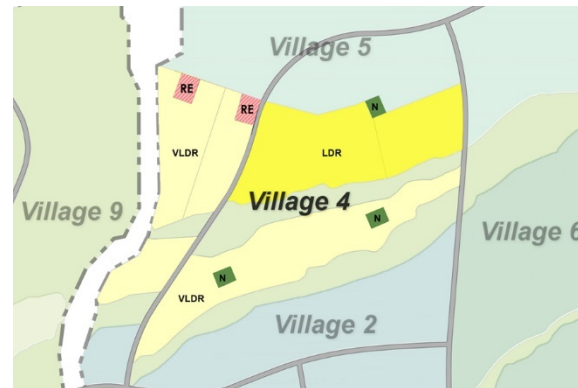
At the heart of Centennial Village Three is the Town Center. With higher density housing, a school, mixed-use, library, and convenient access to the Business Park this village will become the “main street” of the community.

Village Four

Village Four is comprised of some of the lowest residential density in Centennial. Very low density (VLDR) and low density residential (LDR) consist of the majority of the uses planned for this village. Recreation/entertainment (R/E) and park (N) uses complement the neighborhoods programmed for this area. Nestled between Villages Two, Five and the California Aqueduct the land in this area is a transition between two more suburban villages.

Neighborhoods in this village will also preserve views of the Tehachapi and San Gabriel Mountains. Very low density residential areas are separated by open space (OS). Homes, parks and recreation/entertainment (R/E) uses are linked by the trail system.

The Village Cores of Villages Five and Two will serve the residents of Village Four. The recreation/entertainment (R/E) uses in this village will provide unique amenities for residents such as, wine tasting, a day spa/ health club, and/or a clubhouse. These areas will be the neighborhood gathering spaces to host social events which may be well suited for an active adult community.



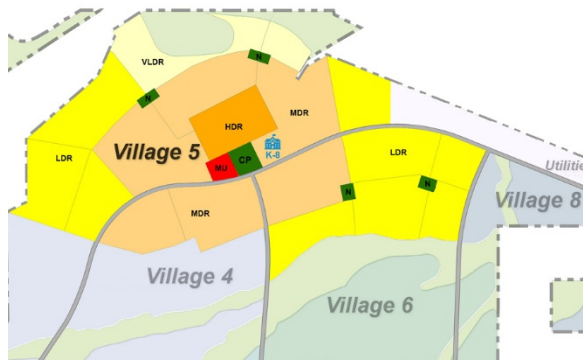
Village Four is envisioned to be a primarily residential community with recreation and open space amenities.

Village Five

The northernmost community in Centennial is Village Five, which is bound by the Specific Plan boundary limits to the north, the California Aqueduct to the west, Villages Four and Six to the south and Village Eight to the east.

Village Five will provide trail and network design features to encourage residents to walk between home, school, and other activities. A commercial center, mixed use overlay (MU), school (K-8) and community park (CP) comprise the Village Core and are centrally located for residents in this community. As with other communities in Centennial, the Village Core is linked to residential areas by the trail system and multi-modal roadways as discussed in Section 3.2, *Mobility Plan*.

Housing options in Village Five range from very low (VLDR) to high density (HDR) in a pattern that preserves views and works with the natural landform. A large open space (OS) drainage area buffers most of the low density residential (LDR) in the southeast corner of this village which may also provide for stormwater retention.

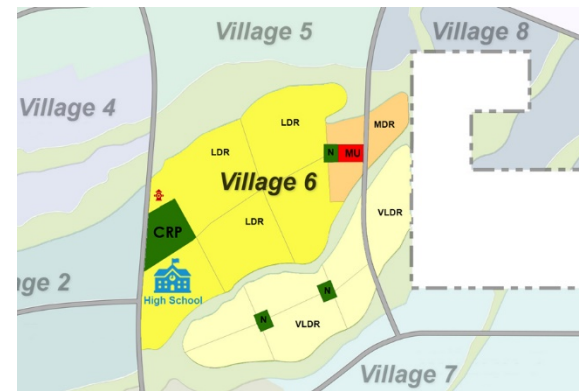


Village Five is one of Centennial's largest villages with a core consisting of high density residential, mixed-use, a community park, and K-8 school surrounded by medium and lower density residential.

Village Six

Defined by drainage corridors and open space areas, Village Six is centrally located in Centennial. It borders Villages Two, Three, Five, and Seven. This village can be accessed from the back bone road that extends north from the town center in Village Three. The gentle topography and central location make Village Six a natural choice for residential development and Centennial's High School.

The High School (HS) is anticipated to be centrally located with good access from all neighborhoods. An adjacent community regional park (CRP) will provide active and passive amenities such as soccer fields, basketball courts, baseball and softball diamonds as well as landscaped play areas. The Neighborhood Center in Village Six is comprised of a commercial (C) with a mixed use overlay (MU) and a park amenity area to the east providing residents with easy access to neighborhood goods and services. Additional neighborhood parks (N) in low (LDR) and very low density (VLDR) areas connect to the Centennial trail system.



Village Six is home to Centennial's High School, which centrally serves the community with an adjacent regional park just north of the Town Center.

Village Seven

Parallel to the contours of the hills, Village Seven is bounded by the drainage corridor adjacent to Village Six on the north, Village Three to the west, and open space (OS), SR 138, institutional/civic (I/C) and business park (BP) uses to the south. Village Seven also contains a Village Core, providing a pedestrian-oriented development at the corner of 300th Street and SR 138.

Village Seven consists of a mix of residential uses ranging from very low (VLDR) to medium (MDR) and high density (HDR), allowing for a variety of housing types. Context sensitive design will be used to grade this area for development while conforming to the existing topography and preserving a natural drainage area and environmental resources adjacent to SR 138. The school (K-8) and adjacent community park (CP) will serve the families of Village Seven and nearby neighborhoods in Village Six. Additional recreational opportunities in two neighborhood parks and the network of greenways and paseos are the assets of this context-sensitive community. In addition to providing a community amenity Open Space (OS) and other parkland in this village could also serve as a water retention or water storage areas creating a central water feature.

The area containing commercial (C) uses with a mixed use overlay adjacent to high density residential and one of the community parks will serve as the Village Core for Village Seven. Its proximity to the 138 and 300th street will make this a highly visible Core for residents and visitors.

As a part of the Pacific Crest Trail, 300th Street acts as a landmark entrance to Centennial and provides basic commercial goods and services. Medium (MDR) and high density residential (HDR) development is located along SR-138 and low (LDR) and very low density residential (VLDR) development has been reserved for the edges of this village to protect drainage ways and for compatibility with adjacent land uses.

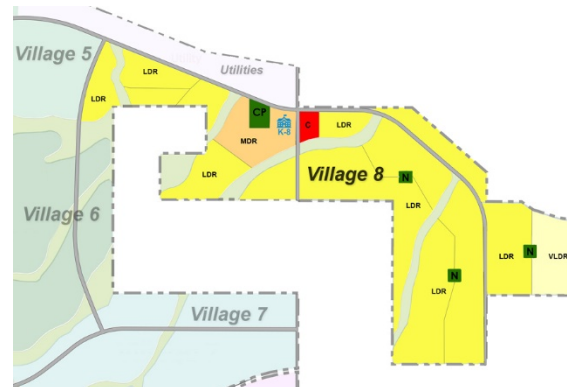


Village Seven is on the east side of the specific plan area with a diverse mix of housing, a K-8 school, and several opportunities for recreation including community and neighborhood parks as well as land designated for recreation/entertainment

Village Eight

Village Eight lies in the eastern corner of Centennial, bounded by the Specific Plan boundary to the east, open space to the south, Village Five and land that is not a part of Centennial to the west. Land designated utility (U) include uses such as a material transfer site, green composting site, sewage treatment plant and water bank. Other uses in the U designation include a maintenance yard and/or facilities for County services such as Parks and Recreation, Public Works and Animal Control, which border the village to the north.

Village Eight contains a Neighborhood Center centrally located with surrounding residential densities ranging from medium to low. A school (K-8) is planned for this core area as well as a commercial (C) center and recreational park area. The far east side of this village consists of very low (VLDR) density housing which provides transition to neighboring land uses. This desirable mix of land uses and access to SR 138 meets residents' basic needs in several aspects of community life including: housing, jobs, shopping, and recreation.



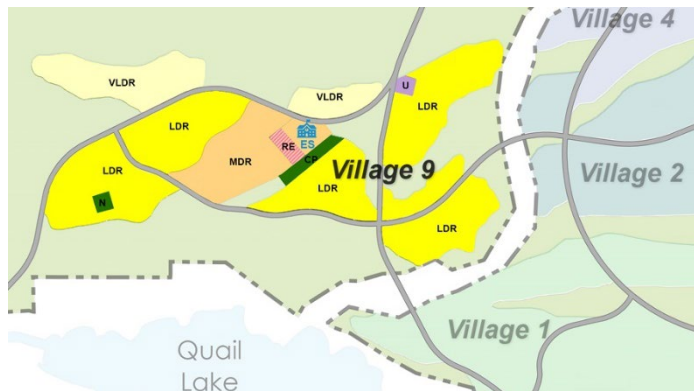
Village Eight is also an east side village combining housing, jobs, shopping and recreation with direct access to SR-138. Land designated as Utility in this village may include a water bank, green composting site, and/or a sewage treatment plant.

Village Nine

Village Nine comprises the western edge of Centennial. Adjacent to the California Aqueduct and conserved open space of SEA No. 17 residents in this village will have unique views of Oso Canyon, the Tehachapi and San Gabriel Mountains.

This area is planned for custom lots as well as clustered development and provides a subtle transition to the adjacent natural open space areas and Oso Canyon. This westernmost residential area will have a unique ranch character and identity.

An Elementary School (ES), community park (CP) and recreation/entertainment (R/E) area make up the Neighborhood Center providing local goods and services. The recreation/entertainment designation in this area is anticipated to provide a small local market for residents living in the west side of Centennial. A clubhouse, recreation center and park will be the central community gathering place. These uses will be accessible to the village through pedestrian and bicycle connections provided by the west side trail system.

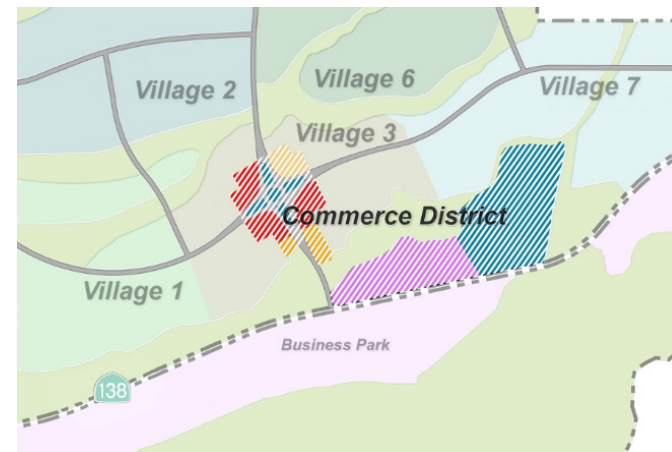


Village Eight is located on the west side of the California Aqueduct; this unique area is planned for custom residential development with supporting amenities.

2.1.4 Centennial Commerce District

Portions of Village Three and nearby Business Park and Civic/Institutional development areas make up the Centennial Commerce District (CCD). This district—which can also be thought of as a central business district—is the core of business activity for Centennial. Consistent with the metrics of this Plan, the majority of office space, shall be planned near the Town Center, as well as in the Business Park, and the Institutional/Civic designated areas located north of SR-138 (M), as identified on the illustrative below.

Uses in the CCD include Commercial (C), Mixed-Use (MU), Residential (MFR and HDR), Business Park, and Institutional/Civic. The district also includes a proposed transit hub (see Chapter 3, Section 3.2.6, Transit). This land use mix is the foundation for a strong commercial base and institutional uses such as a medical center or center for higher education, all of which will be supported by nearby residential development. The CCD is conveniently located off the second entrance to Centennial from SR-138.



The Centennial Commerce District is the central business district of Centennial.

2.1.5 Live-Work Units

Consistent with the mission and vision, technology plan, neighborhood and village designs and metrics of this Specific Plan, live-work units are permitted, as outlined below, to encourage more job flexibility to the residents of Centennial.

Live-Work Unit Overlay Map

The Live-Work Zones Map (Figure 2-2a) depicts a buffer area of ¼-mile distance from all Village Cores, Neighborhood Centers, and the Town Center (identified on Figure 2-2 and 2-2a). Within such buffer areas, single-family residences (attached or detached) may be assigned as a Live-Work Unit, subject to a ministerial site plan review process that includes a consistency review with the Village’s Design Notebook.

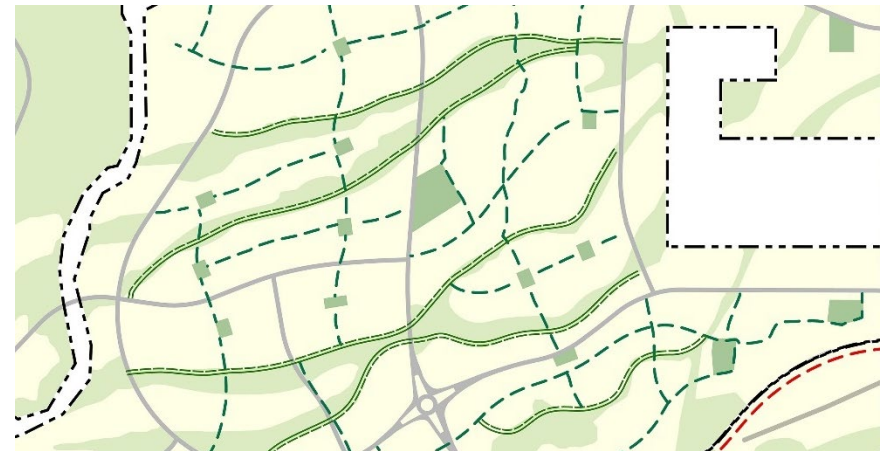
Live-Work Unit Authorized Uses and Development Standards

Live-Work Units in non-residential land use designations of the Specific Plan shall comply with the uses and standards of Part 19 of Title 22 of the County Code (“Joint Live and Work Units”), Sections 22.140.320. Live-Work Units in residential land use designations on single-family detached and attached lot properties are authorized if contained within a designated buffer area shown on the Live-Work Overlay map. All uses, development and performance standards of Title 22 Part 19 shall apply to single-family detached and attached Live-Work Units, except for the following:

- Such units shall be consistent with the development standards of the Specific Plan land use designation they are found within;
- No additional onsite parking shall be required beyond that needed for the single-family residence;
- ADUs proposed to be Live-Work Units shall be a minimum size of 800 square feet; and
- Live-Work units shall be designed in accordance with the Design Notebook prepared for the Village they are contained within.

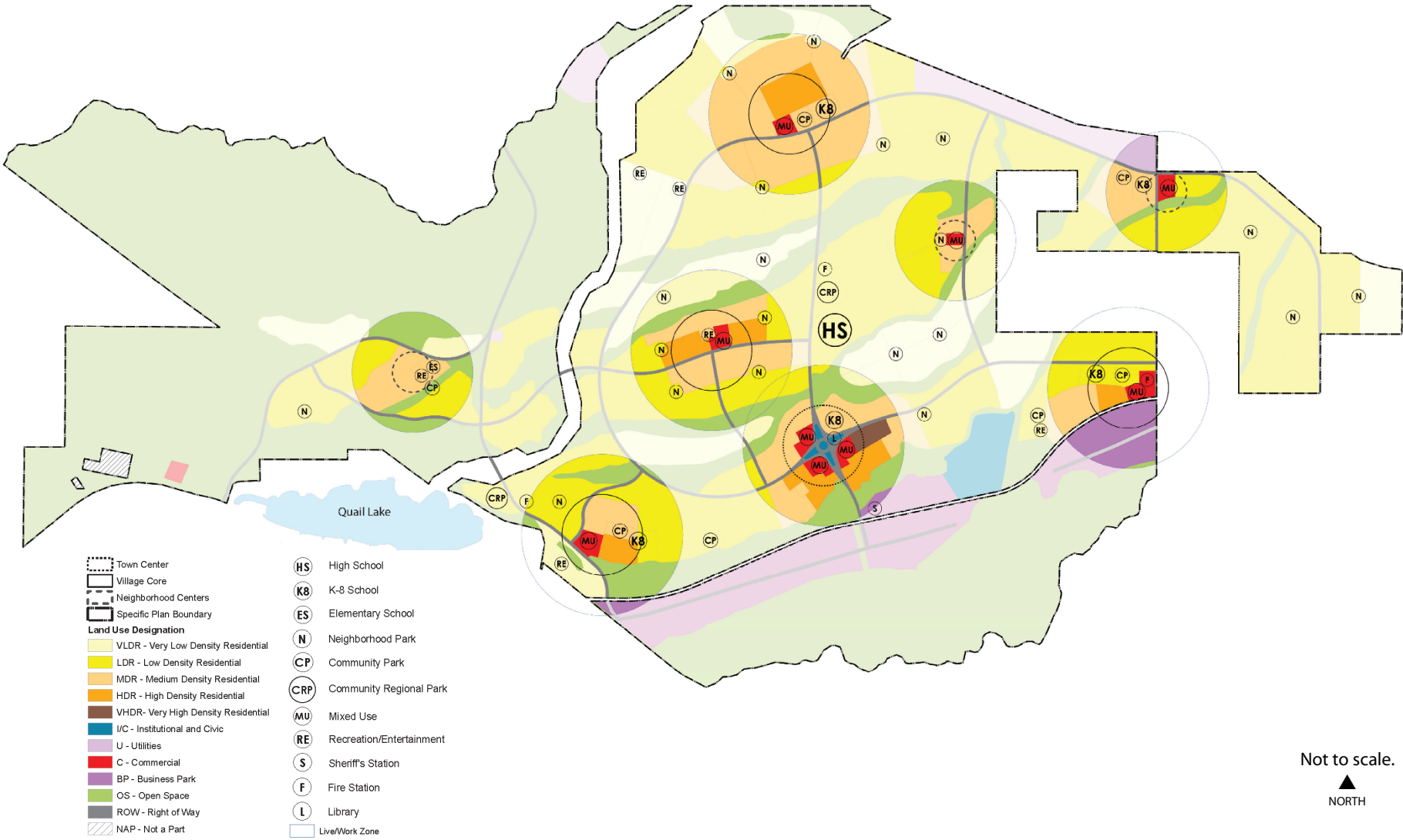
2.1.6 Open Space/ Recreation System

The common thread throughout the communities of Centennial is the variety of open space and the trail systems that connect to it. Approximately 47 percent of the site will have a land use designation for open space or recreation use, Figures 2-3a and b, *Land Use and Land Use: Open Space*, also depict the various types of open and recreational spaces throughout the Centennial area. This system is an integral part of Centennial and a major amenity. There are neighborhood and community parks distributed throughout Centennial within easy walking or biking distance along a system of community and greenway trails (see Section 3.11, *Parks and Recreation Plan*). Smaller private pocket parks will be developed that may be used as tot lots, neighborhood gardens, or viewpoints to scenic landscapes and open space, much of it left undisturbed or enhanced. Drainages and other areas of natural resources are buffered from development. Non-vehicular accessibility to the open space network and activity centers such as the Town Center and Village Core areas, parks, and schools is also taken into consideration in the standards of this chapter and explained in greater detail in the Mobility and Recreation Plans of Chapter 3, *Plan Elements*.



Centennial’s Open Space and Recreation Plan integrates natural landforms into development while preserving drainage ways, views, and sensitive habitat. Section 3.11, Parks and Recreation Plan, further describes how passive and active open space is implemented in this plan.

Figure 2-2b Proposed Live-Work Zones

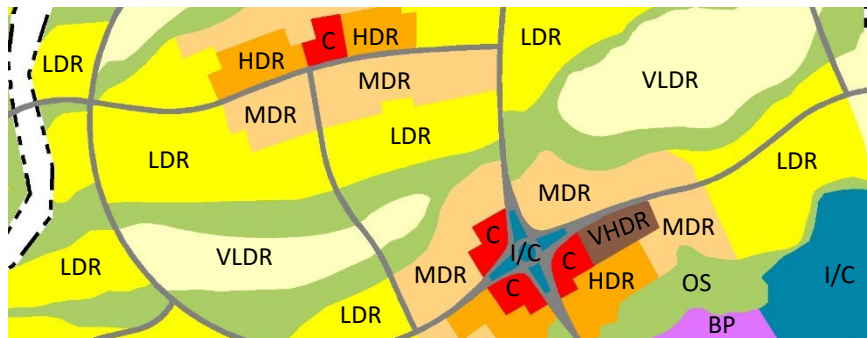


Not to scale.
▲
NORTH

2.2 LAND USE PLAN

The Land Use Plan for Centennial contains 14 land use designations, as shown on Figure 2-3a, *Land Use Plan*, and provides four overlay districts with special development standards. The designations are:

- VLDR – Very Low Density Residential
- LDR – Low Density Residential
- MDR – Medium Density Residential
- HDR – High Density Residential
- VHDR – Very-High Density Residential
- C – Commercial
- BP – Business Park
- OS – Open Space
- U – Utility
- I/C – Institutional/Civic
- MU – Mixed Use Overlay
- ES, K-8, HS – School Overlay
- N, CP, CRP – Park Overlay
- R/E–Recreation/Entertainment Overlay



The letter abbreviation for each designation shown above appear on the land use plan and are used throughout the Specific Plan.

Many of the broad land use designations, such as residential, commercial, business park, and open space, are similar to those used for General Plans and zoning ordinances in jurisdictions throughout Los Angeles County. However, each has been customized for the future uses and the type of development envisioned for the project area. The land use designations and overlays are described in detail in the following sections. The Land Use Plan is conceptual and an expression of the development concept for the community as described in previous sections. Adjustments to the boundaries of planning areas and land use designations resulting from final road alignments, more precise surveys, topographic or watershed features, or technical refinements will not require a Specific Plan Amendment under the conditions established in Chapter 4, *Administration and Implementation*.

While the precise boundaries and acreages will be determined when more definitive tract maps are prepared, the maximum development limits for the number of dwelling units and building square footage per community, as shown in Table 2-1, *Centennial Land Use Statistical Analysis*, shall apply, subject to the procedures for transfers or conversions described in Chapter 4, *Administration and Implementation*. The Centennial Land Use Statistical Analysis is summarized by Land Use Designation in Table 2-2. All numbers in the statistical analysis are approximate.

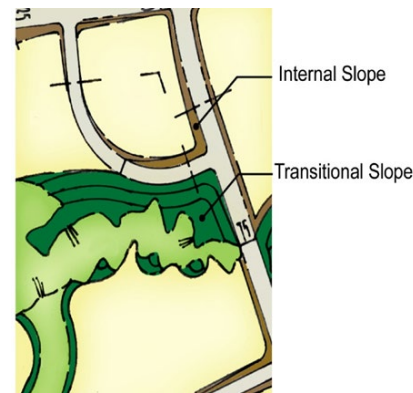
The Specific Plan proposes development of a maximum of 19,333 dwelling units, ranging from multi-family attached homes to low-density, single-family detached units. Population projections were calculated based on the population generation rates included in Title 21, Chapter 24.340 of the County Code, which are in turn based on U.S. Census 2010 estimates. The population generation rates assume 3.17 residents per single-family detached unit, 2.38 residents per single-family attached and multi-family units. The land use plan and a 2015 real estate market study, conducted by John Burns and Associates, were used as a model for projecting the number of housing units anticipated at buildout, 14,098 single family detached, 2,643 single family attached, and 2,592 multi-family units are estimated to be constructed, resulting in a population of approximately 57,150 residents within the Specific Plan area. The actual number and distribution of single family detached, single family attached and multi-family residential dwellings will be consistent with the development requirements of this Specific Plan and will be determined at the time of subdivision to implement the development of the Project Site. Because the actual number of residents may

be more or less than the U.S. Census-based calculations, the EIR assumed a maximum buildout population of approximately 57,150 residents in analyzing population-related environmental impacts.

The statistical analysis contains the approximate acreage of all land uses to be developed within the project area. The statistical analysis shows the allowable number of dwelling units (du) and the allowable square footage of commercial and business park use by village. The summary also shows the acreage of back bone roads (ROW) for the entire project. Back bone roads are defined as the major circulation system for the Project Site (see Section 3.2, *Mobility Plan*, for location of streets and classification descriptions). Location and total acreage for the total project right-of-way may vary from the statistical analysis with final engineering, which will be determined at the tract map level.

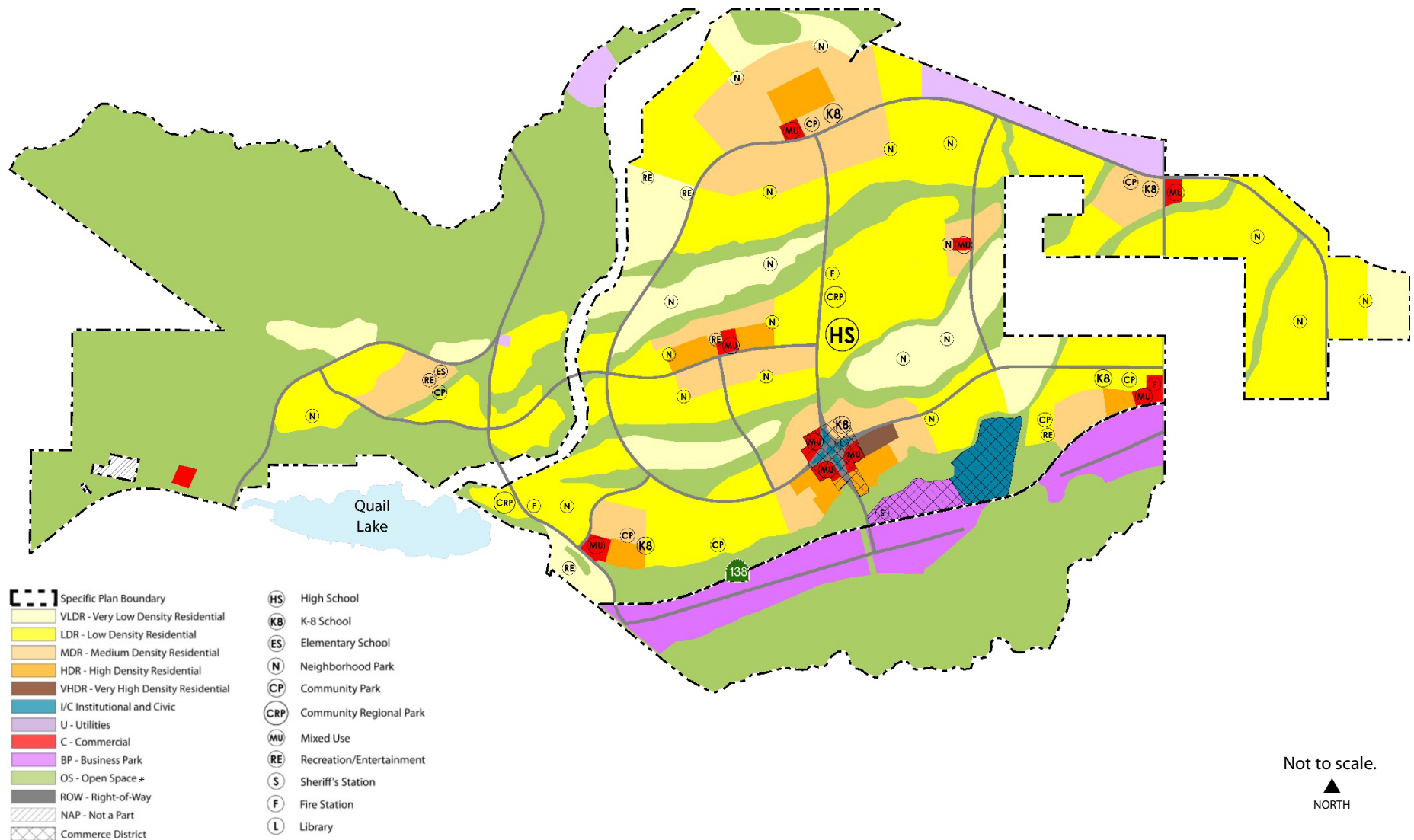
The allowable number of dwelling units and the square footage of commercial and business uses was derived utilizing conceptual grading studies to estimate the potential net land use. (For purposes of estimating allowable units and commercial/business park usage, net land use was defined as the development potential of the planning area, including local roads and internal slopes). The conceptual grading plan is discussed in Section 3.3, *Conceptual Grading Plan*. The acreage listed in the statistical analysis for every land use designation except Open Space (OS) includes the estimated gross graded area (the area required for internal slopes, and local streets or private drives that may be required has not been accounted for in the statistical analysis provided). Internal slopes (see illustration at right) are graded slopes necessary to establish the elevation of different development areas and are typically found adjacent to roadways or between development areas, additional studies will be completed at the tract map stage to determine internal and transitional slope acres. The average residential density for any land use designation within a village can be determined by dividing the number of units listed by the number of acres. Regardless of actual density, any development is required to meet the development standards of the designation in which it is located (Section 2.3) as well as the metrics as outlined in the Mission and Vision. The amount of square footage requested for all combined commercial or business uses within each village shall also be required to fall within the range of the FAR listed in the development standards in order for those designations to be considered consistent with the plan.

The OS designation also contains some graded slopes, referred to as transitional slopes, needed to establish development areas. These slopes will be restored. Land that is designated as open space (OS) does not occur within villages areas, as depicted on Figure 2-3b, *Land Use Plan: Open Space*. Therefore, the total amount of OS is summarized in Table 2-2, *Centennial Land Use Statistical Summary*. The Specific Plan allows a maximum of 19,333 dwelling units and 10,097,208 total square feet of nonresidential development within Centennial.



Plan view of conceptual internal slope.

Figure 2-3a Land Use Plan

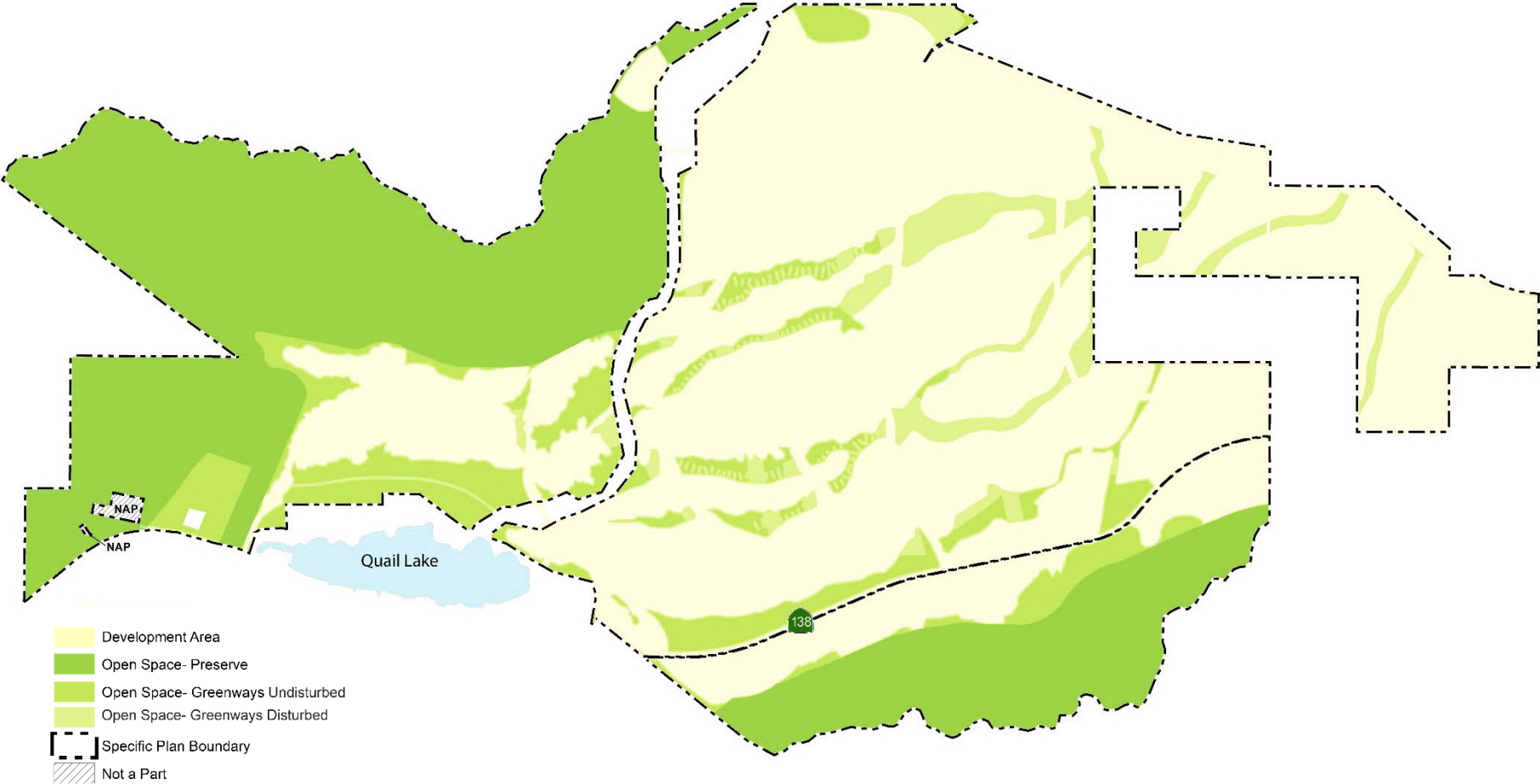


Not to scale.



*Sub-designations for the Open Space areas are provided on Figure 2-3b, Land Use Plan: Open Space

Figure 2-3b Land Use Plan: Open Space



Not to scale.
▲
NORTH



Table 2-1 Centennial Land Use Statistical Analysis

VILLAGE	USE	RESIDENTIAL		COMMERCIAL (C)		BUSINESS PARK (BP)		INSTITUTIONAL/CIVIC (I/C)		UTILITY (U)	SCHOOL OVERLAY (ES, K-8, HS)	PARK OVERLAY (N, CP, CRP)	RECREATION/ ENTERTAINMENT OVERLAY (R/E)		OPEN SPACE (OS)	RIGHT OF WAY (ROW)
		Acres ¹	Dwelling Units ^{2,3,4}	Acres ¹	Square Feet ²	Acres ¹	Square feet ²	Acres ¹	Square Feet ²	Acres ¹	Acres ¹	Acres ¹	Acres ¹	Square Feet ²	Acres ¹	Acres ¹
1	VLDR	89	126													
	LDR	371	1,210													
	MDR	36	234													
	HDR	23	255													
	Total	519	1,825	13	141,570	-	-	-	-	-	15	38	50	87,120	-	26
2	LDR	313	930													
	MDR	139	873													
	HDR	45	480													
	Total	497	2,283	10	98,010	-	-	-	-	-	12	4	6,970	-	29	
3	MDR	155	972													
	HDR	58	600													
	VHDR	18	300													
	Total	231	1,872	30	294,030	-	-	8	-	-	15	3	0	0	-	33
4	VLDR	295	410													
	LDR	168	560													
	Total	463	970	-	-	-	-	-	-	-	9	10	17,424	-	12	
5	VLDR	87	116													
	LDR	454	1495													
	MDR	427	2,709													
	HDR	52	555													
	Total	1,020	4,875	9	87,120	-	-	-	-	-	15	22	-	-	-	35
6	VLDR	207	286													
	LDR	283	1,080													
	MDR	44	279													
	Total	534	1,645	5	54,450	-	-	-	-	-	60	34	-	-	-	14
7	VLDR	80	112													
	LDR	235	845													
	MDR	51	324													
	HDR	16	165													
	Total	382	1,446	16	163,350	-	-	-	-	-	15	13	5	8,712	-	12
8	VLDR	69	96													

Table 2-1 Centennial Land Use Statistical Analysis

VILLAGE	USE	RESIDENTIAL		COMMERCIAL (C)		BUSINESS PARK (BP)		INSTITUTIONAL/CIVIC (I/C)		UTILITY (U)	SCHOOL OVERLAY (ES, K-8, HS)	PARK OVERLAY (N, CP, CRP)	RECREATION/ ENTERTAINMENT OVERLAY (R/E)		OPEN SPACE (OS)	RIGHT OF WAY (ROW)
		Acres ¹	Dwelling Units ^{2,3,4}	Acres ¹	Square Feet ²	Acres ¹	Square feet ²	Acres ¹	Square Feet ²	Acres ¹	Acres ¹	Acres ¹	Acres ¹	Square Feet ²	Acres ¹	Acres ¹
	LDR	738	2,450													
	MDR	46	297													
	Total	853	2,843	10	108,900	-	-	-	-	-	15	19	-	-	-	20
9	VLDR	88	124													
	LDR	335	1,090													
	MDR	65	360													
	Total	488	1,574	-	-	-	-	-	-	3	10	13	6	10,454		14
No Village	-	-	9	87,120	597	7,363,818	102	1,428,768	188	-	-	-	-	5,624	132	
Grand Total⁶	4,987	19,333	102	1,034,550	597	7,363,818	110	1,568,160	191	146	163	75	130,680	5,624	327	

Notes:

1. Acreage for all categories is considered conceptual gross acreage and does not include transitional slopes and/or internal slopes. Actual totals may vary with future detailed planning.
2. Total unit count and building square footage are the maximum amount per village (unless otherwise authorized by transfer or conversion per Chapter 4, *Administration and Implementation*).
3. Target densities for each residential land use category are provided in Table 2-2, *Centennial Land Use Statistical Summary*.
4. Accessory Dwelling Units are included in the total number of allowable dwelling units are subject to the development standards of this chapter as well as the administrative provisions of Chapter 4, *Administration and Implementation*.
5. Right-of-Way is estimated for backbone roadways and does not include internal roads for future development.
6. Numbers subject to rounding.



Table 2-2 Centennial Land Use Statistical Summary

PROJECT TOTAL								
Land Use	ACREAGE ¹					RESIDENTIAL		NONRESIDENTIAL
	Acres	Open Space	Park Overlay ² (N, CP, CRP)	School Overlay (ES, K-8, HS)	Right-of- Way ³	Target Density ⁴	Total Units (DU) ⁵	Probable Building Sq. Ft.
Residential	4,987	5,624	163	146	327			
<i>VLDR</i>	<i>915</i>					<i>2</i>	<i>1,270</i>	
<i>LDR</i>	<i>2,897</i>					<i>5</i>	<i>9,660</i>	
<i>MDR</i>	<i>963</i>					<i>9</i>	<i>6,048</i>	
<i>HDR</i>	<i>194</i>					<i>16</i>	<i>2,055</i>	
<i>VHDR</i>	<i>18</i>					<i>25</i>	<i>300</i>	
Commercial	102							1,034,550
Business Park	597							7,363,818
Utility	191							
Institutional/Civic	110							1,568,160
Recreation/Entertainment	75							130,680
Subtotal ⁶	6,063	5,624	163	146	327		19,333	10,097,208
Project Total⁶			12,323			-	19,333	10,097,208

Notes:

1. Acreage for all categories is considered conceptual gross acreage and does not include transitional slopes and/or internal slopes. Actual totals may vary with future detailed planning.
2. See Chapter 3, *Plan Elements*, Table 3-11, *Recreation Requirements*, for total public and private acreage related to County of Los Angeles recreation requirements.
3. Right-of-Way is estimated for backbone roadways and does not include internal roads for future development.
4. Target densities were calculated using a factor for slopes and internal roads of approximately 0.7.
5. Accessory Dwelling Units are included in the total number of allowable dwelling units and are subject to the development standards of this chapter as well as the administrative provisions of Chapter 4, *Administration and Implementation*.
6. Numbers subject to rounding.

2.3 LAND USE DESIGNATIONS AND DEVELOPMENT STANDARDS

Sections 2.3.1 through 2.3.4 provide a description and the development standards and guidelines for each of the land use designations found on Figure 2-3a, *Land Use Plan*. Development standards for the land use designations include specific requirements such as lot sizes, street frontage, building setbacks, height limits, etc. Permitted, Conditional, and Prohibited uses for each designation are found in Section 2.3.6, *Permitted and Conditional Uses*. *Performance Standards* can be found in Section 2.3.7. Section 2.3.8, *General Development Standards*, contains additional standards, such as requirements for accessory buildings, yards, and parking. These standards and guidelines are intended to provide directions for developers, decision makers, and County staff. Unless expressly stated, the Centennial Specific Plan development standards and guidelines shall supersede the relevant provisions of Title 21, *Subdivisions* (Subdivision Ordinance) and Title 22, *Planning and Zoning* (Zoning Ordinance) of the Los Angeles (L.A.) County Code. Any development standard and guideline not addressed in the Specific Plan shall be subject to the adopted regulations of the County in place at the time of request. Numerous statements appear throughout the following sections that define action expectations to successfully implement the plan. The following terms clarify the level of commitment intended in the plan and reflect the expectation or desired outcome. The application of each term to a particular policy or action is a deliberate application of these definitions:

- **Shall.** The policy or the application of the standard will always be followed. This is an absolute commitment to the direction expressed. The expectation is that the direction will definitely be implemented under all circumstances.
- **Should.** The policy or the application of the standard will be followed in almost all cases. Exceptions or degrees of implementation are acceptable for good reason. The expectation is that the direction will almost always be followed.
- **Allow.** Someone else’s initiative will be permitted and supported unless there is a very good reason not to. The expectation is that the direction will generally be implemented, even though a party other than the County carries it out.

- **Consider.** The proposed action or standard will be investigated to determine the actual level of commitment that is appropriate under the circumstances. The expectation is that an open-minded effort will be made to evaluate the possibilities until facts are determined and a decision can be made based on those facts.
- **Restrict.** Action will be taken within certain bounds to limit the direction defined. The expectation is that implementation will occur, but at a constrained level or within specified limits.
- **Prohibit.** A specified condition, use, or standard will be actively prevented from occurring. The expectation is that the condition or action described will not happen under any circumstance.

The following abbreviations are used in the tables and text throughout this section:

du – dwelling unit or home
 DUU- detached urban unit
 AUU- attached urban unit
 SFA – single-family attached home
 SFD – single-family detached home
 ac – acre
 min. – minimum
 max. – maximum
 FAR – floor area ratio (floor area/lot area)
 sf – square feet

Other terms used in this section and elsewhere in this document are defined in Appendix 1-A, *Definitions*.



2.3.1 Residential Designations

A wide range of housing densities and product types (different forms and configurations of housing) are envisioned for Centennial that will appeal to many future residents, including renters, first-time homeowners, active adults and senior citizens. Product diversity adds to the visual appeal of the community, while providing housing opportunities in a mixture of price ranges to attract the people needed to support the business uses proposed as part of the Specific Plan. Photos of different housing product types are included in this section to provide examples of what various densities could look like. The photos are not meant to be representative of the architectural styles of housing or landscaping that may be built in Centennial. The standards for each of the residential land use designations are provided in tables throughout this section. The permitted and conditional uses for all Centennial land use designations are contained in the Table 2-16, *Land Use Matrix*, in Section 2.3.6, *Permitted and Conditional Uses*.

A variety of terms are used throughout this section to describe various housing products. A Housing Glossary has been provided in Appendix 3-A to assist the reader in understanding different types of housing. The product descriptions found in Appendix 3-A are general and the glossary is not all inclusive of the product types that may be used in Centennial. There are also many variations of the product configurations shown in Appendix 3-A; therefore, tract map exhibits should not be expected to match exactly. At the time of tract map submittal, the project applicant will prepare and submit a Project Design Book which will include more refined product-specific development standards generally consistent with those defined in this chapter. For explanation of other terms used in this section, please see Appendix 1-A, *Definitions*.



Housing in Centennial will provide a range of options for residents of all ages and stages of life.

Very Low Density Residential (VLDR) – Less than or equal to 2 du/ac

The Very Low Density Residential designation is primarily located in hillside areas generally ranging in slope from 15 percent to 25 percent, at the edges of open space or adjacent to existing development on the eastern side of the project. This designation is intended to provide for larger lot, single-family detached (fee lot) homes in un-clustered and clustered development patterns. The allowable density in a VLDR area may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units per area remains within the maximum density range and open space is preserved. Open space shall comprise an appropriate portion of the project site, as determined by the Director of Planning. Permitted uses shall be the same as those for VLDR.

In addition to the development standards identified in Table 2-3, VLDR development shall also adhere to the hillside development criteria contained in Section 3.12.7, *Hillside Preservation* and Section 3.3, *Conceptual Grading Plan* of this Specific Plan. Grading of development pads and roads shall be minimized and contoured with existing slopes, in order to maintain a more natural environment and landform. VLDR neighborhoods should have a ranch character and identity and should provide a subtle transition to the natural hillside areas or open space adjacent to the community. Uses such as schools, parks, childcare and eldercare facilities, and other public/institutional uses that are determined to be compatible with and oriented toward the needs of these neighborhoods may also be allowed.



Very Low Density Residential housing is encouraged to be clustered and when adjacent to open space should have minimal lot grading.

Table 2-3 VLDR (less than or equal to 2 du/ac) Development Standards

	NON-CLUSTERED	CLUSTERED
LOT AREA		
Min. lot area	10,000 sf	5,250 sf
MINIMUM STREET FRONTAGE		
Straight away	40'	30'
Cul-de-Sac or knuckle	33'	25'
Flag lot (shared driveway)	25'	
Flag lot (single entry)	20'	
MINIMUM FRONT YARD SETBACK^{1,2}		
To habitable structure	40'	20'
To habitable structure—Cul-de-Sac	33'	25'
To covered porch	35'	25'
To front entry garage	40'	20'
To front or side entry garage	15'	10'
MINIMUM SIDE YARD SETBACK		
To habitable structure	15'	10'
To covered porch	10'	5'
To front or side entry garage ³	15'	10'
To front entry garage in rear half	10'	5'
Corner lot	20'	15'
MINIMUM REAR SETBACK⁴		
To habitable structure or accessory dwelling unit ⁵	30'	15'
To front entry garage, no accessory dwelling unit ⁵	15'	10'
MAXIMUM BUILDING HEIGHT		
Habitable structure	40'	
Garage	40'	
Accessory dwelling unit ⁶	17'-35'	

Notes:

1. Applies to flag lots. See Appendix 1-A for definition.
2. Front yard setback may be reduced at the discretion of the Director, based on slope conditions of the lot. See Chapter 4, Administration and Implementation.
3. Corner lot, street side entry shall be located in rear half of lot.
4. Measured from limit of grading in lots adjacent to OS.
5. Accessory dwelling units shall comply with Title 22, Zoning Ordinance. Minimum separation if detached = 10'.
6. Accessory dwelling units shall be 17' in height for detached urban units; 20' feet for attached urban units; 35' for rural areas and shall comply with Title 22, Zoning Ordinance.

Low Density Residential (LDR) – 2 to 7 du/ac

The Low-Density Residential designation is intended to provide for single-family detached homes on lots generally ranging in size from 3,000 to 10,000 square feet, with typical densities of 2-7 du/ac. Lower density products and products typically associated with a condominium map or condominium plan and included within an Exhibit Map (such as single family detached cluster, cottage, 2-pack, and single family attached, duplex, triplex and townhomes) are also allowed.

Houses will consist of a variety of architectural styles and configurations on the lot, including the use of front-loaded, alley-served detached and side-entry garages. At least 25 percent of the units should include side-entry, rear-entry, split, or rear garage with front access. Front setback for homes should be varied along a single street provided the minimum front setback standard is met. Corner lots require an additional setback from public streets to enhance the pedestrian experience and to protect the line of sight for vehicles on the street, see Table 2-4 for the complete list of LDR development standards.

The LDR designation is intended to be a buffer between the more intense residential and commercial/development in the core areas and the open space areas within the project. The eastern edge of Centennial, though relatively flat, consists of very low and low density residential to provide a transition from Centennial to the less intensely developed properties east of 290th Street.

Uses such as schools, parks, childcare facilities, and other public/institutional uses that are determined to be compatible with, and oriented toward the needs of these neighborhoods may also be allowed.



Single-family detached alley loaded homes.

Table 2-4 LDR (2-7 du/ac) Development Standards

	NOT ALLEY-SERVED	ALLEY-SERVED
LOT AREA		
Min. lot area ¹	3,000 sf	
MINIMUM STREET FRONTAGE		
Straight away	40'	
Cul-de-Sac or knuckle	33'	
Flag lot (shared driveway)	25'	
Flag lot (single entry)	20'	
MINIMUM FRONT YARD SETBACK²		
To habitable structure	15'	10'
To covered porch	10'	5'
To front entry garage	18'	N/A
To front or side entry garage ⁴	10'	N/A
MINIMUM SIDE YARD SETBACK^{3,4}		
To habitable structure	0' or 5'	
To covered porch	5'	
To front or side entry garage	0' or 5'	
To front entry garage in rear half	0' or 5'	
Corner lot	10'	
MINIMUM REAR SETBACK⁵		
To habitable structure or accessory dwelling unit ⁵	15'	
To garage in rear ⁶	10'	
To alley-served garage	3'	
MAXIMUM BUILDING HEIGHT		
Habitable structure	40'	
Second unit ⁷	17'-35'	
Garage	20'	
Detached garage with accessory dwelling unit ⁶	35'	

Notes:

1. Applies to flag lots. See Appendix 1-A for definition.
2. Front yard setback may be reduced at the discretion of the Director, based on slop conditions of the lot. See Chapter 4, Administration and Implementation.
3. Corner lot, street side entry shall be located in rear half of lot.
4. Measured from limit of grading in lots adjacent to OS.
5. Accessory dwelling units shall comply with Title 22, Zoning Ordinance. Minimum separation if detached = 10'.
6. Accessory dwelling units shall be 17' in height for detached urban units; 20' feet for attached urban units; 35' for rural areas and shall comply with Title 22, Zoning Ordinance.

Medium Density Residential (MDR) – 7 to 15 du/ac

The Medium Density Residential designation is intended to provide for mostly single-family attached homes but also some traditional and nontraditional arrangements of single-family detached homes at densities between 7-15 du/ac, although lower densities are allowed. Detached product may be arranged on either individually owned lots (fee lots) or may be constructed as part of a condominium map or condominium plan (and included within an Exhibit Map) on a single large lot or multiple large lots. See Table 2-5 for the complete list of MDR development standards

Site planning of detached housing should take into careful consideration the placement of windows on adjacent units. Typical detached housing products include single family with zero lot line or reciprocal easements (such as cottage homes or 2-pack), alley- served (garage in rear), motor court cluster, and green court cluster configurations. Nevertheless, other housing typically associated with a condominium map or condominium plan and included within an Exhibit Map (such as single family detached cluster, cottage, 2-pack, and single family attached, duplex, triplex and townhomes) may be included in a medium density area pursuant to Chapter 4, *Administration and Implementation* and as described in Appendix 3-A, *Housing Glossary*. This designation is generally located at the outer edge of a Village Core and within a reasonable walking distance of commercial uses, schools, or services.



Attached single family homes such as duplex, triplex and townhomes may be developed in an area designated for medium density residential. These housing types typically front the street and vehicular access is provided by an alleyway.

Table 2-5 MDR (7-15 du/ac) Development Standards

APPLICABLE FOR ALL MDR HOUSING	
LOT AREA	
Min. lot area ^{1,2}	2,000 sf
MINIMUM STREET FRONTAGE	
Straight away	30'
Cul-de-Sac or knuckle	25'
Flag lot (shared driveway)	25'
Flag lot (single entry)	20'
MINIMUM FRONT YARD SETBACK	
To habitable structure	10'
To covered porch	5'
To front entry garage ¹	18'
To front entry garage—private driveway ^{3,4}	5'
To side entry garage ⁵	5'
MINIMUM SIDE YARD SETBACK^{3,4}	
To habitable structure ⁵	0' or 5'
To covered porch	5'
To garage in rear half	3'
Adjacent to public street or lot line ⁵	10'
MINIMUM REAR SETBACK⁵	
To habitable structure or front entry garage in rear half ¹	10'
To alley entrance garage ³	3'
To habitable structure or front entry garage in rear half at OS or trail	15'
MINIMUM BUILDING SEPARATION⁷	
To habitable structure, side to side	10'
To habitable structure, rear to rear	20'
To habitable structure, front to front ⁸	30'
MAXIMUM BUILDING HEIGHT	
Habitable structure	40'
Garage	20'
Accessory Dwelling Unit ⁶	17' – 35'

Notes

1. Applies to detached homes/fee lots only. Accessory dwelling units only allowed on lots 5,000 sf or more.
2. Also applies to flag lots. See Appendix 1-A for definition of flag lot.
3. Roll-up garage doors required for any setback under 18'.
4. Setback measured from back of curb for private driveway.
5. Corner lot, street side entry garage shall be located in rear half of lot.
6. Accessory dwelling units shall be 17' in height for DUU; 20' for AUU; 35' for rural areas and shall comply with Title 22, Zoning Ordinance. Accessory dwelling units only allowed on lots 5,000 sf or more.
7. Does not apply to fee lots.
8. Applies to product with pedestrian green or garden court entrances.

High Density Residential (HDR) – 15 to 25 du/ac

The High Density Residential designation is intended to provide for a wide range of single-family or multi-family attached units. Typical attached home types include rowtown, garden court, greencourt, town/flat, and apartments. Other single family attached product with or without condominium plans or maps, such as duplex, triplex and townhomes, may also be found within the high density category. Table 2-6 provides the complete list of development standards for the HDR designation. High density uses are intended to be located in the Village Cores adjacent to commercial and employment areas, adding to the synergy of uses, while reinforcing walkability and creating vitality associated with these areas. The intent of this designation is to provide a quality living environment with design amenities and a strong social infrastructure, such as private recreation facilities, clubhouses, community gardens, transit stops, and connections to trail systems. Uses such as schools, parks, childcare facilities, and other public/uses that are determined to be compatible with and oriented toward the needs of these neighborhoods may also be allowed.



High Density Residential development could include rowtown, garden court, greencourt, town/flats, or other attached single family or apartment style homes.

Table 2-6 HDR (15-25 du/ac) Development Standards

LOT AREA	
Min. lot area including easements	0.5 acre
MINIMUM FRONT YARD SETBACK ¹	
To habitable structure ²	10'
To covered porch	5'
To front entry garage—public street	18'
MINIMUM SIDE YARD SETBACK ³	
To habitable structure	10'
To front entry/alley loaded garage in rear	5'
Adjacent to public street or lot line	10'
MINIMUM REAR SETBACK	
To alley-served garage	3'
MINIMUM BUILDING SEPARATION	
To habitable structure, side to side ⁴	10'
To habitable structure, rear to rear	20'
To habitable structure, front to front ⁵	30'
MAXIMUM BUILDING HEIGHT	
Habitable structure	50'

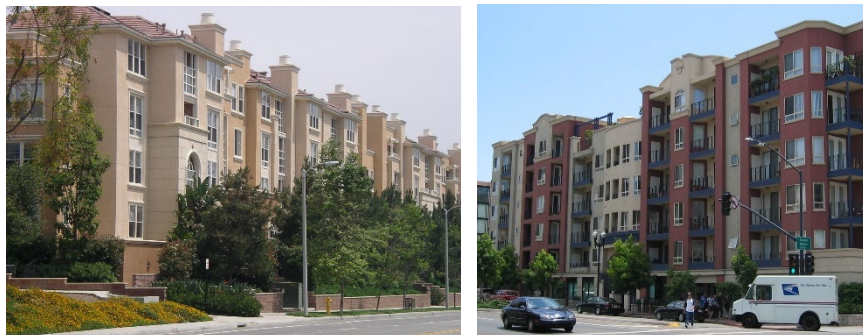
Notes:

1. Applies to public streets or boundary of OS zone unless otherwise noted.
2. Front-entry tuck-under garages are permitted provided they meet the setback for the habitable structure.
3. Zero side yard lines are permitted for habitable structures with allowances for access and drainage easements.
4. 20' for structures over 40' in height.
5. Applies to pedestrian green or garden court entrances.

Very High Density Residential (VHDR) – 25 to 50 du/ac

The Very High Density Residential designation is intended to provide for attached residential development within or close by the Town Center. Typical housing types may include multiple-story apartments with a variety of parking arrangements, including remote carports, tuck under, podium, and wrap. Many of these housing products lend themselves to a mixed-use arrangement with commercial on the ground floor. Other single family attached product, such as townhome, rowtown, garden court, green court, and town/flat may also be found within the Very High Density category. Additionally, other housing types that may be constructed as part of a condominium map or condominium plan are also allowed. Development in this designation is required to orient buildings to front the street and direct pedestrian access to/from the facade of the building. Vehicular access is permitted via a rear drive, alley, garage, or parking area. See Table 2-7 for the complete list of VHDR development standards

The intent is to provide for quality multifamily development with amenities suited to a more “urban/town center” environment. Those amenities should include private open space such as patios, balconies, or courtyards; common open space such as recreation facilities; and private storage. The design of multifamily structures should be highly detailed through the use of color, building material, and articulated facades.



Variety in the architectural detailing of street facing elevations will provide visual interest in the Very High Density Residential land use designation.

Table 2-7 VHDR (25-50 du/ac) Development Standards

LOT AREA	
Min. lot area	1.0 acre
MINIMUM FRONT YARD SETBACK ¹	
To habitable structure ²	10'
To covered porch ²	5'
MINIMUM SIDE YARD SETBACK ²	
To habitable structure	10'
Adjacent to public street or lot line	10'
MINIMUM REAR SETBACK	
To alley-served garage	3'
MINIMUM BUILDING SEPARATION	
To habitable structure, side to side ⁴	10'
To habitable structure, rear to rear	20'
To habitable structure, front to front ⁵	30'
MAXIMUM BUILDING HEIGHT	
Habitable structure ³	80'
OTHER	
Minimum usable common open space ⁶	10% of parcel

Notes:

1. Applies to public streets or boundary of OS zone unless otherwise noted.
2. Setback measured from back of curb.
3. Architectural projections may extend an additional 5'.
4. 20' for structures over 40' in height.
5. Applies to product with pedestrian garden court entrances. See Appendix 3-A for prototype product descriptions.
6. Open space limited to use by occupants and may include common areas developed for recreational purposes and/or social gathering.

2.3.2 Commercial/ Employment Designations

Two land use designations are the primary employment generators for Centennial. General commercial and business park uses are strategically planned throughout Centennial to minimize travel time between work and home. The allowable amount of commercial development in each designation is expressed as floor area ratio (FAR), which is calculated as the size of the building in square feet divided by the size of the lot in square feet. Establishing minimum and maximum requirements for FAR in commercial/employment land use designations encourages the development of appropriately sized buildings in accordance with the Land Use Statistical Summary, Tables 2-1 and 2-2, to provide access to goods, services, and jobs for the Centennial community.



Distinctive architectural features, varied building massing, and diverse window styles and placements are often used to create visually interesting commercial centers.

Commercial (C)

The Commercial designation provides for local commercial retail and service uses within several Village Core areas, immediately adjacent to residential neighborhoods. The intent of the C designation is to provide for the retail commercial, office and service needs of the community. The commercial designation is intended to accommodate commercial centers or freestanding buildings that are designed to minimize impacts on adjacent residential uses and to complement the physical character of each village. These areas are typically located adjacent to back bone roadways and medium or high-density residential uses. The design of C nodes may take on a number of different forms from a “main street” atmosphere with on-street parking, to a commercial town center, or large-scale retail shopping center. Overall site design should consider safe and convenient pedestrian and vehicular access into and around the area, quality streetscape features, attractive storefronts, integrated sign programs, public plazas, courtyards, and architecture that creates a strong indoor/outdoor relationship. For the list of uses permitted in the C designation see Table 2-16.

The Specific Plan also includes a Mixed-Use (MU) Overlay that may apply to specified areas of the C designation. *Mixed-Use Overlay*, below describes this overlay, which enables the intensification of core areas by allowing a mixture of residential and commercial uses either horizontally or vertically. Such a mixture in the same area enhances the vitality of businesses, creates an active street life, and offers additional housing types that appeal to the growing market niche of first-time buyers/renters, singles, and couples seeking a walkable community lifestyle.

The permitted and conditional uses for C are contained in Table 2 16, *Land Use Matrix*. The standards are provided in Table 2-8, *Commercial Development Standards*.

Section 2.3.7, *Performance Standards*, and the *General Development Standards* contained in Section 2.3.8 apply to C, as do, Section 2.3.9, *Sign Standards and Guidelines*.

Table 2-8 Commercial Development Standards

FLOOR RATIO AREA (FAR)	REQUIREMENT
Minimum	.20
Maximum	.70
SETBACK ^{1, 2, 3, 4, 5, 6}	REQUIREMENT
Front—without parking	10' minimum
Front—with at least 1 row of perpendicular parking	50' minimum
From SR 138 (edge of pavement) ²	50' minimum
Side	15' minimum
Rear	25' minimum
MAXIMUM BUILDING HEIGHT	REQUIREMENT
Habitable structure-Commercial	60' maximum
Habitable structure-Centennial Commerce District	120' maximum
Non-habitable structures ⁷	Additional 10' above maximum allowed

Notes:

1. Specified projections into setbacks are allowed subject to Section 22.110.090 of Title 22, Zoning Ordinance. Landscape, fountains, plazas, walkways, or other hardscape areas are also allowed in setback not utilized by parking.
2. Minimum 10' landscaped buffer required at SR-138 right-of-way from the edge of pavement within the required minimum setback. All parking and utility areas must be screened from view along SR-138, see applicable landscaping and screening requirements in accordance with Section 2.9.8, General Development Standards.
3. A maximum 6' high decorative, solid fence or wall shall be provided when screening is necessary to protect privacy of adjacent non-commercial land uses, in accordance with Section 2.3.8, General Development Standards, for Walls and Fences.
4. No minimum rear or side yard setback required between adjoining Village Commercial uses.
5. For structures 30' and taller (including above ground parking structures), minimum side and rear setbacks shall increase by 10'
6. Setback applies to public street or lot line.
7. Includes towers and other architectural elements.

ADDITIONAL COMMERCIAL DEVELOPMENT STANDARDS

Outside Display – Except for the following uses, all displays shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit: carnival(temporary), Christmas trees and wreaths (for sale), crops including nursery stock, restaurants and other eating establishments, including take-out, are also subject to standards listed below in Outdoor Dining. Display of goods, equipment, merchandise, or exhibits that are the same as those sold within the business on the same lot or parcel, shall be allowed within the front setback during operation hours provided required parking spaces are not used for display; display does not exceed 50 percent of store front width; does not present a safety hazard; maintains a 4' pedestrian clearance; and is well maintained and consistent with the appearance of the property or surrounding businesses as established by CC&Rs and enforced by the HOA.

Outdoor Dining – Allowed subject to encroachment permit described below. Applicable development standards are set forth in Section 22.140.410 of Title 22, Zoning Ordinance.

Independent of the requirements of Section 22.140.410 outdoor dining in a front setback is subject to approval of an encroachment permit from L.A. County Department of Public Works (DPW). Minimum 4' clearance for pedestrian right-of-way is required.

Outdoor Storage – Permitted on rear of lot or parcel when such storage is strictly incidental to the permitted use in the building.

Such storage shall be completely enclosed by a solid masonry wall or other material, not less than 6' in height or greater than 8' in height, and with a solid gate approved by the Director. Storage may not exceed the height of fence or wall. Outside storage may be located within the required setback areas.

Landscape Coverage – 10% (Minimum)

Landscaping with drought tolerant lawn, shrubbery, flowers and/or trees shall be continuously maintained in good condition. Landscape requirement may include public courtyards, plazas, fountains, pedestrian walkways, and other public spaces. Parking lots shall be landscaped per requirements of Section 2.3.8 (N,6). Parking lot landscaping shall be in addition to the minimum landscape coverage requirement.

Mixed-Use (MU) Overlay

The Mixed-Use overlay is intended to allow for a combination of commercial, office and residential uses in either vertically or horizontally (uses side by side) integrated projects, as an optional land use in specified C designations. The overlay may be applied to all or portions of the specific C designation. The MU overlay allows for a live/work/environment, adds diversity and walkability to the Village Cores, and reduces reliance on the automobile and the associated costs of energy and pollution. The MU overlay creates an area where different segments of the population may live and socialize, and should contain sufficient businesses to support the basic needs of the residents without having to drive. In addition to the residents who will live in the mixed-use areas, businesses there are surrounded and supported by the highest densities found in the community, promoting economic viability. The MU overlay areas are shown on the *Land Use Plan* (Figure 2-3a).

A maximum number of residential units have been assigned to each Centennial village, as presented in Table 2-1. In Commercial areas designated with an MU Overlay, residential uses are allowed at densities up to 50 du/ac so long as the maximum number of residential units within the village is not exceeded. Residential units may be distributed within a village or from village to village, subject to the conditions and limitations set forth in Chapter 4, Administration and Implementation. Permitted and conditionally permitted uses are noted in Table 2-16 and development standards are provided in Table 2-9. The residential portions of vertically integrated MU projects shall provide amenities such as private open space and common recreation facilities. Horizontally integrated residential projects shall adhere to development standards of the residential designation with corresponding density.



Mixed-use projects provide opportunity for shared amenities and community open space.

Table 2-9 Mixed-Use Overlay Development Standards

INTENSITY	REQUIREMENT
Commercial portion— Minimum	0.25 FAR
Commercial portion— Maximum	2.0 FAR
RESIDENTIAL DENSITY	REQUIREMENT
Maximum	50 du/ac
SETBACK ^{1, 2, 3, 4}	REQUIREMENT
Front—with no parking in front	10' minimum
Front—with perpendicular parking in front	50' minimum
Side	10' minimum
Rear	10' minimum
MAXIMUM BUILDING HEIGHT	REQUIREMENT
Habitable structure, including parking structure	60' maximum
Non-habitable structures ⁵	Additional 10' above maximum allowed
GROUND FLOOR CEILING HEIGHT	REQUIREMENT
14' minimum (for commercial uses)	

Notes:

- Projections into setback are allowed subject to Section 22.110.090 of Title 22, Zoning Ordinance. Landscape, fountains, plazas, walkways, or other hardscape areas are also allowed in setback not utilized by parking.
- Setback applies to public street or lot line.
- No minimum rear or side yard setback between adjacent vertical mixed-use projects. Setback otherwise applies to horizontal mixed-use projects.
- A maximum 6' high decorative, solid fence or wall shall be provided when screening is necessary to protect privacy of adjacent non-commercial land uses in accordance with Section 2.3.8, General Development Standards, for Walls and Fences.
- Includes towers and other architectural elements.

ADDITIONAL MIXED-USE DEVELOPMENT STANDARDS

Open Space – 10% (minimum)

Should include common open space developed for recreational purposes or social gathering areas; recreational facilities (noncommercial), including parks and playgrounds. Landscaping with drought tolerant lawn, shrubbery, flowers and/or trees shall be maintained in good condition. Refer to Section 2.3.8, General Development Standards, for landscape criteria. Parking lots shall be landscaped per requirements of Section 2.3.8, General Development Standards. Parking lot landscaping shall be in addition to the minimum landscape/open space coverage requirement.

Outside Display – Except for the following uses, all displays shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit: carnival(temporary), Christmas trees and wreaths (for sale), crops including nursery stock, restaurants and other eating establishments, including take-out, are also subject to standards listed below in Outdoor Dining. Display of goods, equipment, merchandise, or exhibits that are the same as those sold within the business on the same lot or parcel, shall be allowed within the front setback during operation hours provided required parking spaces are not used for display; display does not exceed 50 percent of store front width; does not present a safety hazard; maintains a 4’ pedestrian clearance; and is well maintained and consistent with the appearance of the property or surrounding businesses as established by CC&Rs and enforced by the HOA.

Outdoor Dining – Allowed subject to encroachment permit described below. Applicable development standards are set forth in Section 22.140.410.G of Title 22, Zoning Ordinance.

Independent of the requirements of Section 22.140.410 outdoor dining in a front setback is subject to approval of an encroachment permit from L.A. County Department of Public Works (DPW). Minimum 4’ clearance for pedestrian right-of-way is required.

Outdoor Storage – Permitted if screened on all sides.

Such storage shall be completely enclosed by a solid masonry wall or other material that is not less than 6’ in height or more than 8’ in height, and has a solid gate approved by the Director. Storage may not exceed the height of the fence or wall. Outside storage may be located within the required setback areas.

ADDITIONAL MIXED-USE DEVELOPMENT STANDARDS

Separation of Uses – Although this designation provides for mixing uses within the same building not just on the same parcel residential uses shall be separated from Commercial uses, including project hallways, doorways, elevators, and stairways to restrict pedestrian access between the two uses of project. Separations shall be permanently maintained. Ground-floor commercial use shall front the street. Refuse storage areas shall be maintained separately for residential and commercial and screened from the public view.

Sound Attenuation – Interior noise limit (45db CNEL).

Residential portions of project shall be designed to limit interior noise in any habitable room with windows closed to no greater than 45db CNEL. Proper design may include, but shall not be limited to, building orientation, double-paned or extra-strength windows, wall and ceiling insulation, and orientation and insulation of vents. Windows may be closed to achieve required noise level. Means shall be provided for ventilation/cooling to provide a habitable environment.

Parking Design – To ensure that commercial activity does not adversely impact residents’ access to their homes, separate parking areas shall be required for residential and commercial uses. If there is vehicular and/or pedestrian access to the residential parking area from the commercial parking area, the residential parking area shall be designed in a manner that limits access only to the residential tenants and guests of the building. Adequate devices and designs shall be utilized to provide such restrictive access.

Business Park (BP)

The Business Park designation is intended to provide for research and development (R&D), light industrial, manufacturing, professional office, private educational and trade schools and smaller commercial services required to support these uses. Business park areas have been concentrated and strategically located within the community along SR 138 to provide a sufficient employment base for residents.

The standards for the Business Park designation are shown in Table 2-10, *Business Park Development Standards*. The permitted and conditional uses for BP are contained in the Table 2-16, *Land Use Matrix*, at the end of this section. Since the Business Park is envisioned to be predominantly light industrial and office uses a preferred mix of land uses has been established for this designation. This mix consists of 95% light industrial and office oriented uses, 3 percent commercial-retail uses and 2 percent all other uses. The intention of this mix is to provide retail services to support the needs of employers and employees in the Business Park and to ensure that the majority of supporting neighborhood retail goods and services are concentrated near residential uses within the villages. Tracking guidance for the preferred land use mix for Business Park land use designations is provided in Chapter 4, *Administration and Implementation*.

Section 2.3.7, *Performance Standards*, and Section 2.3.9, *Sign Standards and Guidelines*, apply to BP in addition to the *General Development Standards*, which are contained in Section 2.3.8 and include parking standards. Some business park uses shall also be subject to the fuel modification requirements detailed in Section 3.12.6, *Fuel Modification*.

Table 2-10 Business Park Development Standards

FLOOR RATIO AREA (FAR)	REQUIREMENT
Minimum	.25
Maximum	1.0
LOT SIZE/PROJECT SIZE	
Lot size	No minimum
Project Size ¹	5-acre minimum
SETBACK ^{2, 5, 6, 8}	REQUIREMENT
Front—with no parking in front	10' minimum
Front—with parking in front	50' minimum
From building to SR-138 ROW (edge of pavement) ³	50' minimum
Side ⁴	25'
Rear—adjacent to non-BP use or public road ⁴	25'
MAXIMUM BUILDING HEIGHT	REQUIREMENT
Habitable structure	150'
Non-habitable structures ⁷	Additional 10' above maximum allowed

Notes:

1. Specified projections into setbacks are allowed subject to Section 22.110.090 of Title 22, Zoning Ordinance. Landscape, fountains, plazas, walkways, or other hardscape areas are also allowed in setback not utilized by parking.
2. Minimum 10' landscaped buffer required at SR-138 right-of-way from the edge of pavement within the required minimum setback. All parking and utility areas must be screened from view along SR-138, see applicable landscaping and screening requirements in accordance with Section 2.3.8, General Development Standards.
3. A maximum 6' high decorative, solid fence or wall shall be provided when screening is necessary to protect privacy of adjacent non-commercial land uses, in accordance with Section 2.3.8, General Development Standards, for Walls and Fences.
4. No minimum rear or side yard setback required between adjoining Village Commercial uses.
5. For structures 30' and taller (including above ground parking structures), minimum side and rear setbacks shall increase by 10'
6. Setback applies to public street or lot line.
7. Includes towers and other architectural elements.

ADDITIONAL BUSINESS PARK DEVELOPMENT STANDARDS

Outside Display – Except for the following uses, all displays shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit: carnival(temporary), Christmas trees and wreaths (for sale), crops including nursery stock, restaurants and other eating establishments, including take-out, are also subject to standards listed below in Outdoor Dining. Display of goods, equipment, merchandise, or exhibits that are the same as those sold within the business on the same lot or parcel, shall be allowed within the front setback during operation hours provided required parking spaces are not used for display; display does not exceed 50 percent of store front width; does not present a safety hazard; maintains a 4’ pedestrian clearance; and is well maintained and consistent with the appearance of the property or surrounding businesses as established by CC&Rs and enforced by the HOA.

Outdoor Dining – Allowed subject to encroachment permit described below. Applicable development standards are set forth in Section 22.140.410 of Title 22, Zoning Ordinance. Independent of the requirements of Section 22.140.410, outdoor dining in a front setback is subject to approval of an encroachment permit from L.A. County Department of Public Works (DPW). Minimum 4’ clearance for pedestrian right-of-way is required.

Outdoor Storage – Permitted on rear of lot or parcel when such storage is strictly incidental to the permitted use in the building. Such storage shall be completely enclosed by a solid masonry wall or other material, not less than 6’ in height or greater than 8’ in height, and with a solid gate approved by the Director. Storage may not exceed the height of fence or wall. Outside storage may be located within the required setback areas.

Landscape Coverage – 10% (Minimum) Landscaping with drought tolerant lawn, shrubbery, flowers and/or trees shall be continuously maintained in good condition. Landscape requirement may include public courtyards, plazas, fountains, pedestrian walkways, and other public spaces. Parking lots shall be landscaped per requirements of Section 2.3.8 (N, 7). Parking lot landscaping shall be in addition to the minimum landscape coverage requirement.



A range of building types, sizes, and forms are permitted in the Business Park designation and will vary depending upon the desired intensity of the area and intended use of individual buildings. Providing amenities such as pathways, outdoor eating areas, and shaded seating in business parks promotes walkability and healthy lifestyles

2.3.3 Schools, Recreation, and Park Designations

School Overlay (ES, K-8, HS)

The number and locations of school sites have been carefully considered in the planning of Centennial. The school (ES, K-8, HS) overlays have been established to accommodate an elementary (K-5), kindergarten to eighth grade schools and a high school where indicated on the Land Use Plan by an overlay designation. The exact location of each school will ultimately be determined by the school district as development occurs. The intent of the school overlay is to ensure an appropriate amount of land is set aside for schools and that the school sites are integrated into residential neighborhood(s) and near other suitable uses, have access to an adjacent park to provide a buffer to surrounding land uses and to provide safe travel to school by locating near greenway or community trails wherever possible. Whenever possible, school playgrounds and recreational amenities should be available during non-school hours, to all community members. Adjustments to the location and size of a school overlay site shall be subject to the conditions of Chapter 4, *Administration and Implementation*. Any designated school site that is abandoned or not developed by a school district shall revert to residential land use at the density of the underlying residential designation; however, the maximum number of units per village shall not be exceeded in accordance with Section 2.2, *Land Use Plan*, subject to the provisions of Chapter 4, *Administration and Implementation*.

The permitted and conditional uses for the school designations are contained in Table 2-16, *Land Use Matrix*, at the end of this section. The school districts in conjunction with the California Department of Education will review and evaluate the proposed school site for potential impacts related to noise, odors, aesthetics, hazardous materials, circulation and parking. Title 5 of the California Government Code, Division 1, Chapter 13, Subchapter 1, contains standards for school site selection, site planning including circulation and parking, design, and construction of school facilities that will be followed by the School Districts serving Centennial. Approvals are processed through the California State Architect. The following development guidelines are recommended for school sites, and are in addition to the state standards.

Public schools are required to meet the standards of CALGreen Code Tier 1 requirements at the time of building permit, and are encouraged, by the County, to meet additional criteria of the Collaborative for High Performance Schools (CHPS), as outlined in Appendix 2-A, *Green Development Program*.

Table 2-11 School Overlay Development Recommendations

SETBACK
Front setbacks should be adequate to accommodate necessary parking and circulation.
Side/rear setbacks should provide adequate buffering of classrooms from noise, odors, and other hazards.
Notes: 1. A minimum 6' high solid fence or solid wall shall be provided when screening is necessary to protect the privacy of adjacent land uses.



Schools serve as important community focal points. As such, they should incorporate distinctive architectural styles and detailing, landscaping, and gathering places.

Park Overlay (N, CP, CRP)

The park (N, CP, CRP) overlay has been established to accommodate public neighborhood, community and community regional parks where indicated on the Land Use Plan. These designations comply with County of Los Angeles public park standards and will be turned over to the Parks Department for implementation and long-term maintenance, as further discussed in Section 3.11, *Parks and Recreation Plan*. These designations accommodate neighborhood and community/sports park sites that offer a wide variety of active and passive recreational uses.

Neighborhood parks (N) are typically between 3 and 10 acres in size and are conceptually located on the Land Use Plan to serve the surrounding neighborhoods within a half mile service radius. Neighborhood parks are intended to provide the daily recreation needs of children as well as residents within the immediate vicinity of the park.

Community parks (CP) are generally 10 acres to 20 acres and have a service radius of 1 to 2 miles. Community parks provide a wide variety of active and passive recreation. Community parks typically provide neighborhood-level facilities, such as tot lots, barbeque areas, and informal play areas (open lawn areas), combined with other types of community-serving facilities, such as sports parks with athletic fields, soccer, softball, tennis and basketball courts, community/centers, cultural/interpretive centers, and other specialty uses. Community parks also incorporate trails and picnic facilities for more limited, passive use and scenic enjoyment. The parks are located adjacent to, and connected by, the Centennial trail system in order to facilitate connectivity among open space elements, as shown on the Land Use Plan. The final park locations shall maintain connectivity to the trail system.

Community regional parks are 20 to 100 acres and have a service radius of 20 miles. Community regional parks typically provide regionally serving park amenities such as sports facilities, a jogging/exercise course, informal open play areas, children’s playground equipment, group picnic areas, barbecues, public restrooms, a concession building, recreation offices, maintenance buildings, and onsite parking. Parks are further described in Section 3.11, *Parks and Recreation Plan*.

The final location and configuration of the park sites will ultimately be determined during the subdivision map process and shall be consistent with the requirements of the metrics in Table MV-1. The permitted and conditional uses for the Park Overlay are provided in Table 2-16, *Land Use Matrix*, at the end of this section. Adjustments to the location and size of a park site shall be subject to the conditions of Chapter 4, *Administration and Implementation*; any park overlay site not developed as a park shall revert to the underlying residential land use, however, the maximum number of residential units per village shall not be exceeded in accordance with Section 2.2, *Land Use Plan*. The following development standards shall apply to areas designated with a park overlay.

Table 2-12 Park Overlay Development Recommendations

SETBACK	REQUIREMENT
To habitable structure ¹	30' minimum
MAXIMUM BUILDING HEIGHT	REQUIREMENT
Habitable structure	45' maximum
DEVELOPMENT CRITERIA: SEISMICITY	
No habitable structures will be permitted in public parks within seismic fault setback zones and all attempts will be made to avoid locating public parks near or within seismic fault setback zones.	

Notes:

1. Front setback shall be landscaped. A minimum 6' high solid fence or solid wall not exceeding 8', shall be provided and when screening is necessary to protect the privacy of adjacent land uses. Fencing is allowed within the setback area. See Section 2.3.8, General Development Standards, for Walls and Fences.
2. Architectural projections such as towers, roof peaks, and parapets may extend up to 15' above this limit.
3. Does not include play structures.



Parks should be designed to accommodate different ages, interests, and levels of activity to ensure that the needs of all residents are met.

Recreation/ Entertainment Overlay (R/E)

The Recreation/Entertainment overlay designation accommodates a variety of potential recreation uses to provide village themed amenities. Six areas have been established for R/E. Possible uses within this designation could include but are not limited to a clubhouse with pool/spa and other recreation facilities, restaurants, ancillary pro shop and administrative offices, greenhouse/nursery areas, and childcare facilities, fitness and health clubs, convenience markets/general stores or farmer’s markets/ fresh fruit and vegetable stands, community gardens, as well as wine and beer tasting rooms. Land designated as R/E meets two of the metrics identified in the Mission and Vision Chapter:

- Reserve a no less than 50 acres of land set aside for onsite agricultural use, which may include (but is not limited to) any one or more of the following; community gardens, orchards, vineyards, groves, or other appropriate edible landscaping as permitted in various land use designations in Table 2-16 and consistent with the Plant List in Table 3-8 (M).

The permitted and conditional uses for R/E are contained in Table 2-16, *Land Use Matrix*, at the end of this section. Any use in this overlay designation shall preserve and/or enhance existing drainages or environmental resource areas as prescribed by the EIR prepared for this Specific Plan. The locations for these system components are shown conceptually in those plans and the exact locations will be determined during the tract map process.

Adjustments to the location and size of a R/E site shall be subject to the conditions of Chapter 4, *Administration and Implementation*; any R/E overlay site not developed shall revert to the underlying residential land use, however, the maximum number of residential units per village shall not be exceeded in accordance with Section 2.2, *Land Use Plan*. The following *Development Standards*, Table 2-13, shall apply to the R/E overlay designation.

Table 2-13 R/E Overlay Development Recommendations

SETBACK	REQUIREMENT
To habitable structure ¹	30' minimum
To habitable structure along SR-138 (edge of pavement) any side ¹	50' minimum
MAXIMUM BUILDING HEIGHT	REQUIREMENT
Habitable structure	55' maximum
DEVELOPMENT CRITERIA	

Sound Attenuation and Lighting

Habitable structures shall be located away from sensitive biological resources, as identified in the EIR, and nighttime lighting restricted to the immediate area surrounding structures. See Section 2.3.8 (P), General Development Standards, regarding lighting shall be followed.

Notes:

1. Fencing is allowed within the setback area. See Section 2.3.8, General Development Standards, for Walls and Fences (M).
2. Architectural projections such as towers, roof peaks, and parapets may extend up to 15' above this limit.



Commercial recreation may include private clubhouse facilities such as pool/spa or tennis courts.

Open Space (OS)

A minimum of 5,620 acres have been set aside as permanent open space within the Specific Plan through the land use designation OS, as shown on Figure 2-3b *Land Use Plan: Open Space* (may vary from the open space acreage discussed in the EIR). The Open Space designation encompasses lands that will remain in a natural condition, whether preserved and/or enhanced, including significant drainages, sensitive habitat areas, and steep slopes. In particular, the OS designation is intended to preserve and/or enhance the natural features of Oso Canyon, the oak woodlands and oak communities south of Oso Canyon and south of SR 138 and significant drainages across the site. This designation encompasses three sub-designations: Open Space-Preserve (OS-P), Open Space-Undisturbed Greenways (OS-UG) and Open Space-Disturbed Greenways (OS-DG). The division of this designation is to distinguish between open spaces that permit active use and those that are intended strictly to preserve natural lands.

Public access and improvements to disturbed greenways will be limited to trails, habitat enhancement, and flood control improvements. Access to other open space areas will be based upon the environmental conditions of the area as well as the requirements of the County's SEA Ordinance. The Open Space Preserve subarea allows for managed grazing and enhancements for fuel modification zones in certain areas, as further discussed in Section 3.12, *Open Space Management Plan*. The permitted and conditionally permitted uses for the Open Space sub-designations are contained in Table 2-16, *Land Use Matrix*, in Section 2.3.6, *Permitted and Conditional Uses*. Natural resource management within this designation shall be in compliance with Section 3.12 of this Specific Plan, which includes, among other things, requirements for fuel modification near habitable areas. Additionally, the EIR contains mitigation measures that apply to management of open space.

Open Space: Preserve (OS-P) & Open Space: Undisturbed Greenways (OS-UG)

Preserve open space areas and undisturbed greenways have restricted uses that are intended to support habitat enhancement, restoration and creation activities approved by the County and described in the Mitigation Preserve Management Plan of the EIR. Undisturbed greenways may also refer to significant drainage corridors, which flow primarily east-west through the project area.

Open Space: Disturbed Greenways (OS-DG)

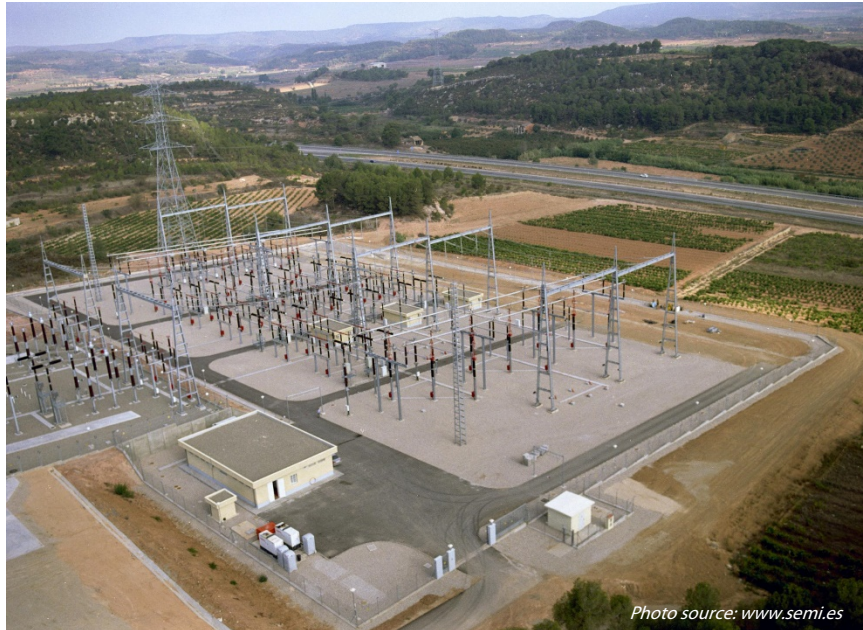
Disturbed greenways are intended to provide visual aesthetics and low-impact community amenities between neighborhoods. These areas may provide opportunities for modest recreation such as hiking, golfing, and equestrian activities while providing natural buffers, wildlife corridors, and scenic views. The maximum height for habitable structures in the OS-DG designation is 40 feet. The maximum height for non-habitable structures is 20 feet.

The permitted and conditional uses for the OS-P, OS-UG and OS-DG sub-designations are contained in Table 2-16, *Land Use Matrix*, at the end of this section.

2.3.4 Utility and Institutional Designations

Utility (U)

This designation provides a location for necessary public infrastructure facilities, including but not limited to wastewater treatment plants, water bank, solid waste facilities, water treatment facilities, materials recovery facilities, and a variety of recycling centers. Uses in this area may also include county facilities including maintenance yards for public works and parks and recreation as well as an animal control facility. A list of uses allowed in this designation is provided in Table 2-16, *Land Use Matrix*. Table 2-14 provides minimum guidelines for development. This designation has been located in areas of the community to adequately service the community while reducing potential conflicts with other land uses from facilities of this nature.



Utilities should be located away from sensitive land uses and screened to the greatest extent possible through the use of landforms, walls, landscaping, and similar treatments

Table 2-14 Utility Development Recommendations

SETBACK	REQUIREMENT
Minimum front, rear, side ¹	30'
MAXIMUM BUILDING HEIGHT	REQUIREMENT
Maximum ²	55'

Notes:

1. Front setback shall be landscaped. A minimum 6' high solid fence or solid wall not exceeding 8' shall be provided when screening is necessary to protect the privacy of adjacent land uses. Fencing is allowed within the setback area. See Section 2.3.8, General Development Standards, for Walls and Fences (M).
2. The site planning, architectural design, and types of uses selected shall be compatible with adjacent properties. The development plan shall include yards, walls; walkways, landscaping, and such other features as may be needed to make the development attractive, adequately buffered from adjacent, more restrictive use and compatible with the character of the surrounding area. Refer to Section 2.3.8, General Development Standards, for landscaping and screening criteria.

Institutional/ Civic (I/C)

This designation accommodates public-serving facilities, including higher education facilities, postsecondary schools, hospitals/medical centers, libraries, and other public/institutional safety facilities. A complete list of uses allowed in this land use designation can be found in Table 2-16, *Land Use Matrix*, in Section 2.3.6. Institutional development requirements will be determined on a case-by-case basis through the development review process. Issues that may affect development requirements include compatibility with surrounding uses and adjacent structures. However, the following general development standards shall apply in the Institution designation.

Table 2-15 Institutional Development Recommendations

SETBACK		REQUIREMENT	
From habitable structure to SR-138 (edge of pavement) any side ¹		50' minimum	
Front – all other public streets ¹		10' minimum	
Side or rear – adjacent to non-institutional use		25' minimum	
MAXIMUM BUILDING HEIGHT		REQUIREMENT	
Maximum ²		75'	
Non-habitable structures ³		Additional 10' above maximum allowed	

Notes:

1. Front setback shall be landscaped. A minimum 6' high solid fence or solid wall not exceeding 8 feet shall be provided when screening is necessary to protect the privacy of adjacent land uses. Fencing is allowed within the setback area. See Section 2.3.8 General Development Standards, for Walls and Fences (M).
2. Site planning, architectural design, and types of uses selected shall be compatible with adjacent properties. The development plan shall include yards, walls, walkways; landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent, more restrictive use and compatible with the character of the surrounding area. A minimum 6-foot-high landscaped fence, solid fence, or wall not exceeding 8 feet shall be provided when screening is necessary to protect the privacy of adjacent land uses. Refer to Section 2.3.8, General Development Standards, for landscaping and screening criteria.
3. Includes towers and other architectural elements.

2.3.5 Block Design and Standards

As discussed in Section 2.1, *Development Concept*, the Town Center, Village Cores, and Neighborhood Centers of Centennial are the heart of activity for each village. The block pattern that supports the land uses in these areas should be designed with a structure that encourages walking and bicycling, while also balancing access for residents and visitors who may arrive by car or transit. In some cases, site access may be designed specifically for pedestrians and bicyclist, such as trails. The metrics of this Specific Plan require 50 percent or more of all residential units and non-residential buildings to be sited in a grid pattern block structure that is considerate of environmental or other land form constraints (M). Consistent with the County of Los Angeles’s Model Design Manual for Living Streets (2011), additional metrics establish the criteria for a grid pattern network and increase connectivity within these areas:

- All neighborhoods within each village shall connect to each other via a network of local streets and trails (M).
- Locate 50% or more of all residential units and non-residential buildings in a grid pattern block structure while considering environmental or other land form constraints. In areas, outside of the Village Cores and Town Center block size shall be no greater than 1,980 feet (1/3 mile) in perimeter with an intersection or trail connection every 800 feet (M).
- Within a ¼ mile walking distance of the Village Cores and the Town Center (including inside the Center/Cores), and within the Centennial Commerce District, block size shall be no greater than an average of 1,320 to 1,600 feet (approximately 1/4 mile) in perimeter and where feasible with no more than 500 feet of spacing distance between intersections (M).
- Multi-family residential and commercial/mixed uses in the Town Center or a Village Core shall maximize the use of public alleys or private lanes located in the rear of the lots or buildings, and principally used for parking access, loading, deliveries, trash and utilities. Buildings shall front the street with limited to no curb cuts, allowing direct pedestrian access from building entrances to the public sidewalk. Residential blocks in these areas should utilize alleys or private rear lanes for parking access and other services stated above (M).

- Village Cores shall have a public gathering space (e.g., a square or plaza) of no less than 10,000 square feet in size, with street frontage on at least one side and at least two points of access from a sidewalk, trail, or other pathway. The Town Center shall have a public gathering space of no less than one acre with street frontage on at least two sides. All shall have street frontage on at least one side. The spaces shall be delineated as a separate lot and/or with an easement on the tract map.
- NOTES:
 - For walking distance measurements, walking distance shall be measured linearly along the internal street and trails network (walkways may include alleys, midblock crossings, and cut throughs), designed at the tract map stage.
 - A Village Core, Town Center, or Neighborhood Center is defined as an area extending 2 blocks in any direction from the activity center of each core which includes the block (or blocks) containing some combination of residential, retail, park, civic, school and/or mixed-use development.
 - Blocks are defined as an area of land (containing lots, buildings, parking and alleys/lanes) completely circumscribed by streets.
 - Mid-block pedestrian pathways, trails and paseos may be used to meet these standards where preservation of steep (25% or greater) slopes and/or major open space drainage areas as shown on the Land Use Plan map warrant.

Figures 2-4 through 2-7 demonstrate how the block standards can be achieved in the Town Center, Village Core, and Neighborhood Centers throughout Centennial.

Figure 2-4 Conceptual Grid Pattern

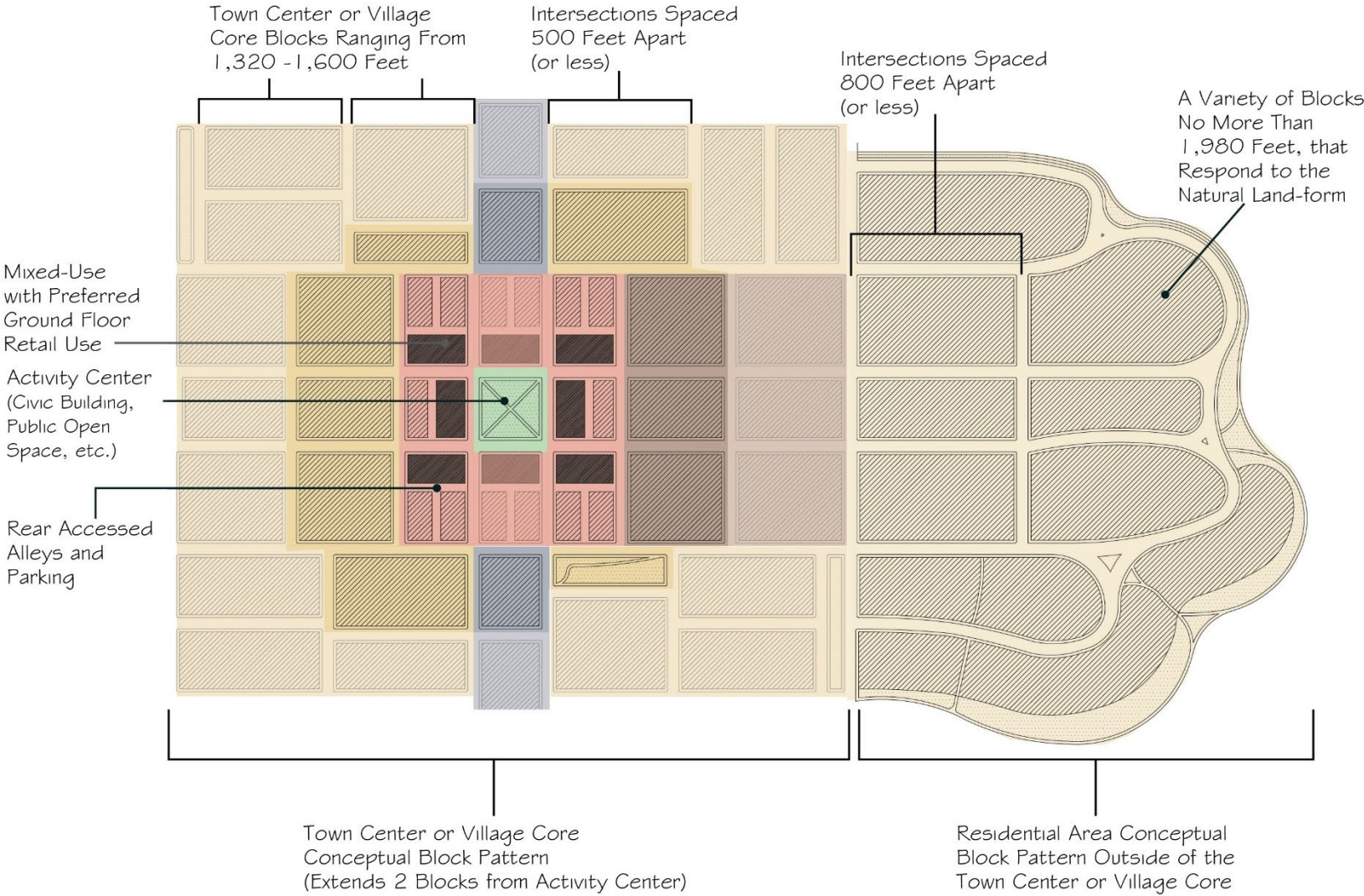




Figure 2-5 Conceptual Village Three Town Center Illustrative

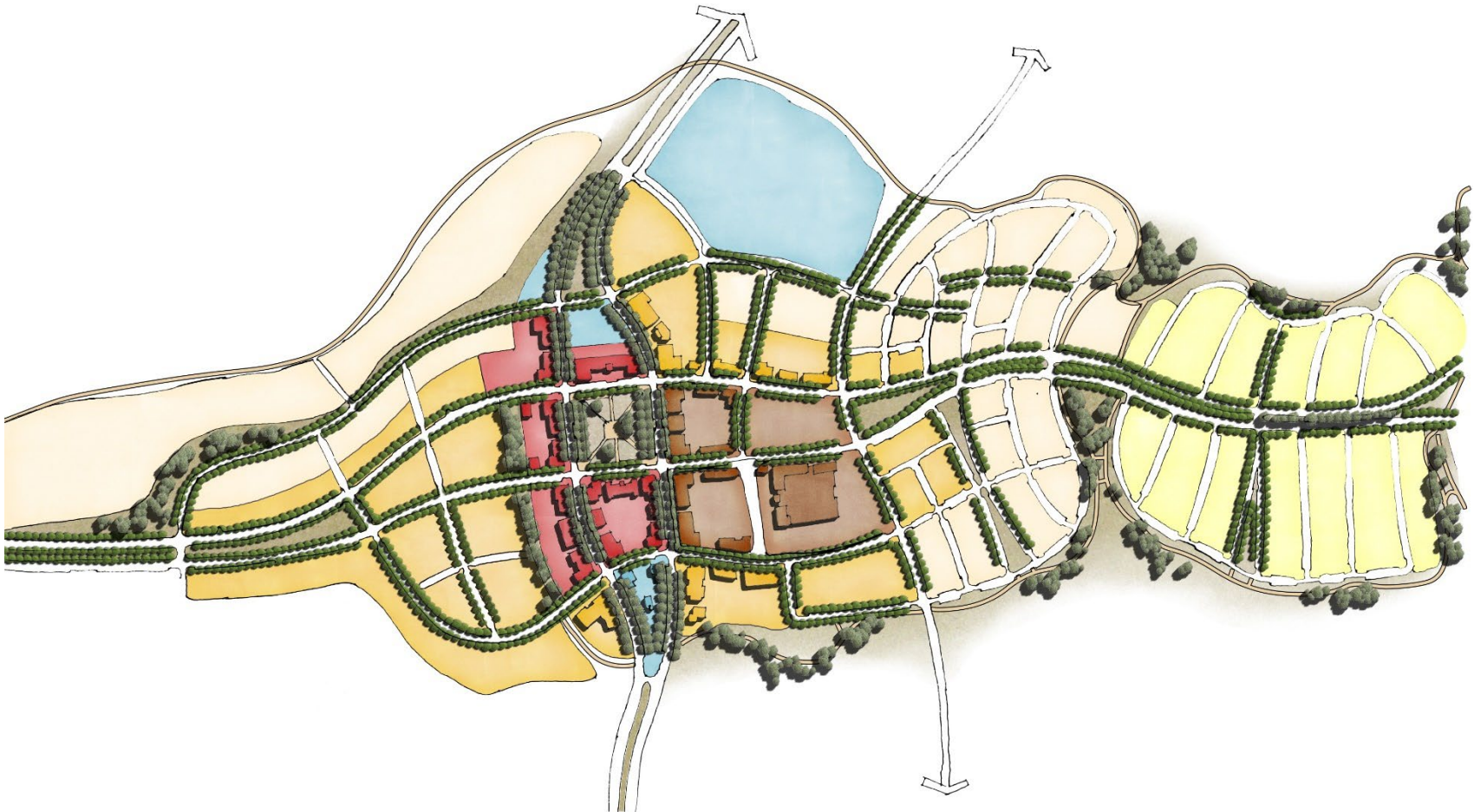


Figure 2-6 Conceptual Illustrative of a Village Core



Figure 2-7 Conceptual Illustrative of a Neighborhood Center



2.3.6 Permitted and Conditional Uses

Permitted, conditional, and prohibited uses within the Specific Plan are provided in Table 2-16, *Land Use Matrix*. This matrix organizes potential uses by general categories of Residential, Agricultural, Public and Semipublic, Commercial, Open Space/Recreation, Manufacturing, Light Industrial, Accessory, Interim, and Temporary uses. Interim and temporary uses are further defined in Chapter 4, Administration and Implementation. The following symbols are used in the matrix to indicate whether a proposed use is permitted, not permitted, or subject to additional review and/or conditions:

- P Permitted uses, subject to the provisions of the Specific Plan and site plan review application requirements of the County (and may also be subject to mitigation measures presented in the EIR)
- M Permitted through a ministerial review process, as defined in Section 4.5.1, *Ministerial Conformance Review*, of this Specific Plan. The requirement to show substantial conformance under a ministerial review is applied where the character, size, site design, operation, or other factors need to be reviewed and possibly conditioned to ensure compatibility with surrounding uses and conformance with this Specific Plan
- D Permitted through a discretionary review process as described in Section 4.5.2, *Discretionary Conformance Review*.
- C Permitted with a conditional use permit (CUP), in accordance with Section 4.5.4, *Interim Use and Conditional Use Permits*, of this Specific Plan
- Not Permitted within the Plan (empty cell)

Uses not specifically listed on Table 2-16 are subject to a land use equivalency determination pursuant to Chapter 4, *Administration and Implementation*. The Director of Regional Planning will make a determination as to whether or not a proposed use is permitted, subject to ministerial review pursuant to Section 4.5.1.1.12, *Use Approvals*, subject to a conditional use permit, or prohibited, based upon consistency with the purpose and intent of Chapter 2, *Land Use Plan and Development Standards*, of the Specific Plan. In case of a conflict between Title 22, Zoning Ordinance and the Land Use Matrix, the Land Use Matrix shall prevail. Application contents for ministerial review and conditional use permit shall be the same as those required in Section 22.162.030 of Title 22, unless stated otherwise in Chapter 4, *Administration and Implementation*.



Farmers markets and other similar uses add to the character and vitality of the Village Core and Town Center areas and are encouraged



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P/UG	OS-DG	U	I/C
P = Permitted Use M = Permitted with Ministerial Review C = Permitted with a Conditional Use Permit Empty Cell = Not Permitted within the Plan															
RESIDENTIAL USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Apartment houses			P	P	P	P									
Foster-family homes, 6 or less children		P	P	P	P	P									
Foster-family homes, 7 or more children		C	C	C	C	C									
Fraternity and sorority houses					C	C									C
Golf Course, including driving ranges and clubhouse facilities	C ²	C ²	C ²	C ²	C ²	C	C	C	C	C	P		C ²	C	C
Group day care facilities, 6 or less people (small)	P	P	P	P	P	P									C
Group day care facilities, 7 or more people (large)			C	C	C	C									C
Group residential care facilities and residential retirement homes, 7 or more people			C	P	P	C									C
Group residential care facilities, 6 or less people	P	P	P	P	P	P									C
Home based occupation subject to Section 22.140.290, Title 22, Zoning Ordinance (Joint live and work units)	P	P	P	P	P	P									
Home finding/Information center	P	P	P	P	P	P	P	P			P				C
Homeless and emergency shelters								P						P	

² An allowable use within the development area as well as impacted open space areas in Villages two, four, five, six, and seven (an impacted area is one that has been modified from its natural state due to development).

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Mobile homes used as temporary residence during construction for less than one year	M	M	M	M	M										
Model homes	P	P	P	P	P	P									
Mixed-use project combining residential and commercial uses				P	P	P									
Residences, single-family	P	P	P												
Residences, two-family			P	P	P	P									
Rooming and boarding houses					P	C									P
Sale of personal property subject to Section 22.140.620 Title 22, Yard Sales	P	P	P												
Accessory dwelling units – Residential on same lot ³	P ³	P ³	P ³												
Temporary real estate offices associated with model home complexes	M	M	M	M	M	M									
Townhouses			P	P	P	P									
Transitional and supportive housing	P	P	P	P	P										
Other accessory uses ⁴ permitted in residential areas provided for by Section 22.18.030 of Title 22, Zoning Ordinance			P.	P	P.										

³ See tables 2-3, 2-4, and 2-5 and Title 22, Zoning Ordinance for accessory dwelling unit development standards.

⁴ As defined by Title 22, Zoning Ordinance, Division 2, Definitions.



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use			M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan					
Other uses conditionally permitted in residential areas by Section 22.18.030 of Title 22, Zoning Ordinance			C.	C.	C.										
Other uses subjected to Director's review and approval in residential areas by Section 22.18.030 of Title 22, Zoning Ordinance			M.	M	M	M									
AGRICULTURAL USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Agricultural contractor equipment, sales and rentals								P							
Apiaries, hives only											C				
Commercial Agriculture											M				
Fish hatchery											M				
Grazing											P ⁵	P ^{5,6}			
Growing and sales of nursery stock						M	P	P			P			M	P
Greenhouses, commercial						C	P	P			P			P	M
Growing or wholesaling of products within public utility easements (except high voltage power lines), including community gardens	M	M	M	M	M	M	M	M		M	M			M	

⁵A CUP is required when within 500 feet of residential areas.

⁶Only permitted in mitigated open space preserve areas.

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Keeping of small animals subject to subsection C.2,C.3, and C.4 of Section 22.140.070, Title 22, Zoning Ordinance	P	P	P	P	P	P	P				P				
Stables, Commercial							C ⁷	C ⁷			P ⁷				
Stables, Public										C ⁵	C ⁵				
Wildlife Preserves and Sanctuaries (Rehab Centers) for small wild animals										M ⁵	M ⁵				
PUBLIC AND SEMIPUBLIC USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Amphitheater, large (>200 seats)						C	C	C		C	C				P
Amphitheater, small (<200 seats)					M	M	M	M	M	M	M				P
Arboretums and horticultural gardens	C					P	P	C		M	P				P
Churches and other places of worship	C ⁵		C	C	C						M				C
Civic uses, including but not limited to uses such as post offices, etc.				P	P	P	P	C	P		P				P
Clubs and lodges including, but not limited to, community facility buildings, YMCA, YWCA, Boys and Girls clubs, 4-H, and similar youth group uses			M	M	M	P	P			C	P				P

⁷ Stables must be 500 feet away from residential areas and compost manure on-site.



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use			M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan					
Colleges and universities, public or private, including vocational schools & colleges						C ⁵	C	P	P		C				P
Community gardens	P	P	P	P	P	P		C		P	P				P
Conference/convention facility						C	C	C	C						P
Convalescent homes and hospitals					C	C	C	C							C
Convents or monasteries				C	C		C	C							
Equestrian Trails								P					M ⁵		
Fairgrounds							C	C			C				C
Fire Stations	C	C	C	C	C	P	P	P			P			P	P
Helispot (See Appendix 1-A for definition)						C	p ⁵	p ⁵			p ⁵			C	p ⁸
Helipad (See Appendix 1-A for definition)						C	C	P			C			C	P
Historical, cultural, and entry monuments, interpretive sites	M	M	M	M	M	P	P	P	M	P	P		P	P	P
Hospitals								C							P
Lakes (man-made) (5 acres or greater)	D	D	D					D		D	D			D	D
Library				p ⁵	p ⁵	P	p ⁵	M ⁵	P	p ⁵	p ⁵				P
Museums	M	M	M	M	M	P	P	M	M	P	P			P	P
Observatory						P	P	M		P	P			P	P
Pedestrian, bicycle and NEV trails	P	P	P	P	P	P	P	P	M	P	P		P	P	P
Police or sheriff station & substations	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵			p ⁵			P	P
Ponds (5 acres or less)	D	D	D	D	D						D				

⁸ In conjunction with institutions of learning.

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
P = Permitted Use		M = Permitted with Ministerial Review				C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Public or Private grade schools, K-12 including preschools	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C	C	C	P		C				P
Transit Center; bus, rail, taxi	C	C	C	C	C	P	P	P			P			P	P
Urgent Care Centers						C	C	C							C
COMMERCIAL LAND USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
PROFESSIONAL SERVICES															
Banks, savings and loan, credit unions, and finance companies						P	P	M							P
Distributor showrooms							P	P							P
Laboratories, testing and research								P							p ⁸
Medical facilities and centers						P	P	P							p ⁸
Office, medical/dental						P	P	C							p ⁸
Offices, administrative, business and professional						P	P	p ¹⁰							
Offices, R&D						P	P	p ¹⁰							
RETAIL/PERSONAL SERVICES															
Alcoholic beverages, sale of, for off-site consumption						C	C	C			C				C
Alcoholic beverages, sale of in conjunction with restaurants or permitted primary use						C	C	C			C				C
Ambulance emergency services and facilities							P	p ⁵							p ⁵
Animal boarding/kennels							p ⁵	p ⁵			M ⁵				

⁹ A CUP is not required if the use is within an area designated within a school overlay.

¹⁰ Subject to a preferred land use mix as outlined in Section 2.2.3, C. Business Park.



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use			M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan					
Animal hospital/veterinarian office							p ⁵	P							
Animal shelters								M			M ⁵				M ⁵
Animal training schools without boarding						C	C ⁵	C			M				
Antique shops and second hand stores						P	P	M							
Apparel stores						P	P	C							
Appliance stores, sales, renting, leasing and minor repairs						P	P	C							
Arcade and electronic games						p ⁵	P	P			C				p ¹¹
Art galleries						P	P	P			P				p ⁸
Art, music and photographic studios and supply stores						P	P	P							p ⁸
Automobile sales (new) and rental agencies							C	P							
Automobile sales- used cars							C	C							
Bakeries – retail						M ¹²	p ¹²	p ¹²			p ¹²				p ¹²
Barber and beauty shops/salons						P	P	P							P
Bars, taverns and cocktail lounges, excluding cabarets ⁴						C	C	C			C				
Beer gardens						C	C	C			C				
Bicycle shops, repair and sales, non-motorized (except electric motor)						P	P	P			P				p ^{8,11}

¹¹ In conjunction with a transit center use.

¹² Manufacturing/canning of food only if incidental to the retail sale of same.

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use					M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan			
Billiard halls						C	C	C			C				p ⁸
Blueprint, photocopy, and small print shop services						P	P	P							p ⁸
Boat and camper sales and services							C	P							
Book, gift, and stationery stores						P	P	P							p ^{8,11}
Butane and propane service stations							C	C							C
Butcher, meat market, excludes slaughtering						P	P	P							
Candy stores and confectioneries						p ¹²	p ¹²	p ¹²							
Car washes, self-service and full service						C	C	C							
Carwash, automatic drive-thru in conjunction with a convenience store or automobile service station						C	M	M							M ¹¹
Carpet and flooring stores						C	P	P							
Catering establishments						P	P	P			P				
Childcare (>6 children)	P	P	P	P	P	C	C	C							C
Cigar clubs or shops (tobacco shops)							P	P			P				
Cleaners, including dry cleaning with on-site cleaning machinery						M ¹³	M ¹³	P							
Consumer electronics, sales and repair						P	P	P							

¹³ On-site dry cleaning equipment not allowed.



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use			M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan					
Cybercafes, including, but not limited to, coffee shops, delicatessens, snack bars, and juice bars providing internet access						P	P	P			M				p ^{8,11}
Day spa											P				
Department stores and membership stores					C	C	P	P							
Drivers education, training							P	P							p ^{8,11}
Drugstore						P	P	P							
Employment agency						P	P	P							
Farmers market, < 2 days during the week and 2 days during the weekend, daylight hours						P	P	P			P				P
Feed and tack stores						P	P	P			P				
Film processing						P	P	P							
Florist shops						P	P	P							
Furniture stores, with or without minor repair, and upholstery						P	P	P							
Grocery stores						p ¹²	p ¹²	p ¹²			C ¹²				
Hardware stores						P	P	P							
Health club					C	C	C	C			C				
Health food stores						P	P	P			C				
Health services (doctor, dentist, clinics)						P	P	P							p ⁸
Hobby shops						p ¹²	p ¹²	p ¹²			p ¹²				
Ice cream shops						p ¹²	p ¹²	p ¹²			p ¹²				p ¹²
Jewelry stores						P	P	P							
Laundry, retail						P	P	P							
Laundry, self service						P	P	P							p ^{8,11}

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P/UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Live entertainment, accessory, in a legally established bar, lounge or restaurant having an occupant load of less than 200 people, where in compliance with the conditions of Section 22.140.330 of Title 22, Zoning Ordinance						C ¹⁴	C ¹⁴	C			C				
Locksmiths						P	P	P							
Mail order establishment (call center)							P	P							
Microbreweries, retail and manufacturing						C	M	M			C				
Motorcycle sales and services, including gas-powered bicycles							C ¹⁵	p ¹⁵							
Night clubs, Cabarets (live music daily)						C	C	C			C				
Nurseries and garden supply stores (not wholesale) provided equipment and supplies are kept within a fenced area						P	P	P			P				
Pet and pet supply stores						P	P	P			P				
Pet grooming, excluding boarding						C	P	P			P				
Pharmacy						C	P	P							P

¹⁴ For 200+

¹⁵ All storage of fuels, solvents, and repair of vehicles must take place indoors.



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Real estate offices, sales and associated services						P	P	P							
Restaurants including, but not limited to, coffee shops, delicatessens, snack bars, juice bars, and outdoor dining					P	P	P	P			M				p ^{7,11}
Restaurants, fast food, except drive-in or drive-thru						M	P	P							p ^{7,11}
Restaurants, fast food, with drive-in or drive-thru							M	P							p ¹¹
Retail establishments, general						P	P	P			M				
Second hand stores						P	M	P							
Service stations, self-serve and full serve ⁴						M ¹⁵									p ^{11,15}
Shoe stores, including repair (shoeshine)						P	P	P							p ¹¹
Sporting goods store, including a pro shop						P	P	P			P				
Supermarket						P	P	P							
Tasting room							M				M				
Tasting room, remote						C	C	C			P				
Theaters, motion picture						P	P	P							
Tire sales & services							P	P							p ^{11,15}
Toy store						P	P	P			M				
Travel agencies						P	P	P			M				
Variety store						P	P				M				
Video rental and sales						P	P	P			M				p ¹¹
Watch sales and repair shops						P	P	P							p ¹¹
Winery								P			P				

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P/UG	OS-DG	U	I/C
P = Permitted Use		M = Permitted with Ministerial Review				C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
LODGING SERVICES															
Guest ranches ^{4,16}							C	C			C				
Health retreats ⁴							C	C			C				
Hotel						C	P	P			C				
REPAIR SERVICES NOT COVERED ELSEWHERE															
Automobile and/or small pickup truck services including but not limited to, sales, minor repairs							M	P							
Automobile and/or truck body repair and painting							C	C							C
Automobile repair and parts installation incidental to the sale of new autos, auto service stations, and supply stores in accordance with the provisions in Section 22.20.030 of Title 22, Zoning Ordinance							P	P							
ADDITIONAL SERVICES															
Auction houses (no animals)							P	P							
Cemeteries								C							
Domestic violence shelter (6 or less people) ⁴							C	C							
Drug/alcohol recovery center (stand alone or inclusive)								C							
Home delivery services						P	P	P							P ¹¹
Mortuary						C	C	P							

¹⁶Excludes truck stops.



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Regional transit center, including bus storage and maintenance							p ^{11,15}	p ^{11,15}							p ^{11,15}
Tourist information centers						P	P	P			P				p ¹¹
Other commercial uses permitted by Section 22.20.030 of Title 22, Zoning Ordinance							P.	P							
Other accessory commercial uses permitted by Section 22.20.030 of Title 22, Zoning Ordinance							P	P							
Other commercial uses subject to Directors review and approval by Section 22.20.030 of Title 22, Zoning Ordinance							M	M							
Other commercial uses conditionally permitted by Section 22.20.030 of Title 22, Zoning Ordinance							C	C							
OPEN SPACE/RECREATIONAL USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Amusement rides, no longer than 14 days in a 6-month period						M	M	M	M	M	M				C
Athletic fields, excluding stadiums	M ²	M ²	M ²	M ²	M ²		M ²	M ²	M ²	M ²	M ²				M ^{2,8}
Athletic stadiums									M ⁸	P ¹⁷	P				

¹⁷ Permitted in parks greater than 15 acres.

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use					M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan			
Bike and motor scooter rentals						P	P	P			P				P
Boat rentals							P	P			P				
Bowling alleys							P	P			C				p ⁸
Campgrounds											P				
Commercial outdoor recreation including, but not limited to, batting cages, tennis courts, archery ranges etc.						M	M	M		M	P				p ⁷
Community centers, private	P	P	P	P	P	M	P	M			P				
Community centers, public			M	M	M	M	P	M	P	P	P			p ¹⁷	P
Parks and recreation facilities, including but not limited to pocket parks, playgrounds, access ways, neighborhood parks, etc.	P	P	P	P	P	P	P	P		P	P			p ¹⁷	
Dance/exercise studios						P	P	P			C				P
Family fun center/amusement park							C	P			C				
Fishing and casting ponds, noncommercial	D	D	D	D	D	D	D	D		D	D				
Golf Course, including driving ranges and clubhouse facilities	C ²	C ²	C ²	C ²	C ²	C	C	C	C	C	C		C ²	C	C
Fishing club											M				
Ice Skating Rink						M	P	P			C				p ⁸
Indoor shooting range								C			C				
Lakes	M	M	M	M	M	M	M	M		P	M		M	M	M
Miniature golf course							P	P			P				p ⁸
Recreational camp										C	M				M



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P/UG	OS-DG	U	I/C
P = Permitted Use		M = Permitted with Ministerial Review				C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Rodeo facility										C	M				
Other commercial/recreational uses permitted by Section 22.20.030, Title 22, Zoning Ordinance						M	P	P			P				
Other open space uses conditionally permitted by Section 22.16.030, Title 22, Zoning Ordinance													C		
Other open space uses permitted by Section 22.16.030, Title 22, Zoning Ordinance													P		
Swimming pool (public)									P		P				
MANUFACTURING USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Billboards, manufacturing of								P							C
Boat building and major repairs								p ¹⁸							C
Cannery								C ¹⁹							C
Food product manufacturing, including frozen foods								p ¹⁹							C
Furniture upholstery								p ¹⁹							
Hazardous waste collection centers								C						P	C
Manufacturing, assembly								p ^{18,19}							C
Manufacturing, distribution								p ^{18,19}							C

¹⁸ Operations and storage shall occur within the enclosed building or solid walls or fences no less than 6' in height.

¹⁹ Incidental retail sales limited to 20% of floor area.

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Other industrial uses conditionally permitted by Section 22.22.030, Title 22, Zoning Ordinance								C							C
Other manufacturing uses permitted by Section 22.22.030, Title 22, Zoning Ordinance								P							C
Fuel yard (tank farm)								C ¹⁸							
Machinery /equipment storage yards								p ¹⁸						p ¹⁸	
Solid waste conversion technology facilities								C						P	C
Transformation facilities								C						P	C
LIGHT INDUSTRIAL USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Bakeries, wholesale/distribution							C	p ¹⁹							
Bottling plants								P							
Carpenter shop								p ¹⁹							
Contractor's equipment yards								C ¹²							
Data storage, retrieval, send-receive operations							P	P							
Electronic equipment testing and repair							P	P							
Experimental/prototype assembly and testing facilities								P							
Fumigating contractor								P							
Foundry								C							
Greenwaste recycling composting facility, and/or mulching								P						P	C
Iron works, ornamental, excluding foundry								P							



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use			M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan					
Laundry plants, wholesale								p ¹⁹							
Lumberyards, including home improvement centers								P							
Machine shops								p ¹⁸							
Maintenance yard for trucks, heavy equipment, etc., to maintain and operate public facilities								M ¹⁸						P	C
Maintenance yard specifically for park use										P	P	P			
Material recovery facility/solid waste transfer facility, refuse collection/recycling facility								C ¹⁸						P	C
Motion picture studios, radio or television stations								P							
RV storage, with proper screening							p ²⁰	p ²⁰						p ²⁰	
Self-service storage facility ⁴							C	P						P	
Solar and renewable energy generation facilities ²¹	C	C	C	C	C	M	M	M	C		M				
Solid waste transfer station								C						C	C
Wastewater treatment, mechanical								C			C			P	
Warehouse ⁴								P							

²⁰ Subject to Landscaping Requirements for Outside Storage. General regulations contained in Part 7, Section 22.140.430 of Title 22, Zoning Ordinance.

²¹ Subject to and consistent with the Renewable Energy Ordinance and related sections of Title 22. Allowed with Ministerial Review (M) if incorporated as part of primary permitted use.

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use			M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan					
Water retention, recharge, detention, or debris basins; tank or well facilities; access roads	P	P	P	P	P	P	P	P		P	P		M ⁵	P	P
Wind energy conversion systems**															
Wireless telecommunication equipment including, but not limited to, cell relay stations and infrastructure	M /C ²²	M /C ²²	M /C ²²	M /C ²²	M /C ²²	M /C ²²	M /C ²²	M /C ²²	M /C ²²	M /C ²²	M /C ²²		M /C ²²	M /C ²²	M /C ²²
Other industrial uses conditionally permitted by Section 22.22.030, Title 22, Zoning Ordinance								C						C	
Other industrial uses permitted by Section 22.22.030, Title 22, Zoning Ordinance								P						P	
ACCESSORY USES²³ AND STRUCTURES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Air quality sampling stations						P	P	P			P		P	P	P
Electric generation including, but not limited to, fuel cells, photovoltaics, and microturbines scaled to the uses for which they are sited and in accordance with UBC standards	M	M	M	M	M	M	M	M	M	M	M			M	M ⁸

²² Subject to Wireless and Other Telecommunication Facilities Part 10, Section 22.44.1330 of Title 22 of the County of Los Angeles Zoning Ordinance.



Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Electrical substations, transmission substation facilities, gas metering, and control stations and similar uses						C	M	P	P		M		M	M	M
Newsstands, outdoor (freestanding)						P	P	P			M				p ¹⁰
Other accessory uses ²³ and structures when customarily associated with, and subordinate to, a permitted use on the same site.	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Photovoltaic panels (on-site) for electrical production as an accessory use	P	P	P	P	P	P	P	P	P	M	P			P	P
Self-service storage facility when in conjunction with apartments				P	P	P									
Tram, trolley, or bus stops	P	P	P	P	P	P	P	P	P	P	P			P	P
Parking of vehicles subject to Chapter 22.52, Part 11, Title 22, Zoning Ordinance)	P	P	P	P	P	P	P	P	P	P	P			P	P
DEVELOPMENT ACTIVITIES/ TEMPORARY USES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING USES:															
Grading project, on-site/cut and fill, or any combination thereof	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Carnivals and circuses, temporary						M	M	M	M	M	M				p ^{8,10}

²³ As defined by Title 22, Zoning Ordinance, Chapter 22.08, Definitions. Accessory Uses and Structures are permitted when customarily associated with, and subordinate to, a permitted use on the same site.

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P /UG	OS-DG	U	I/C
P = Permitted Use		M = Permitted with Ministerial Review				C = Permitted with a Conditional Use Permit				Empty Cell = Not Permitted within the Plan					
Christmas tree & wreath sales						p ²⁴	p ²⁴	p ²⁴	p ²⁴		M				p ²⁴
Outdoor festivals and fairs, temporary						M	M	M	M	M	M				M
Motion picture sets, temporary	P	P	P	P	P	P	P	P	P	P	P		P	P	P
INTERIM USE CATEGORIES²⁵															
MINISTERIAL INTERIM USE²⁵															
Agricultural uses, including crop production and grazing	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Equipment and vehicle storage yard associated with approved project construction, with proper screening	P	P	P	P	P	P	P	P	P	P	P			P	P
Model home complexes, sales trailers and related parking	P	P	P	P	P	P	P	P	P	P	P			P	P
Marketing and promotion activities for new residential dwellings within the project (temporary)	P	P	P	P	P	P	P	P	P	P	P			P	P
Nursery stock and storage				P	P	P	P	P	P	P	P			P	P
Temporary maintenance yard related to approved project construction	P	P	P	P	P	P	P	P	P	P	P			P	P
Home builder sales or leasing events	P	P	P	P	P	P	P	P	P	P	P			P	P
MINISTERIAL INTERIM USE²⁵															

²⁴ This use shall occur only between Thanksgiving and New Years and its location returned to preexisting conditions within one month of this time period.

²⁵ Interim uses shall be processed according to provisions of Chapter 4, Administration and Implementation.



Table 2-16 Land Use Matrix


	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P/UG	OS-DG	U	I/C
	P = Permitted Use		M = Permitted with Ministerial Review			C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						
Water and wastewater treatment	M	M	M	M	M	M	M	M	M	M	M			M	M
Basins for stormwater retention, recycled water storage, and water recharge	M	M	M	M	M	M	M	M	M	M	M		M	M	M
Indoor/outdoor sales facilities (including Christmas Tree lots)	M	M	M	M	M	M	M	M	M	M	M			M	M
Special event facilities for recurring periodic events	M	M	M	M	M	M	M	M	M	M	M		M	M	M
Facilities for recreational activities	M	M	M	M	M	M	M	M	M	M	M		M	M	M
Special events	M	M	M	M	M	M	M	M	M	M	M		M	M	M

Table 2-16 Land Use Matrix

	VLDR	LDR	MDR	HDR	VHDR	MU	C	BP ⁹	SCHOOL	PARK	R/E	OS-P/UG	OS-DG	U	I/C
P = Permitted Use		M = Permitted with Ministerial Review				C = Permitted with a Conditional Use Permit			Empty Cell = Not Permitted within the Plan						

- Notes:
1. An allowable use within the development area as well as impacted open space areas in Villages two, four, five, six, and seven (an impacted area is one that has been modified from its natural state due to development).
 2. See tables 2-3, 2-4, and 2-5 and Title 22 of the Zoning Ordinance for accessory dwelling unit development standards.
 3. As defined by Title 22, Zoning Ordinance, Division 2, Definitions.
 4. A CUP is required when within 500 feet of residential areas.
 5. Only permitted in mitigated open space preserve areas.
 6. Stables must be 500 feet away from residential areas and compost manure on-site.
 7. In conjunction with institutions of learning.
 8. A CUP is not required if the use is within an area designated within a school overlay.
 9. Subject to a preferred land use mix as outlined in Section 2.2.3, C. Business Park.
 10. In conjunction with a transit center use.
 11. Manufacturing/canning of food only if incidental to the retail sale of same.
 12. On-site dry-cleaning equipment not allowed.
 13. For 200+
 14. All storage of fuels, solvents, and repair of vehicles must take place indoors.
 15. Excludes truck stops.
 16. Permitted in parks greater than 15 acres.
 17. Operations and storage shall occur within the enclosed building or solid walls or fences no less than 6' in height.
 18. Incidental retail sales limited to 20% of floor area.
 19. Subject to Landscaping Requirements for Outside Storage. General regulations contained in Part 7, Section 22.140.430 of Title 22, Zoning Ordinance.
 20. Subject to and consistent with the Renewable Energy Ordinance and related sections of Title 22. Allowed with Ministerial Review (M) if incorporated as part of primary permitted use.
 21. Subject to Wireless and Other Telecommunication Facilities Part 10, Section 22.44.1330 of Title 22 of the County of Los Angeles Zoning Ordinance.
 22. As defined by Title 22, Zoning Ordinance, Division 2, Definitions. Accessory Uses and Structures are permitted when customarily associated with, and subordinate to, a permitted use on the same site.
 23. This use shall occur only between Thanksgiving and New Years and its location returned to preexisting conditions within one month of this time period.
 24. Interim uses shall be processed according to provisions of Chapter 4, Administration and Implementation.

2.3.7 Performance Standards

- A. Residential and nonresidential uses will be required to meet or exceed the minimum standards established by the Appendix 2-A, Green Development Program, developed for this project to promote sustainable development principles, designs, and standards. The specifics of the green development program can be found in Appendix 2-A. The Green Development Program is adopted by resolution and incorporates the County's Green Building Ordinances with respect to development for the Project Site, enforcement is also subject to the provisions of Chapter 4, *Administration and Implementation*.
- B. This Specific Plan does not establish performance standards or required measures for public buildings within the Project Site; instead, public buildings will comply with federal, state and local performance standards and green building laws and regulations that are applicable to the proposed public building.
- C. Public schools are encouraged to meet or exceed the minimum eligibility requirements for the Collaborative for High Performance Schools (CHPS), in the public interest of reduced operations and maintenance costs as well as to create a superior learning environment for the children of Centennial.
- D.  Golf courses, if developed, shall be required to meet the certification standards (at time of adoption) of Audubon International's Cooperative Sanctuary Program, or equal, for new golf courses. This program is a cooperative effort between the United States Golf Association and Audubon International to promote and aid the development of ecologically sound land management plans and conservation of natural resources with regard to golf course development. An environmental plan for golf courses, if developed, shall be written to specifically address the following six categories: environmental planning, wildlife and habitat management, member/involvement, integrated pest management, water conservation, and water quality management.
- E. Each commercial (C) area, in addition to multi-family projects or any development on a condominium map requires an Exhibit Map, illustrating a preliminary concept, as part of the tentative tract map submittal process and in accordance with the provisions of Chapter 4, *Administration and Implementation*. Each of these project areas shall be planned as a cohesive project to ensure coordination of buildings, circulation, parking, phasing flexibility, and design as well as relationships to surrounding uses.
- F. The MU Overlay (MU) zone exists within designated commercial (C) areas. If the mixed-use overlay is permitted, an Exhibit Map is required, illustrating a preliminary concept, as part of the tentative tract map submittal process, in accordance with the provisions of Chapter 4, *Administration and Implementation*. Each mixed-use area is to be planned as a cohesive project to address the needs associated with combining multiple uses on the same site. A comprehensive plan for each mixed-use area is needed to establish the level of quality desired in site planning, public and private open space design, parking configurations, and residential/commercial use relationships.
- G. Reciprocal access and shared parking arrangements shall be required where feasible to facilitate ease of vehicular movement between adjoining properties and to limit unnecessary driveways.

2.3.8 General Development Standards

References to Title 22, Los Angeles County Zoning Ordinance, in this Specific Plan apply the regulations referenced in Appendix 3-C, *Reference Copy of Title 21 and Title 22 of the Los Angeles County Code Applicable to Centennial*. Development Standards are identified as either requirements that shall be followed or guidelines that should be followed. Except as provided by this Specific Plan, the following General Development Standards shall apply:

- A. Yards. General regulations contained in Sections 22.110.020–22.110.090 of Title 22, Zoning Ordinance, pertaining to yards, shall apply.
- B. Distance between Buildings. General regulations contained in Section 22.110.050 of Title 22, Zoning Ordinance, pertaining to distance between buildings shall apply unless stated otherwise in Section 2.3, *Land Use Designations and Development Standards*.
- C. Accessory Buildings, Structures, and Equipment. General regulations contained in Sections 22.110.030 and 22.110.040 of Title 22, Zoning Ordinance, pertaining to accessory buildings, structures, and equipment, shall apply.
- D. Fences and Walls. General regulations contained in Sections 22.110.070 of Title 22, Zoning Ordinance, pertaining to fences and walls shall apply, unless stated otherwise in Section 2.3, *Land Use Designations and Development Standards*.
- E. Modification of Setback Requirements. General regulations contained in Sections 22.110.180 and 22.110.190 of Title 22, Zoning Ordinance, pertaining to the granting of a modification to yard or setback requirements based on topographic features, subdivision plans, or other conditions as stipulated in the Ordinance shall apply, notwithstanding provisions of Chapter 4, *Administration and Implementation*.



Accessory buildings, structures, and equipment can be shielded from public view through placement, orientation, and design. In addition, architecture features, trellises, walls/fences, and landscaping can be utilized to minimize the visual impact of these and other undesirable uses.



- F. Animals as Pets. General regulations contained in Part 3, Sections 22.140.070.A–22.140.070.B of Title 22, Zoning Ordinance, pertaining to the keeping of animals and livestock as pets shall apply.
- G. Landscaping Requirements for Outside Storage. General regulations contained in Part 7, Section 22.140.430.C.4of Title 22, Zoning Ordinance, regarding landscaping requirements for outside storage shall apply in all designations where outside storage is permitted, unless otherwise specified in Section 2.3, *Land Use Designations and Development Standards*.
- H. Outdoor Dining. Outdoor dining that will encroach into a public sidewalk requires an encroachment permit that is subject to review and approval by L.A. County DPW. Clear passage must be maintained to avoid conflicts between pedestrians and outdoor dining areas and will be determined by L.A. County DPW. In adherence to Chapter 22.80 of Title 22, Zoning Ordinance, regarding rural outdoor lighting districts, establishments offering outdoor dining during evening hours shall not use outdoor lighting after 10:00 pm, unless the use of the space operates past 10:00 pm, in which case, outdoor lighting must be turned off within one hour after the end of daily operations.
- I. General Landscape Requirements (for public property). General regulations contained in Title 31, Green Building Standards Code, regarding drought-tolerant landscaping requirements shall apply, unless otherwise noted in the Green Development Program (Appendix 2-A). Additionally:
 - 1. Public lawn areas should be maintained with mulching mowers to avoid grass clippings in landfill or compost in compliance with the County’s drought-tolerant landscaping requirements.
 - 2. Vines and shrubs should be planted on walls, fences, and buildings to soften their edges and cool building faces (unless it conflicts with the fuel modification requirements of Section 3.12.6, *Fuel Modification*).
 - 3. Trees and plants with similar water requirements shall be grouped together (hydrozones).
 - 4. Landscaping shall be designed to prevent sight distance obstructions along roads and at driveways and intersections for purposes of safety.



Outdoor dining and pedestrian scale lighting help to create a sense of place and a comfortable pedestrian atmosphere.

J. General Street Tree Requirements

1. A Master Street Tree Program shall be established for the community based upon the plant palette suggested in Section 3.4, Landscape Plan. County biologist is allowed to approve deviations from suggested plant palette. Trees shall be planted concurrently with the development of each area and shall require approval by the DPW for trees in the public right-of-way or approval by the Department of Regional Planning (DRP) for trees on public property.
2. Landscaping in medians and at intersections/driveways shall be designed so as not to obstruct sight distances.
3. Trees should be used adjacent to walls, fences, and buildings to soften their edges and cool building faces.
4. Utility design should consider location of street trees whenever possible so conflicts between trees and utilities are avoided. APWA standards for utilities will be followed.



Street trees create a sense of permanence and neighborhood identity and should be integrated into residential neighborhoods and commercial corridors along streets and alleys as appropriate.

K. Subdivision Street Tree Requirements

1. A subdivider shall plant trees along the frontage of all lots shown on a final map or parcel map, per Section 21.32.160 of Title 21, Subdivision Ordinance, except as otherwise provided in this section.
2. The following standards shall apply to trees on private property, between the main structure and property line at the public right-of-way:

Very Low Density Residential

A minimum of one 15-gallon street tree, consistent with the surrounding naturally existing genus, shall be provided for every 40 feet of street frontage.

Low Density Residential

A minimum of one 15-gallon street tree shall be provided for each residential lot and a minimum of three 15-gallon street trees on each residential corner lot.

Medium Density Residential

Lots for single-family detached homes shall have a minimum of one 15-gallon street tree for each residential lot and a minimum of two 15-gallon street trees on each residential corner lot.


Lots (if subdivided as fee lots) for single-family attached homes, specifically clustered and court-type lot patterns or similar, shall have a minimum of one 15-gallon street tree between each residential lot and a minimum of one 15-gallon street tree for every 40 feet of street frontage. If not subdivided (i.e., condominium map), a minimum of one 15-gallon street tree for every 40 feet of street frontage shall be planted.

L.  Irrigation Guidelines

1. Water-efficient landscaping shall be in compliance with California law and requirements of Appendix 2-A, *Green Development Program*.
2. Water used for irrigation shall be reduced to the minimum amount required to maintain adequate plant health and growth.
3. Efficient irrigation systems shall be installed pursuant to the provision of the Green Development Program.
4. Irrigation equipment, such as backflow prevention devices and controllers, shall be screened from street view.
5. Turf areas shall be minimized in front yard setbacks; instead drought tolerant landscaping is encouraged.




Drip irrigation, native and drought-tolerant plantings, and other water conservation measures should be incorporated into the design of both public and private landscaping areas.

M.  Water Efficiency and Conservation Measures

1. Residential and nonresidential development within the Project shall comply with the water efficiency and conservation requirements of Appendix 2-A, *Green Development Program*.
2. Water efficiency and conservation and regionally appropriate plant species is the common landscaping goal of Centennial. Native and drought-tolerant plant species shall be planted consistent with this provision as well as other requirements of the Green Development Program. Land-scape design should emphasize minimal planting for maximum impact.
3. Efficient irrigation systems shall be installed pursuant to the provisions of the Green Development Program should be equipped with a cycle and soak feature to minimize runoff.
4. Any retail water company serving Centennial should be encouraged to develop and implement tiered water rates aimed at discouraging wasteful water use through punitive rates for higher than normal water use and rewarding lower than normal use with lower rates. Data and average home and lot size will be provided to the water company for use in implementing this system.

- N. Parking Requirements. Parking requirements for the Specific Plan Area shall be in accordance with Chapter 22.112, (Vehicle Parking Space), Sections 22.112.010–22.112.060.A of Title 22, Zoning Ordinance except as specified below. Deviations to parking requirements shall be processed in accordance with Sections 22.178.010–22.128.050.B of Title 22. The Director of Planning shall have the authority under Chapter 22.112, Section 22.112.060.B to determine the parking requirements for any use not specifically covered in Chapter 22.112, (Parking), Sections 22.112.010–22.112.060.A or elsewhere in this Specific Plan, except for the following:
1. Commercial Uses. Nurseries (retail), open air markets or other commercial uses not entirely enclosed in a building shall provide one or more vehicle parking spaces for each three persons based on the occupant load as determined by the County engineer.
 2. Religious Institutional Uses. One space for each four persons based on the occupant load of the two largest assembly areas as determined by DPW.
 3. Joint-Use, Mixed-Use, or Shared Parking Plan. In situations where a mix of uses creates staggered peak periods of parking demand, shared parking calculations can be made to reduce the total amount of required parking. A Parking Program, detailing how parking arrangements will work, is required for any joint-use or mixed-use project, or shared parking proposal, where a reduction in the parking requirements is sought, based upon the proposed mix of uses. This plan shall be prepared by a qualified traffic engineer and approved by the Director of Public Works, contingent upon the following:
 - a. A finding that the peak hours of operation are different among the project uses, or other operational characteristics warrant a reduction based on recommendations in studies, such as those from the Institute of Transportation Engineers (ITE), based on data collected from uses or combinations of uses that are the same or comparable to the proposed project. Comparability shall be determined by density, scale, bulk, area, type of activity, marketing factors, and location. The parking plan shall document the source of data used to develop recommendations.
 - b. A finding that the joint-use, mixed-use, or shared parking shall not create a negative impact on parking for the surrounding areas or streets.
 - c. A finding that any proposed change of use in mixed-use projects shall not create a new demand for parking that exceeds the amount that was required by the previous mix of uses.
 4. Senior Community and/or Handicap Parking Plans. The approval of a parking reduction to seniors/handicap parking requirements shall be contingent upon the following:
 - a. A finding that the intent of federal and state requirements have been met; and
 - b. A finding that the joint-use, mixed-use, or shared-parking plan for a seniors community and/or the handicap parking space requirements will satisfy parking needs within the community.
 5. Colleges and Universities, Public or Private, including Vocational Schools & Colleges.

One space per 80 square feet of gross building area (including classrooms) or one space for every four fixed seats, whichever is greater. Educational institutions may also prepare a Parking Program, pursuant to Section 2.3.8. (N, 4), *General Development Standards*, where a reduction in parking requirements is sought based on joint use or shared parking arrangements.

6.  **Parking Lot Landscape Guidelines.** Drainage chimneys, grass swales, and landscape islands that do not prevent parking lot drainage from entering planted areas are encouraged. There are a multitude of parking lot best management practices (BMPs) that should be implemented when practical to minimize lot runoff and increase infiltration, filtration, and therefore water quality. Parking lots shall comply with Appendix 2-A, *Green Development Program*.
 - a. Minimum 4-foot by 4-foot area per tree is required, measured from the inside of the planter area.
 - b. Minimum one 15-gallon tree is required per 10 parking spaces. Trees should be evenly distributed throughout the surface parking area.

In addition to the parking standards above, development must comply with the following requirements set forth in the metrics of this Plan:

The goal of the following clustered/shared parking facility metrics is to meet parking needs while enhancing the walkability and character of the Village Cores and Town Center by avoiding multiple single use parking lots or multiple small shared parking lots. Since it is difficult to predict how many shared parking facilities may be necessary or appropriate without knowing the future tenant mix for each land use, additional parking facilities may be permitted provided that: 1) a parking study and plan is prepared and submitted to the Director for review and approval detailing on-site and off-site arrangements in compliance with Chapter 2 of the Specific Plan; 2) the parking plan sets forth a plan that meets the objectives of the metrics by supporting a walkable commercial or mixed-use environment and avoids multiple small parking facilities.

- In the Village Cores, up to two shared parking facilities (i.e. a lot or structure designed according to assigned uses at the time of construction of the facility, based on parking “maximums” established in the Specific Plan) shall be used to meet the onsite parking needs of all non-residential uses located in each of the Village Cores (M).
- In the Town Center, up to three shared facilities shall be used to meet the onsite parking needs of all non-residential uses located in the Town Center (M).

- In the BP and I/C designated areas of the CCD, the number of shared parking facilities needed to meet the onsite parking requirements of all uses located in each of these areas shall be determined by a parking demand study at the time of tentative tract map submittal (M).
- Any additional parking for Town Center/CCD uses shall be met by on-street parking. If on-street parking cannot satisfy all parking demands, a ministerial permit may be filed for extra parking (M).
- Shared and on-street parking should be utilized for residential uses located in the Village Cores and Town Center (M).
- Shared and on-street parking used to meet onsite parking needs shall be allowed “by-right” (i.e. without additional review or permit) for any use located in the centers/CCD (M).
- Each shared parking facility located within a Village Core, Town Center, and CCD shall be fully contained within one development block. Parking structures shall be located behind or beneath buildings and may be wrapped with development on the street frontage or alternatively, shall have commercial or civic uses on the ground floor where portions of the structure front along streets (M).



Parking areas that incorporate pedestrian walkways, shade trees, and patterned paving at pedestrian crossings ensure pedestrian safety and comfort.

- O. Appurtenances
1. Ground-mounted equipment and trash areas shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.
 2. Air conditioners, antennas, heating, cooling, ventilating equipment, and other mechanical equipment, lighting or electrical devices shall be placed so that they do not disturb the peace, quiet, and comfort of adjacent and neighboring occupants. Such equipment shall be screened, shielded, and, if determined applicable by the Director of Planning, acoustically buffered from surrounding properties and streets. Refer to screening requirements in Section 2.3.8, General Development Standards (Y). Roof material equipment shall be installed and operated in accordance with other applicable ordinances and shall not exceed the maximum height of the land use in which it is located, as designated by this Specific Plan.
- P. Visible utility connections shall be designed and colored to coordinate with the architectural elements of the building(s) and/or site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with appropriate screening treatment. Power lines and overhead cables less than 34 KV shall be installed underground.
- Q. Outdoor Lighting. While outdoor lighting is necessary for safety, this street fixture is also a means to add character and enhance themes established for villages and neighborhoods. It should add to the overall cohesiveness of the community. Outdoor lighting shall comply with the following provisions, in addition to those out lined in Appendix 2-A, *Green Development Program*, and Chapter 22.80 of Title 22, Zoning Ordinance, regarding rural outdoor lighting districts.
1. Outdoor light sources shall be directed downward and shielded from streets and adjoining properties. Illuminators should be integrated with the architectural design/theme of the buildings when feasible.
 2. Outdoor lighting for streets, public facilities (such as ball fields), and commercial areas will be used appropriately to minimize visual nuisance and maximize safety, especially adjacent to residential areas.
 3. Outdoor light standards should blend in scale and character with buildings, pedestrian areas, landscape, and plaza areas.
 4. Outdoor lighting fixtures should be in compliance with all state and local safety and illumination standards.
 5. Shielding should be used to avoid outdoor lighting glare adversely affecting adjacent properties, uses, buildings, and roadways.
 6. Outdoor lighting should be energy efficient, and shielded and screened to prevent direct rays from reaching adjacent properties.
 7. Exterior lighting should be designed to enhance the safety of vehicular, bicycle, and pedestrian flows and be concentrated at intersections and crosswalks. This lighting should be in compliance with applicable government standards.
 8. Outdoor security lighting should not project above the roof line of the building on which it is mounted.
 9. Where applicable, time-control devices should be utilized on exterior lighting sources.



10. Outdoor security lighting for construction purposes shall be either directed away from or located away from existing residential areas where feasible.
11. Outdoor lighting fixtures shall not exceed:
 - a. 20 feet for a property located in a residential, agricultural, open space, or watershed zone;
 - b. 35 feet for a property located in an industrial zone; and
 - c. 30 feet for property located in any other zone.



Lighting designed to ensure pedestrian and vehicular safety and concentrated only in areas of nighttime activity minimizes the impact on dark skies



- R. Communication Facilities. Communication facilities, including antennas mounted on buildings or stand-alone towers, shall be designed to blend with the surrounding environment. Using “stealth design” techniques, antennas can be mounted on buildings; placed within tall architectural features such as a clock tower, steeple, or entry signage; or strategically placed among a cluster of trees of similar height to render them invisible to the casual observer. Co-location of multiple facilities at common sites is also encouraged.

The following standards shall be applied to wireless equipment, such as antenna(s) and equipment shelters.

1. Rooftop or other non- ground mounted locations are preferred; ground placement of a freestanding wireless communication facility shall be denied if placement of the antenna(s) on a structure can accommodate the operator’s communications needs. The colocation of a proposed antenna(s) on an existing broadcast and relay tower, or placement on a structure shall be explored and documented by the operator to show that reasonable efforts were made to identify alternate locations.
2. The combined antenna(s) and supporting structure shall not extend more than 15 feet above the existing or proposed roof structure.
3. No wireless equipment shall be used for the purposes of signage or message display of any kind.
4. Location of wireless communication antenna(s) on buildings or other structures shall be screened or camouflaged to the greatest practicable extent by use of shelters, compatible materials, location, color, and/or other stealth tactics to reduce visibility of the antenna(s) as viewed from any street or residential property.
5. Screening of wireless equipment shall be provided with one or a combination of the following features: fencing, walls, landscaping, structures, or topography that will block the view of the antenna(s) and equipment shelter as much as practicable from any street and from the yards and main floor

living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the base and the above-mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in a healthy condition.

6. Construction plans and final construction of the mountings of wireless antenna(s) and equipment shelters shall be approved by the L.A. County DRP. Applications shall document that the proposed broadcast and relay tower and any mounting bases are designed to reasonably withstand wind and seismic loads.
7. A wireless communication facility shall be removed by the facility owner within 12 months of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance which could result in safety or visual impacts.
8. Additional Standards in Residential Zones – Wireless Communications Facilities.

The antenna(s) shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to the greatest extent feasible. Associated aboveground equipment shelters shall be minimized, and shall not exceed 240 square feet (e.g., 12 by 20 feet) unless operators can demonstrate that more space is needed. Shelters shall be painted a color that matches existing structures or the surrounding landscape. The use of concrete or concrete aggregate shelters is not allowed. Operators shall consider undergrounding equipment if technically feasible or placing the equipment within existing structures.

9. Additional Development Standards in Commercial and Industrial Zones – Wireless Communications Facilities.

Associated aboveground equipment shelters shall not exceed 240 square feet (e.g., 12 by 20 feet) unless operators can demonstrate that more space is needed. Operators shall consider undergrounding equipment if technically feasible or

placing the equipment within an existing structure. Aboveground equipment shelters for antenna(s) located on buildings shall be located within, on the sides, or behind the buildings and screened to the fullest extent possible. Screening of exterior shelters shall provide colors and materials that blend with surrounding structures.

- S. Oak Tree Provisions. The provisions of Chapter 22.174, Oak Tree Permits, of Title 22, Zoning Ordinance shall apply only to the existing oak trees within the project area. To encourage the planting of additional regionally appropriate oak tree species within the developed areas of Centennial, the following exceptions to Title 22, Zoning Ordinance shall apply:
 1. Sections 22.174.010 through 22.174.110 of Title 22, Zoning Ordinance shall not apply to any oak trees planted as part of the development of Centennial with the exception of replacement trees which are required to be planted in accordance with County regulations as described below.
 2. A Community Forester (licensed arborist or licensed with the Department of Forestry and/or fire warden) shall oversee the maintenance of new oak trees planted within the developed areas of Centennial as well as implementation of the long-term landscape plan within developed areas. (See Section 3.12.5, which provides direction for management of existing Oak trees that will remain in OS.)
- T. Odors. The emission of odorous, toxic, or noxious matter should be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health and safety, or cause injury or damage to property as determined by standards set forth in the EIR for this project. Mitigation measures may be required through the CEQA review process.
- U. Pollutants. The emission of pollutants from stationary sources shall be subject to the standards and regulations of the Mojave Desert Air Quality Management District. Wood-burning fireplaces shall not be allowed. Mitigation measures may be required through the CEQA review process.
- V. Heat or Glare. Heat or glare that is perceptible without instruments at any point beyond the lot boundaries, or as determined by standards set forth



in the EIR, should not be allowed. Mitigation measures may be required through the CEQA review process.

- W. Noise. Noise standards set forth in the County of Los Angeles Noise Ordinance (Section 12.08) shall apply for operation and construction activities.
- X. Vibration. Activities that cause vibration that is perceptible without instruments at any point beyond the lot boundaries should not be allowed, excluding construction. Vibration can be a by-product of noise; therefore, the Noise Ordinance cited in Section V. above shall also apply to matters of vibration. Mitigation measures may be required through the CEQA review process.
- Y. Loading, Unloading, and Refuse Storage Areas. Loading, unloading, and maintenance activities shall be conducted at such times so as to prevent annoyance to adjacent residents and property owners. Residential windows should face away from loading areas, docks and refuse storage areas. Refuse storage areas should be located at the rear of the building and shall be screened on all four sides, and on all five sides when visible from adjacent residential windows or patios.
- Z. Screening. Loading platforms, waste and recycling storage areas, ground-mounted mechanical equipment, water tanks, booster stations, substations, wells, and similar uses shall be appropriately screened to reduce visibility from any adjacent street, highway, or residential zone. Parking areas having more than 10 spaces that are adjacent to residential uses located at an equal elevation shall be appropriately screened to reduce visibility of the parking areas. Screening shall consist of a masonry wall, fence, berm, densely planted compact hedge, other suitable vegetation, or any combination that is not less than five feet or more than six feet in height.
- AA. Engineered Slopes. See Appendix 1-B. *Hillside Design Guidelines*.

2.3.9 Sign Standards and Guidelines

Purpose and Intent

The purpose for establishing standards and guidelines for signs is to ensure that the placement of signs meets Ordinance requirements that address issues of the safety, health, and general welfare of the public. Signs, like buildings, can present hazards if not located and designed to recognize current practices in structural and electrical fabrication. Signs that are poorly placed, too large, or too small can affect the circulation of traffic, turning movements, and pedestrian activity. At the time of tract map submittal, the project applicant will prepare and submit a Community Identity Guide within the Design Notebook, as described in Section 2.3.1 *Residential Designations*, which will include a sign program, landscape plan, and highlight architectural features that unify the overall project image consistent with village identity.



Freestanding signs can complement adjacent architecture and landscaping through the use of similar styles and designs, colors, and materials.

Projects *shall prohibit* signs that are:

- blocking public views or landmarks
- out of scale with their surroundings
- blocking other signs
- incompatible with the architectural features of the buildings on which they are mounted
- overly dominant due to location, shape, color, or movement (including flashing or scrolling)
- inconsistent with the quality of other adjacent development (including other signs)
- illuminated from the bottom, which creates light spill into the night sky

Development should *encourage* signs that:

- are well-designed graphically
- reflect or enhance surrounding community character
- are appropriate in scale
- are creative in composition and artistry
- indicate the character of the business
- convey references to local history or include local materials
- reinforce the design of the buildings to which they are attached
- incorporate common design elements such as materials, letter style, colors, illumination, sign type or sign shape
- are illuminated from the top and/or backlit to avoid direct light onto an area beyond the sign face

Sign Standards

All signage within the Specific Plan Area shall be subject to the following Sign Standards and General Provisions; and any non-conflicting provisions of Chapter 22.114 of Title 22, as set forth in Appendix 3-C, *Reference Copy of Title 21 and Chapter 22.114 of Title 22 of the Los Angeles County Code Applicable to Centennial*. The Sign Standards set forth in this section shall serve as the specific regulations for all signs within Centennial. Tables 2-17, 2-18, and 2-19 have been structured to identify the sign standards and requirements for temporary and permanent signage. The Director of Planning shall have discretion in determining similarity to definitions of signs in Title 22, Zoning Ordinance if none exists in the following tables.

General Guidelines

1. Sign Area

Means the square footage of the entire face of a sign, together with any frame or other material, color or conditions that form an integral part of the display. Sign area is determined by the outermost box or frame of a sign except in cases where a hypothetical box must be constructed for free-floating letters with no backing or other protruding sign elements. For monument signs the area of the sign includes its base and is measured from the finished grade to the top of the sign.

Total Sign Area refers to the sum of each side of the sign. Maximum Sign Area in Tables 2-19–2-21 regulates sign area for each side of a sign.

2. Freestanding Signs

A “Freestanding Sign” is permanently supported by one or more uprights, braces, poles, or other similar structural components.

Freestanding signs must be placed in a landscaped area, basin, or planter.

All permanent freestanding signs are subject to Substantial Conformance Review by the Director, as described in Chapter 4, Administration and Implementation.

3. Outdoor Advertising Signs

An outdoor advertising sign directs attention to products or activities that are not provided on the site where the sign is located. Allowed only in commercial and business park designations.

Outdoor advertising signs are subject to Substantial Conformance Review, as described in Chapter 4, Administration and Implementation, provided that such signs comply with the criteria provided in that Chapter. Outdoor advertising signs are otherwise subject to a Conditional Use Permit.

4. On-Site Freeway-Oriented Signs

The combination of street and freeway frontages for the purpose of increasing the permitted sign area of a freeway-oriented sign is prohibited.

Freeway-oriented signs should be oriented for visibility from the freeway.

Freeway-oriented signs are only permitted in Business Park and Commercial areas adjacent to SR 138.

The sign may be either a single- or double-faced, freestanding sign or a wall sign.

Freestanding freeway-oriented signs shall not be located closer than 300 feet from any other freestanding sign and shall not exceed 30 feet in height.

5. Flags

The use of country, state, organization or other types of display flags (i.e., flags displaying nonprofit or fraternal organization names or emblems) in all zones shall conform to the following provisions:

A maximum of two may be used.

Flag poles shall be no higher than 15 feet.

Maximum size of each flag shall not exceed three feet by five feet and the flag shall be maintained in good condition.

Business or organization flags shall conform to the general provisions of the applicable Sign Standards and General Provisions of this section.

Government agencies are exempt from the above provisions.

6. Abandoned Signs

Signs shall be considered abandoned and subject to removal (enforced by the Master HOA) under any of the following circumstances:

The sign is not kept adequately repaired and maintained at all times.

The sign pertains to activities or occupants that are no longer using a property, and it has not been removed or the sign copy changed within 60 days after the enterprise or occupant identified by that sign has vacated the premises.

The sign concerns a specific event and three days have elapsed since the occurrence of the event.

7. Maintenance

All signs shall be legible, adequately repaired, maintained, and painted by the owner thereof at all times. All repairs shall be at least equal in quality and design to the original signs.

8. Exempt Signs

The following types of signs are exempt from the requirements of this chapter:

Directional, warning, or information signs or structures required or authorized by law or by federal, state, or county authority.

Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice.

9. Wall Signs

Shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

10. Master Sign Program

The creation and submittal of a master sign program is encouraged to present a cohesive theme and style for development in Centennial. Such a program should include, but is not limited to, the following:

Proposed sign types, locations and relevant setbacks.

Proposed sign height, area, shape, color, graphics and copy.

11. Prohibited Signs

Unless otherwise allowed by this Specific Plan or permitted by special circumstances, the following signs are prohibited in addition to those listed in Section 22.114.040 of Title 22, Zoning Ordinance:

General: Any sign not specifically in accordance with the provisions of this section or with an approved Sign Program is prohibited.

Signs constituting a traffic hazard: No person shall install or maintain or cause to be installed or maintained any sign that will cause a roadway safety distraction, such as glare from internal or external illumination. No sign shall simulate or imitate in size, color, lettering, or design any traffic sign or signal, or make use of the words "STOP," "LOOK," "DANGER," or any other words, phrases, symbols, or



characters in such a manner to interfere with, mislead, or confuse traffic.

Signs within any public right-of-way or attached to any public property: Signs are prohibited in any public right-of-way, on any utility pole, tree, traffic signpost, traffic signal, or any other official traffic-control device in accordance with Section 21464 of the California Vehicle Ordinance. Signs shall not project over or into a right-of-way, or be placed in street medians and shall not obstruct sight lines at intersections.

Signs blocking doors or fire escapes: No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape, except those signs as required by other codes or ordinances.

Animated or moving signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, oscillating, fluctuating or animated light, or temporary lighting, such as, but not limited to, search, flood, fluorescent gel or laser lights, are prohibited unless authorized by approval of an individual Sign Program.

Vehicle signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles, which are parked to create a stationary sign to advertise, identify, or provide direction to a use or activity (not associated with the sale of the vehicle) are prohibited.

Balloons: Balloons, with or without text, that are allowed to float higher than the structures are prohibited.

Substantial Conformance Review Application Requirements for Signs and Sign Programs

The Director of Regional Planning shall have the authority to approve, conditionally approve, deny, or modify a sign or sign program application under the provisions of Chapter 4, *Administration and Implementation*. The following information is required in the application for approval of a sign or sign program:

1. Address and/or locations of proposed signs.
2. Plans, to scale, to include the use, type, and allowable locations of all existing and proposed signs with sign area dimensions, colors, materials, letter style, proposed copy, letter height, and method of illumination.
3. The type of sign structure.
4. Other information as required by the Director.

Table 2-17: Permitted Temporary Signs (All Land Use Designations)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
TEMPORARY							
Construction	Wall, Fence or Freestanding	No	1 per street or driveway.	16	<p><i>Fence:</i> Shall not exceed top of construction fence</p> <p><i>Freestanding:</i> 8' (measured vertically from the base of the sign).</p> <p><i>Wall:</i> shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.</p>	<p><i>Fence:</i> Attached to construction fence</p> <p><i>Freestanding:</i> Minimum 10' setback from property line. Not permitted within sight distance triangle. Maintained only upon the site of the building or structure under construction, alteration, or in process of removal.</p>	Residential: No Nonresidential: Yes
	REMARKS: Copy limited to name, street address, phone of on-site contractors, emergency information, and name of project. May be erected when construction begins. Sign shall be removed prior to issuance of last occupancy permit. (30 days after the completion of construction, alteration or removal of the structure)						
Future Facility (Form of Real Estate sign for the purpose of identifying project under construction)	Freestanding	Yes	1 per street frontage for each type of future use per project.	50	6'	Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	No
	REMARKS: Sign shall be removed prior to occupancy of 50% of the buildings or within six months of first occupancy. May include for-sale or leasing information in lieu of real estate sign. May also contain name of architect or engineer.						
Future Tenant (Form of Real Estate sign identifying future occupant of building under construction)	Freestanding	Yes	1 sign per street frontage. 1 sign panel per lot.	160	6'	Minimum 10-foot setback from all streets and drives. Shall not be placed within sight distance triangle.	No
	REMARKS: Allowed in lieu of other future facility signs. Copy limited to center name, business name of tenant or type of use only. Sign shall be removed prior to occupancy of 50% of the buildings on site or within six months of first occupancy, whichever is first.						



Table 2-17: Permitted Temporary Signs (All Land Use Designations)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
TEMPORARY							
Real Estate	Freestanding	No	1 per residence.	6	6'	Within the subject property.	No
	REMARKS: Copy shall pertain only to the sale, rent or lease of the building or property.						
Employment Opportunities	Window	No	1 sign per business.	25% of window area, maximum 4	N/A	Window.	No
	REMARKS: Copy limited to information relating to employment.						
Special Event Banner	Wall, Window, or Freestanding	Yes	As determined by the Director.	50 (or 100 sq. ft in total sign area)	15 (measured vertically from the base)	At least 25 feet from lot line when lot line does not adjoin public street or highway.	No
	REMARKS: Copy limited to announcements of special events. Limited to 6 months of display.						
Model Home Project Identification (similar to Subdivision Special Feature sign in County Ordinance)	Wall or Freestanding	Yes	2 per entrance.	50	Wall: 6' Freestanding: 6' (measured from the base of the sign)	Shall not be placed within sight distance triangle.	Yes
	REMARKS: Sign shall be removed after new home sales are complete. Continuous or sequential flashing operation is prohibited.						
Model Home Project Directional (same as subdivision entry sign in County Ordinance)	Freestanding	Yes	2 per entrance.	50	6' (measured from the base of the sign)	Shall not be placed within sight distance triangle.	Yes
	REMARKS: Sign shall be removed after new home sales are complete or at the time of the expiration of the permit for the model home complex. (or for a period of three years from the date of issuance of the first building permit for the subdivision, whichever should occur first). Continuous or sequential flashing operation is prohibited.						
Open House Directional	Freestanding	No	1 per change of direction. (Total of 2 signs maximum per intersection.)	3	3'		No
	REMARKS: Sign shall be displayed only between 9:00 a.m. and dusk.						

Table 2-18: Signs Permitted for Residential Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
PERMANENT ON-SITE							
Village Identification	Wall or Freestanding	Yes	2 per entry on secondary or higher highway classification; 1 per other roadway entries.	40	16' (measured vertically from the base of the sign)	As determined by the Director.	Yes External or Backlit
	REMARKS: Location and maintenance to be determined at the time of approval. No canned signs. Continuous or sequential flashing operation is prohibited.						
Neighborhood Identification (single-family, condominium or apartment complex).	Wall or Freestanding	Yes	2 per primary entrance.	30	<i>Wall: 6'</i> <i>Freestanding: 4'</i> Berm may be a maximum of 3' resulting in a total sign/berm height of no more than 7'.	Shall not be placed within sight distance triangle.	Yes External or Backlit
	REMARKS: Location and maintenance to be determined at the time of approval. No canned signs. Continuous or sequential flashing operation is prohibited. Wattage cannot exceed 24 watts.						
Renting or Leasing Office Identification (apartment complex only).	Wall or Freestanding	No	1 per complex.	12	<i>Wall: Below each line.</i> <i>Freestanding: 12'</i>	Minimum 10-foot setback from all streets and drives. Not permitted within sight distance triangle.	Yes External or Backlit
	REMARKS: None						
Residence Identification (street #)	Wall	No	1 per residence.	2	<i>Wall: Below each line.</i>		Yes Backlit only for street #
	REMARKS: Copy limited to occupants' name and street address.						



Table 2-18: Signs Permitted for Residential Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
PERMANENT ON-SITE							
Directional	Freestanding or Wall	No	Minimum number necessary to provide adequate information and direction.	6	<i>Wall:</i> Below each line.	Minimum 10' setback from all streets and drives. Not permitted within sight distance triangle.	Yes External Only
	REMARKS: Copy limited to information such as "entrance," "exit," or directional arrows (but not business or product identification). Signs shall be designed to be viewed on-site by pedestrians and/or motorists. Continuous or sequential flashing is prohibited.						
Site Directory (unit or tenant locator)	Freestanding	No	Minimum number necessary to provide adequate unit addresses and information.	20	<i>Freestanding:</i> 6' (measured vertically from the base of the sign)	At project entry, street, or drives. Not permitted within sight distance triangle.	Yes
	REMARKS: Continuous or sequential flashing is prohibited.						

Table 2-19: Signs Permitted for Nonresidential Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
PERMANENT ON-SITE							
Identification	Wall or Freestanding	Yes	2 per entry on secondary or higher highway classification; 1 per other roadway entries.	Wall: 1 sq. ft. per foot of linear frontage. Freestanding: 60	Freestanding: 6'	As determined by the Director.	Yes External or Backlit
	REMARKS: Shall contain only the name of the Business Park, Civic, Institutional, Office or Retail Complex, not uses, tenants, or businesses. No canned signs.						
Business Identification (retail, bank, hotel, motel, restaurant, theater two stories or less (single tenant site).	Wall or Freestanding	Yes	1 per street, parking lot, or freeway frontage.	Wall: 1 sq. ft. per foot of linear frontage. Freestanding: 60	Wall: Shall not exceed each line. Freestanding: 6'	Building. Shall not be placed within sight distance triangle.	Yes
	REMARKS: Maximum sign area is the aggregate of all permanent signs per street frontage.						
Business Identification (multitenant projects two stories or less).	Wall or Freestanding	Yes	1 per street or parking lot frontage.	Wall: 1 sq. ft. per foot of linear frontage.	Shall not exceed each line.	Frontage with street pedestrian or parking area access.	Yes
	REMARKS: None						
Business Identification (single tenant building two stories or less).	Wall or Freestanding	Yes	1 sign per street frontage.	Wall: 1 sq. ft. per foot of linear frontage.	Shall not exceed each line.	Building or structure	Yes
	REMARKS: Maximum sign area is the aggregate of all permanent signs per street frontage.						
Business Directory (multi-tenant only buildings).	Wall or Freestanding	Yes	1 per multi-tenant building; street or parking area or pedestrian mall frontage.	Wall: 1 sq. ft. per foot of linear frontage. Freestanding: 10	Wall: 8' Freestanding: 6'	Frontage with street or parking access. Shall not be placed within sight distance triangle.	
	REMARKS: Copy limited to name and addresses of on-site activities.						



Table 2-19: Signs Permitted for Nonresidential Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
PERMANENT ON-SITE							
Cinema Attraction (movie theater)	Wall or Freestanding	Yes	1 per street frontage.	200	None	Not within sight distance triangle.	Yes
	REMARKS: May exceed roofline.						
Business Identification and Information	Window	No	1 per major entrance per street or parking lot front.	6	N/A	Window.	No
	REMARKS: Copy limited to hours, name, address, phone number, and emergency information.						
Delivery Entrance Identification	Wall	No	1 per delivery entrance.	6	6'	Delivery entrance.	No
	REMARKS: None						
Freeway-Oriented Signs	Wall or Freestanding	Yes	<i>Wall:</i> 1 per tenant <i>Freestanding:</i> Not more than 1 per parcel or adjacent parcels of property within the same project, may list multiple tenants.	<i>Wall:</i> 150 <i>Freestanding:</i> 800 per side	<i>Wall:</i> The highest point shall not extend above the roofline. <i>Freestanding:</i> 75'	Visible from a freeway	Yes
	REMARKS: Freeway oriented freestanding signs may be double sided. Freeway oriented wall signs shall be parallel to the building wall. Freeway oriented wall signs shall not project from the building wall. Additional approval required through LA County and Caltrans for Electronic Message Centers.						

Table 2-19: Signs Permitted for Nonresidential Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
PERMANENT ON-SITE							
Electronic Display Screen (Electronic Message Centers) ¹	Wall or Freestanding	Yes	1 per street frontage and no more than 2 regardless of number of street frontages.	1. For premises with 100' or less frontage on a public street the maximum sign face area of any freestanding sign shall not exceed 18 square feet. 2. For premises with 100' or greater but less than 200' of frontage on a public street the maximum sign face area of any freestanding sign shall not exceed 32 square feet. 3. For premises with 200' or greater frontage on a public street the maximum sign face area of any freestanding sign shall not exceed 50 square feet.		Not within sight distance triangle.	N/A
REMARKS: Limited to nonresidential areas. No on-premise freestanding sign shall be located closer than 100 feet from any other on-premise freestanding sign located on the same premise as measured in a radius from the center of the sign base. Each image displayed on an electronic display screen ¹ must be static or depicted for a minimum of 10 seconds. Animated images and images which move or give the appearance of movement are prohibited. This restriction shall not prohibit the dissolving or replacing of one image with another image. Continuous or sequential flashing operation is prohibited							

Table 2-19: Signs Permitted for Nonresidential Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FT.)	LOCATION	LIGHTING ALLOWED
PERMANENT ON-SITE							
Electronic Message Center ¹ in addition to electronic time and temperature signs ² and fuel price signs ³	Wall or Freestanding	Yes	1 per street frontage and no more than 2 regardless of number of street frontages	For Electronic message centers only: 1. For premises with 100' or less frontage on a public street the maximum sign face area of any freestanding sign shall not exceed 18 square feet. 2. For premises with 100' or greater but less than 200' of frontage on a public street the maximum sign face area of any freestanding sign shall not exceed 32 square feet. 3. For premises with 200' or greater frontage on a public street the maximum sign face area of any freestanding sign shall not exceed 60 square feet.		Not within sight distance triangle.	N/A
REMARKS: Limited to nonresidential areas. No on-premise freestanding sign shall be located closer than 100 feet from any other on-premise freestanding sign located on the same premise as measured in a radius from the center of the sign base. Each message displayed on an electronic message center must be static or depicted for a minimum of 6 seconds. The continuous scrolling of messages is prohibited. Continuous or sequential flashing operation is prohibited. Message may only be changed twice in a 24-hour period. Time and temperature ² only signs permitted in conjunction with a permitted sign in C, U, I/C and BP zones. Fuel price sign ³ at service stations only.							

Notes:

1. ELECTRONIC DISPLAY SCREEN. A sign, or portion of a sign, that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays. Also referred to as Electronic Message Centers.
2. TIME AND TEMPERATURE SIGN. A sign on which the sole message or display is an electronic indication of time and/or temperature.
3. FUEL PRICE SIGN. A sign or portion of a sign on which the sole message or display is an electronic indication of fuel price.

2.4 SAFETY AND ECOLOGICAL ZONES

The following zones are applied to various locations in the Specific Plan area. The Floodplain Safety, Geologic Safety, and SEA Zones address specific environmental conditions within the project. The requirements specified in the Safety and Ecological Zones are in addition to the Development Standards contained in Sections 2.3.1, *Residential Designations*; Section 2.3.2, *Commercial/Employment Designations*; Section 2.3.4, *Schools, Recreation and Open Space Designations*; and Section 2.3.5, *Utility and Institutional Designations*; of this Specific Plan.

2.4.1 Floodplain Safety Zone

The intent of the Floodplain Safety Zone is to identify the areas with potential for flooding prior to the development of Centennial and provide regulations for development within areas subject to potential flooding that will protect public safety, promote public health, and minimize economic loss due to flooding. This zone applies to areas of special flood hazard as defined by the Federal Emergency Management Agency (FEMA) or the Federal Insurance Administration in a report entitled "Flood Insurance Study" for the County of Los Angeles. The Flood Insurance Study establishes areas within the 100-year floodplain, as shown on Figure 2- 8, *Safety Zones*, which shows both the Floodplain and Geologic Safety Zones.

The conceptual grading plan for Centennial (see Section 3.3) has been designed to modify this hazard to reduce the threat of flooding for most habitable uses. FEMA maps will be revised upon design of final grading plans in those areas affected. Any new construction within the existing Floodplain Safety Zone or within modified FEMA flood map areas shall be subject to the provisions of the County Code relating to construction materials and methods, elevation and flood proofing, and utility standards. Other localized areas of potential flooding that exist on the site will be identified and mitigated through the grading, drainage, and hydrology review during the subdivision processing phase of the Specific Plan.

2.4.2 Geologic Safety Zone

The intent of the Geologic Safety Zone is to provide greater public safety by establishing review procedures and setbacks for areas that are subject to potential surface fault rupture. This zone is applied to areas within designated Alquist-Priolo Earthquake Fault Zones, as well as new fault hazard areas recently identified, as shown on Figure 2-8, *Safety Zones*. Due to the potential hazard of surface fault rupture, structures for human occupancy should not be located within Alquist-Priolo Earthquake Fault Zones unless specific investigations prove those areas to be free of active faulting, in accordance with the State Seismic Hazards Mapping Act (Public Resources Code Section 2690, et seq.).

In addition to state requirements, the following provisions shall apply to proposed projects within the Geologic Safety Zone:

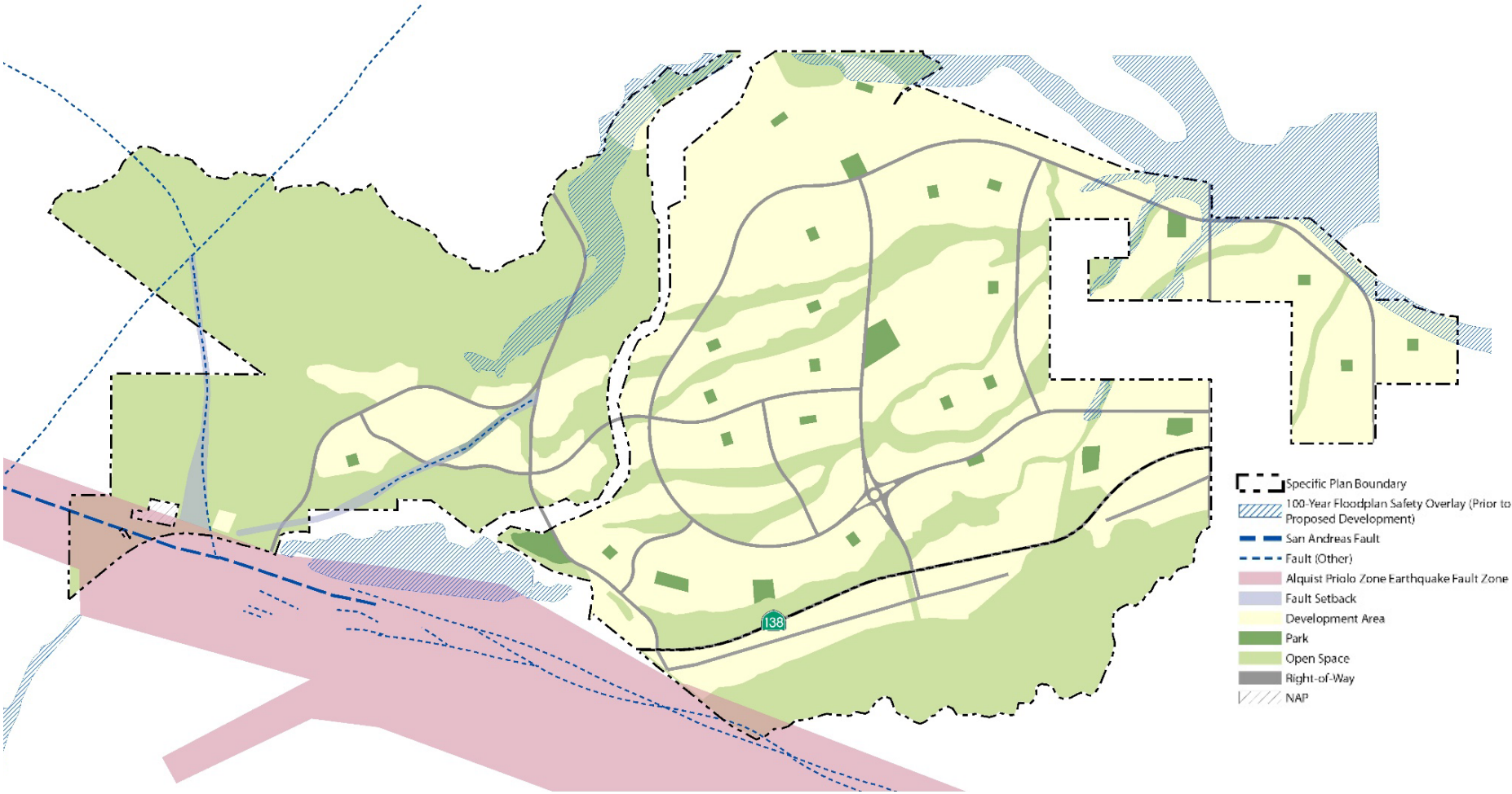
- Faults are inclined planes of fracture through rock and soil and depending on how steep or shallow a fault is inclined from vertical its ground location can change as the structure crosses topographic highs and lows. Therefore, as grading plans are developed with cuts and fills of soil that add to or reduce the elevation of the land surface, this zone of faulting may shift horizontally. The exact location of the fault and setback shall be determined when final grading plans are reviewed by the project engineering geologist.
- The Geologic Safety Zone, shown on Figure 2-8, includes a setback that is 100 feet in both directions from any fault determined to be active. (The Alquist-Priolo Earthquake Fault Zoning Act defines an active fault as one that has evidence of rupture with the last 11,000 years.) The width of the setback may be reduced to 50 feet in both directions with the concurrence of DPW, if there is no evidence of fault activity determined from further trenching performed as part of the site development process. Any surplus land within the Geologic Safety Zone that is outside a 50-foot setback, if applied, shall revert to the underlying land use designation.



2.4.3 Significant Ecological Area (SEA) Zone

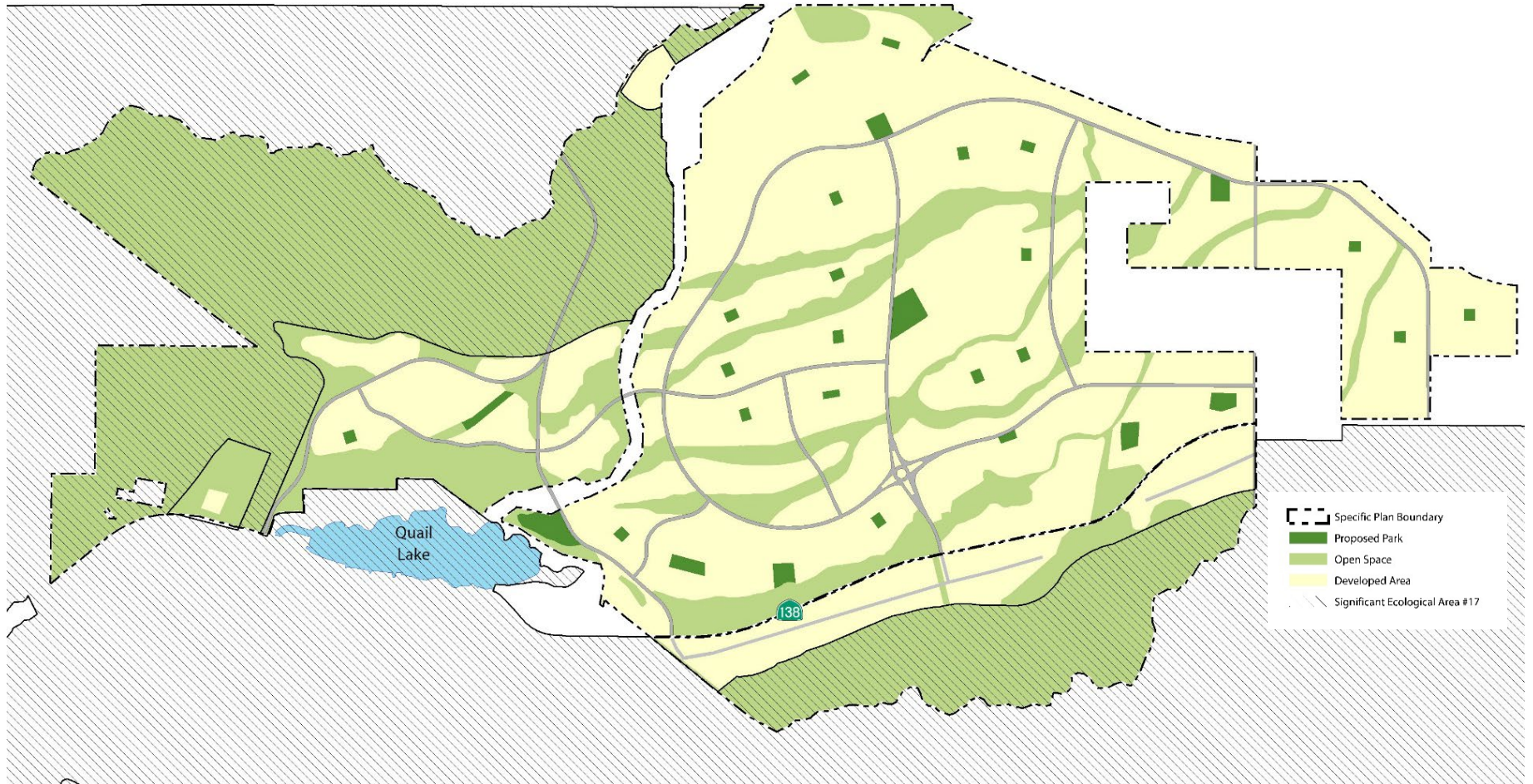
SEA No. 17 (San Andreas) is located generally in the Tehachapi foothills and southeast of the project site in the Portal Ridge/Liebre Mountains and is approximately 97,080 acres in size. This SEA was designated to support a unique mosaic of plant communities, flora, and fauna representing a transitional area between the Mojave Desert, the Transverse Range, and the Tehachapi Mountains; it provides a wildlife movement linkage between these mountain ranges. There are approximately 3,866 acres of SEA No. 17 within the Specific Plan boundary, all of which are designated as conserved open space (OS). This Specific Plan and subsequent development with the Project Site will be evaluated under the existing ordinance (Sections 22.102 and 22.104 of Title 22) and boundaries as shown on Figure 2-9, *Significant Ecological Areas*, (see EIR for more details).

Figure 2-8 Safety Zones



Not to scale.
▲
NORTH

Figure 2-9 Significant Ecological Areas



Not to scale.



NORTH

This page is intentionally left blank.

Chapter 3: Plan Elements



C E N T E N N I A L

at TEJON  RANCH

3.0 PLAN ELEMENTS

3.1 INTRODUCTION

This chapter describes and illustrates the infrastructure and service plans that will support the Specific Plan area. Each of the following “plan” sections provide details regarding how the topics of grading, mobility, and landscaping, water, public facilities and safety, schools, as well as natural resource/open space management, recreation, and affordable housing will be established and maintained for Centennial. The purpose of this section is to support the regulations and guidelines of Chapter 2 by providing direction, which may be conceptual, to guide and not restrict creative and flexible solutions through the buildout of Centennial.

3.2 MOBILITY PLAN

The Mobility Plan is an integral part of the Centennial Land Use Plan that pursues the following objectives:

- Reinforce and serve the Land Use Plan;
- Ensure the development of a “complete streets” network;
- Provide and encourage opportunities for using alternative modes of transportation;
- Provide options to reduce vehicle trips and emissions by linking effective travel demand management with transportation systems and parking policies; and
- Provide an aesthetically pleasing environment while achieving the required Centennial mobility objectives.

Appendix 2-C, *Mobility Plan*, further details performance standards, circulation and roadway design, multi-modal infrastructure, design features, and the formation of a transportation management association, and implementation of a transportation demand management program. The following sections focus on the on-site circulation network and roadway design in relation to implementing the land use plan for Centennial.

3.2.1 Circulation

The Centennial roadway network is designed to provide safe and efficient mobility within and adequate external trip access to and from the community. The plan includes descriptions of roadways and non-motorized pathways that connect major on-site activity centers, roadway classifications, intersection controls, and traffic calming measures. Centennial circulation design elements that reduce dependence on automotive use include the following:

- Small- to medium-sized streets and blocks that allow for shorter walking distances to retail, parks, schools, and other destinations;
- Facilities that make walking, cycling and transit use comfortable, attractive, and efficient transportation options;
- Parking behind buildings to encourage walking in retail areas along street frontage;
- Streetscapes designed as public spaces to promote social interaction and physical activity;
- Context sensitive design to respect adjacent land use types and neighborhood character and aesthetics.



Centennial will offer a wide range of transportation options to reduce resident dependence on the automobile.

3.2.2 Roadway Classification

The circulation system includes five categories of roadways designed for specific traffic loads that function in accordance with Title 21 of the Los Angeles County Subdivision Ordinance; more recently the County has allowed for flexibility in street design that create safer pedestrian and bicycle facilities. The following classifications and street cross-sections were developed in partnership with DRP, as well the County of LA’s Public Works and Fire Departments: modifications to these cross-sections require approval from Public Work and Fire. The locations of the Centennial backbone roads are shown on Figures 3-1, *Backbone Roads* and 3-2, *Regional Circulation*. Classifications include the following:

- Major Highway (6-8 lanes)
- Secondary Highway (4 lanes)
- Industrial Collector (4 lanes)
- Collector (2 lanes)
- Local and Private (2 lanes)

Cross-sections for the five types of roadways included in Centennial are depicted on Figures 3-5 through 3-13. The cross-sections illustrate the location and width of the bike lanes, sidewalks, and medians as well as roads where applicable. Due to the diversity of housing and safety requirements within Centennial, several cross-sectional variations are included for private roadways, private driveways and fire lanes. The curb-to-curb width of each private driveway and fire lane will be approved during the applicable tract map review process by the Los Angeles County Fire Department and Department of Public Works and would be maintained by a Homeowner Association (HOA).

Streetscape illustrations for each street classification are also provided in the sections below. A description of the landscaping standards for each roadway classification are described in Section 3.4, *Landscape Plan*.

3.2.3 Complete Streets, Transit, and Non-Motorized Transportation

Centennial will implement a system of complete streets and multi-mode, non-motorized transportation facilities consistent with the California Complete Streets Act of 2008 and in accordance with applicable County policies. The objective of complete street design is to provide safe, efficient and accessible mobility for all motorized and non-motorized users, including motorists, transit riders, cyclists, and pedestrians.

Transit facilities and a transportation demand management program for Centennial will be planned and implemented by the TMA (Section 3.2.9), which is responsible for public transit needs for the community and for providing adequate services for the residents. At Centennial, two transit centers will be created in locations strategic to job sites, retail and Centennial’s extensive trails system, encouraging residents to ride share and providing a dedicated location for public transit drop-off and pick-up. The centers will also be close to SR-138 to allow quick and easy freeway access. The centers’ design will incorporate information stations with real-time updates, well-lit and safe parking lots, adequate cover from the elements, and waiting areas with restroom and shower facilities to encourage use by cyclists. To accommodate residents during their commuting downtime, each transit center will also offer free wifi connections.

Other non-motorized transportation planning elements are integrated into the Centennial Mobility Plan to encourage non-automotive transit modes. Its backbone is the community trail system (described in Section 3.11.7, *Trails Plan*) that provides shared-use pathways for bicycles, pedestrian and, in some cases, equestrian activities. Bikeways are classified into four categories that are described in Section 3.2.4 below and shown on Figure 3-3, *Bicycle Network*.

These passageways are designed to avoid roadway crossings to the extent feasible and to give easy access to retail, jobs and other amenities. With their safe design that encourages “eyes on trails,” families will be able to walk to school while enjoying the natural open spaces set aside throughout Centennial. In addition to the trails and paths, sidewalks connecting to the trail system will be provided on all public streets.

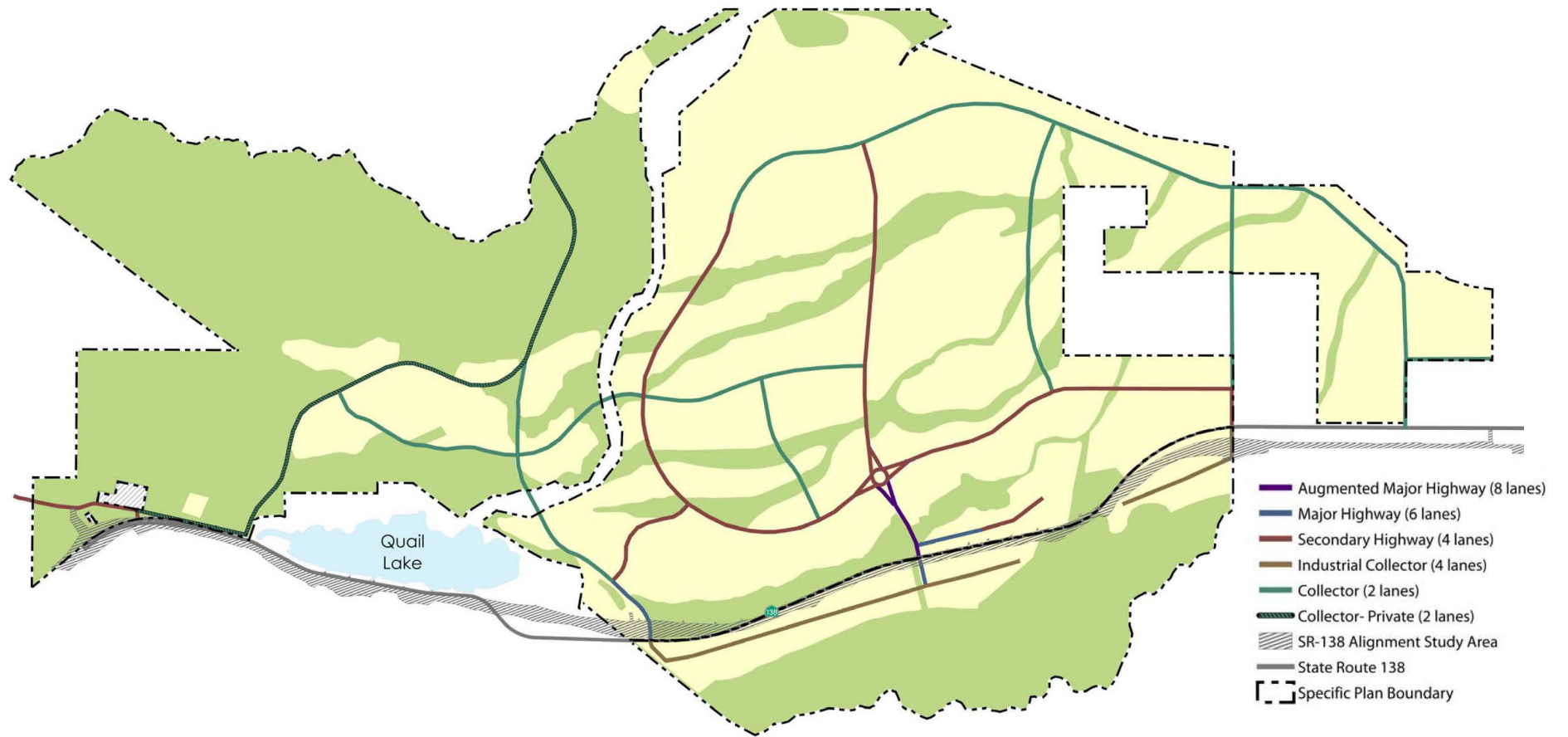
Together, Centennial’s non-motorized transportation elements support the following design criteria:

- 100% of all project dwelling units shall be located within a ¼ mile walking distance of a park no less than 10,000 square feet, trailhead, club house or other public amenity (M);
- No less than 80% of all project dwelling units shall be located within a ¼ mile walking distance of a public-accessible park space that is no less than one acre in size (M);
- A goal of an 80% average, but no less than 50%, of all project dwelling units shall be located within a ½ mile walking distance of a Village Core or the Town Center (M);
- All neighborhoods within each village shall connect to each other via a network of local streets and trails (M);
- An extensive network of sidewalks, greenway trails, and community trails that link residential, schools, shopping, and employment areas;
- An extensive network of sidewalks, greenway trails, and community trails that link residential, schools, shopping, and employment areas;
- Two underpasses and one overpass over SR-138 to facilitate both pedestrian and bike access to employment centers;
- High-density residential areas located adjacent to commercial centers and allowed within Mixed-Use Overlay zones, which permits residential uses in commercial centers; and
- Implementation of a community intranet system (Section 3.9, *Communications Based Technology Plan*) to reduce demand for automobile travel to obtain information, and to provide easily accessible information to facilitate telecommuting and other non-automotive transit mode use.



The design of roadways and trails will vary with the character of the surrounding land uses.

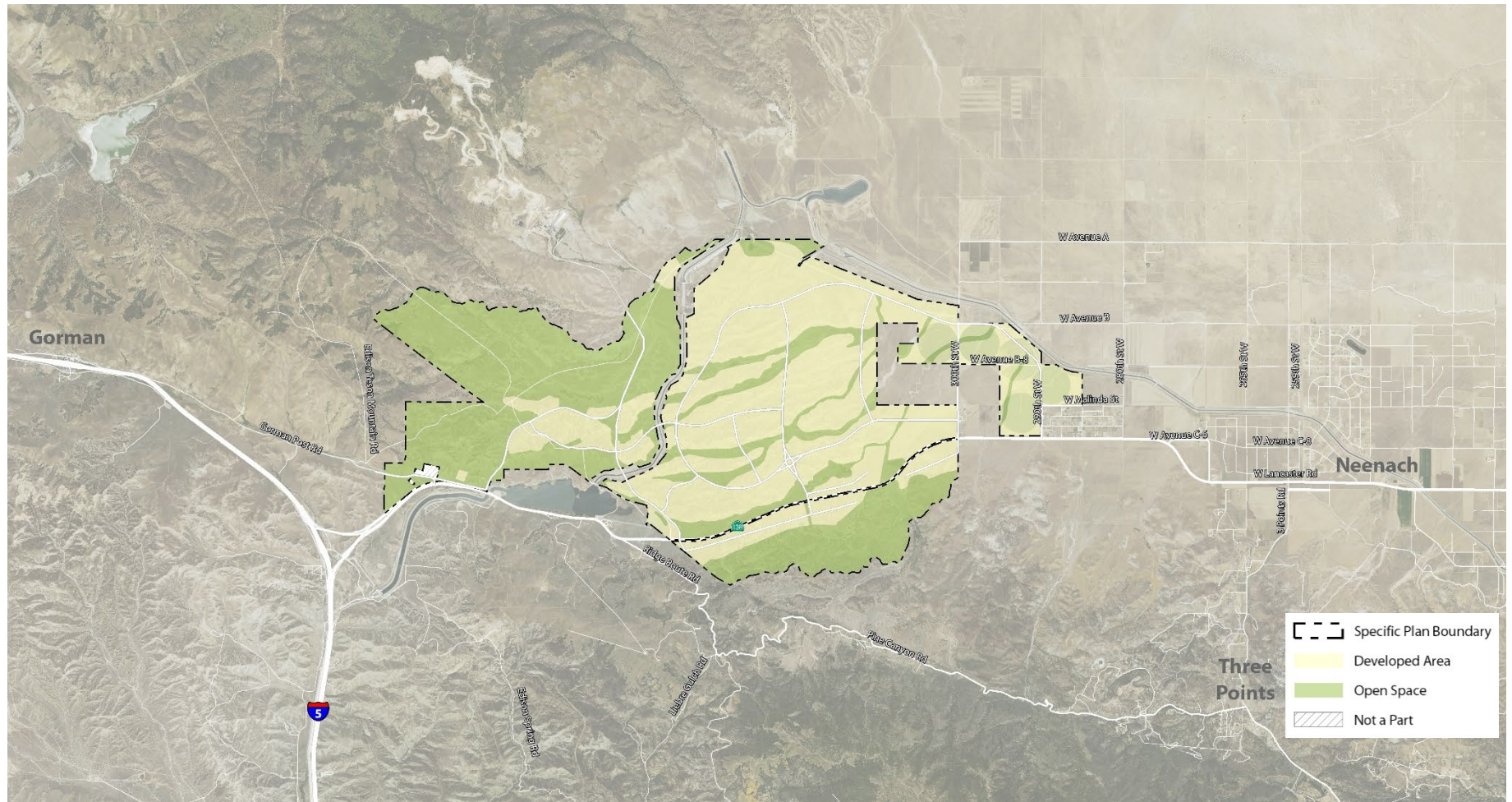
Figure 3-1 Backbone Roads



Not to scale.



Figure 3-2 Regional Circulation



Not to scale.



3.2.4 Bikeways

A system of bikeways will serve the entire community. Bikeways are also described in Section 3.11, *Parks and Recreation Plan*. The bikeways are part of the community trail system and are classified into four categories which are described below and shown on Figure 3-3, *Bicycle Network*.

Bike Path (Class I Multi-use trail). Class I multi-use trail bikeways provide a completely separated travel way for the exclusive use of bicyclists and pedestrians, with crossflow minimized. These bikeways are generally located in community trails and greenways.

Bike Lane (Class II bikeway). Class II bikeways include a striped lane for one-way bike travel on a street or highway. When roadways contain additional rights-of-way, a painted buffer may be included to buffer bicyclists from automobiles and transit. This buffered design is commonly referred to as an Enhanced Class II Bikeway.

Bike Route (Class III bikeway). Class III bikeways provide for shared use with motor vehicle traffic, and routes are marked with appropriate signage. Painted shared lane markings on pavement, commonly referred to as sharrows, may also be incorporated into Class III bikeways, further identifying shared use between motorists and bicyclists.

Protected Bike Lane (Class IV bikeway). A protected bikeway, commonly referred to as a cycle track, combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane. Cycle tracks vary in configuration. Cyclists could be separated from motor vehicle traffic through such means as raised medians, on-street parking, bollards, or elevated pathways. They may be one-way (one direction on each side of the street) or two-way (both directions side-by-side on one side of the street). The buffers shown for Class IV bikeways in Figures 3-6, 3-7, and 3-11 may be raised to provide additional safety for cyclist and vehicular traffic.

Trails. Community, Greenway, and Regional trails within Centennial provide for shared use pathways by bicycle, pedestrian, and in some cases equestrian activities.

3.2.5 Pedestrian Access

Pedestrian amenities throughout the community include specific allocations of land to greenway and community trails (described in the Trails Plan, Section 3.11.7) so that pedestrians can circulate throughout the community safely and efficiently. The pedestrian system is designed to avoid roadway crossings to the extent feasible. Consistent with complete streets planning, sidewalks are planned for all public streets.

3.2.6 Transit

Transit facilities and a transportation demand management program for Centennial will be planned and implemented by the TMA (Section 3.2.9). The TMA is responsible for public transit needs for the community and shall be guided by the following objectives:

- Partner with Antelope Valley Transit Authority to provide bus service within Centennial and to the rest of the Antelope Valley.
- Partner with Kern Transit to provide bus service between Centennial and the neighboring communities of Tejon Mountain Village and Grapevine to the north.
- Explore options for shuttle service providing service to employment, commercial and residential areas of Centennial.
- Identify locations for transit centers in proximity to Village Cores and employment centers such as business park and institutional/civic land uses. See Figure 3-4, *Transit Hubs*, for proposed locations.

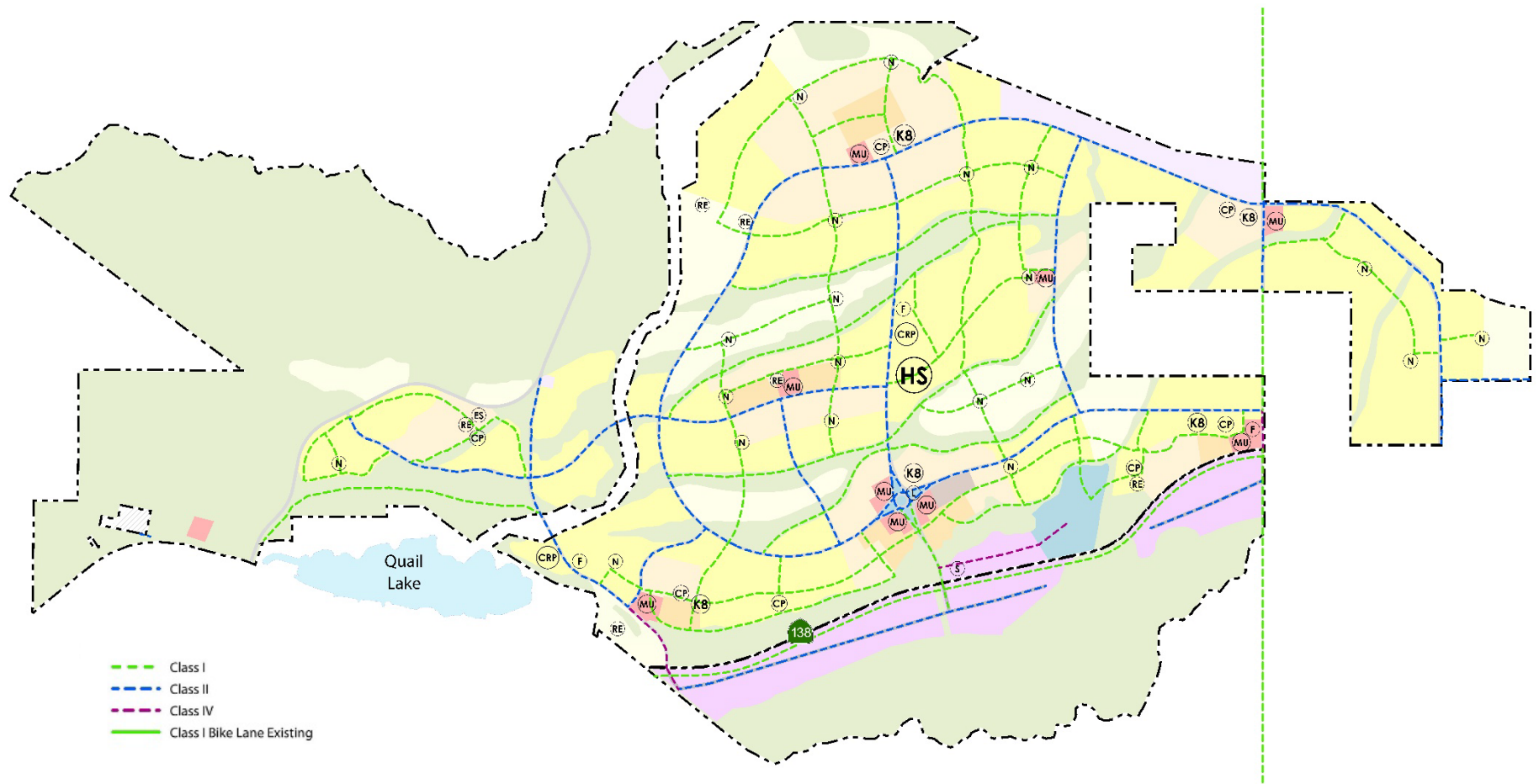
The following metrics also ensure this Plan can accommodate a community transit system:

- A transit route easement no less than 25 feet wide shall be reserved in the CCD (connecting the Town Center, BP and I/C areas) and also run northerly connecting to the Village Five Core. The precise location, length, alignment and width of the easement shall be determined at the tract map stage of development. Alternative—non-automobile—uses (such as landscaping or a trail) may be permitted within the transit route easement in the interim until full project buildout; or permanently after full buildout if use of the easement for transit is determined to be economically infeasible by the County (M).



- If a transit system is implemented, transit stop easements shall be reserved in all Village Cores, the Town Center, and CCD, as well as other areas (such as the high school, community regional park, and elsewhere along any transit route easement) where necessary, efficient or beneficial to provide transit access. The precise size, location and quantity of the easements shall be determined at the tract map stage of development (M).
- If a transit system is implemented, all transit stops shall include the following basic amenities: seating, overhead shelter, lighting, signage and trash receptacle. Additional amenities such as real-time schedule (i.e. digital information display), drinking fountain, bike parking/storage, bike rental, public restroom, and public art should be included but will be dependent on travel demand, site location and transit agency final approval (M).

Figure 3-3 Bicycle Network



Not to scale.



Figure 3-4 Proposed Transit Hubs

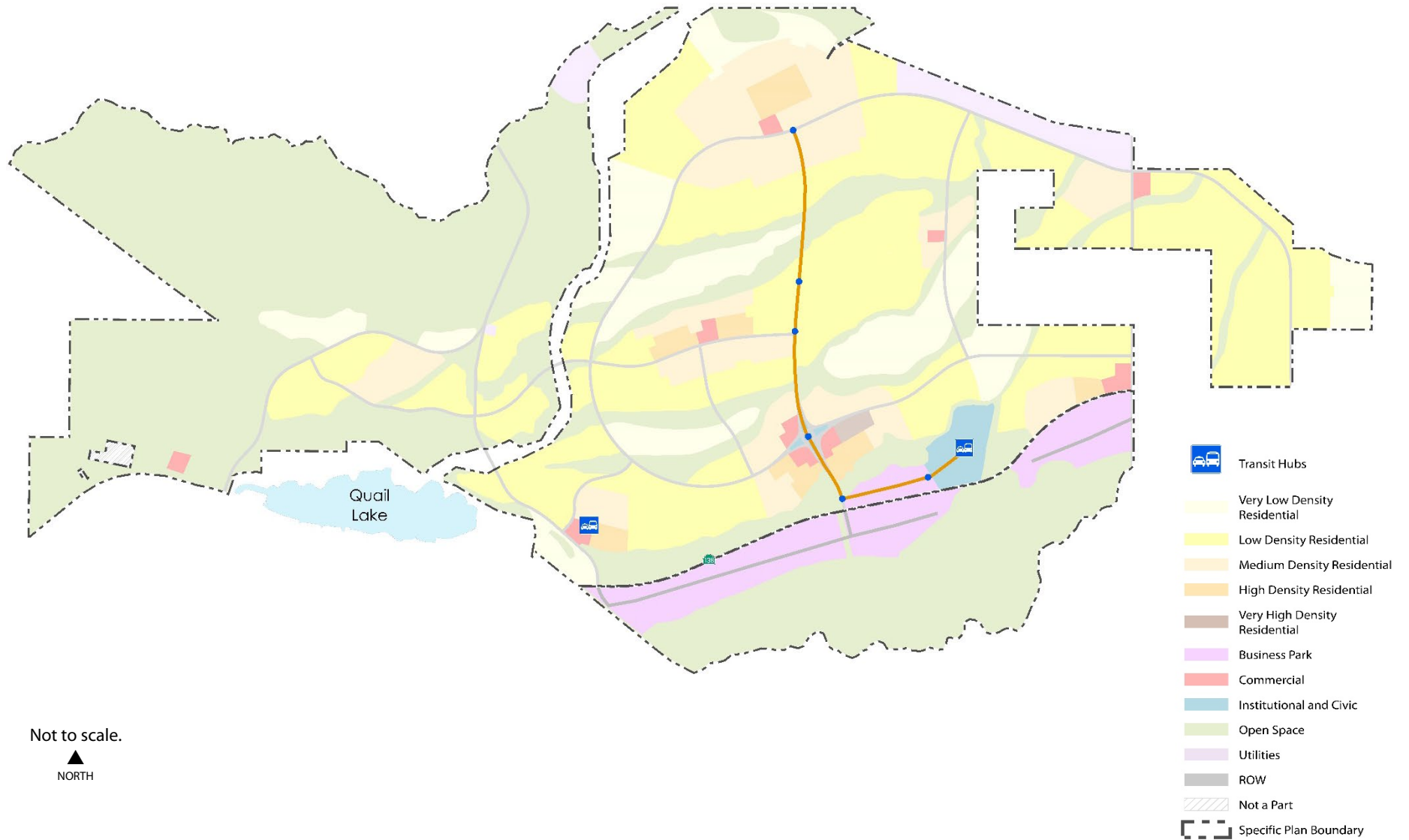


Figure 3-5 Eight-Lane Major Highway



Figure 3-6 Six-Lane Major Highway

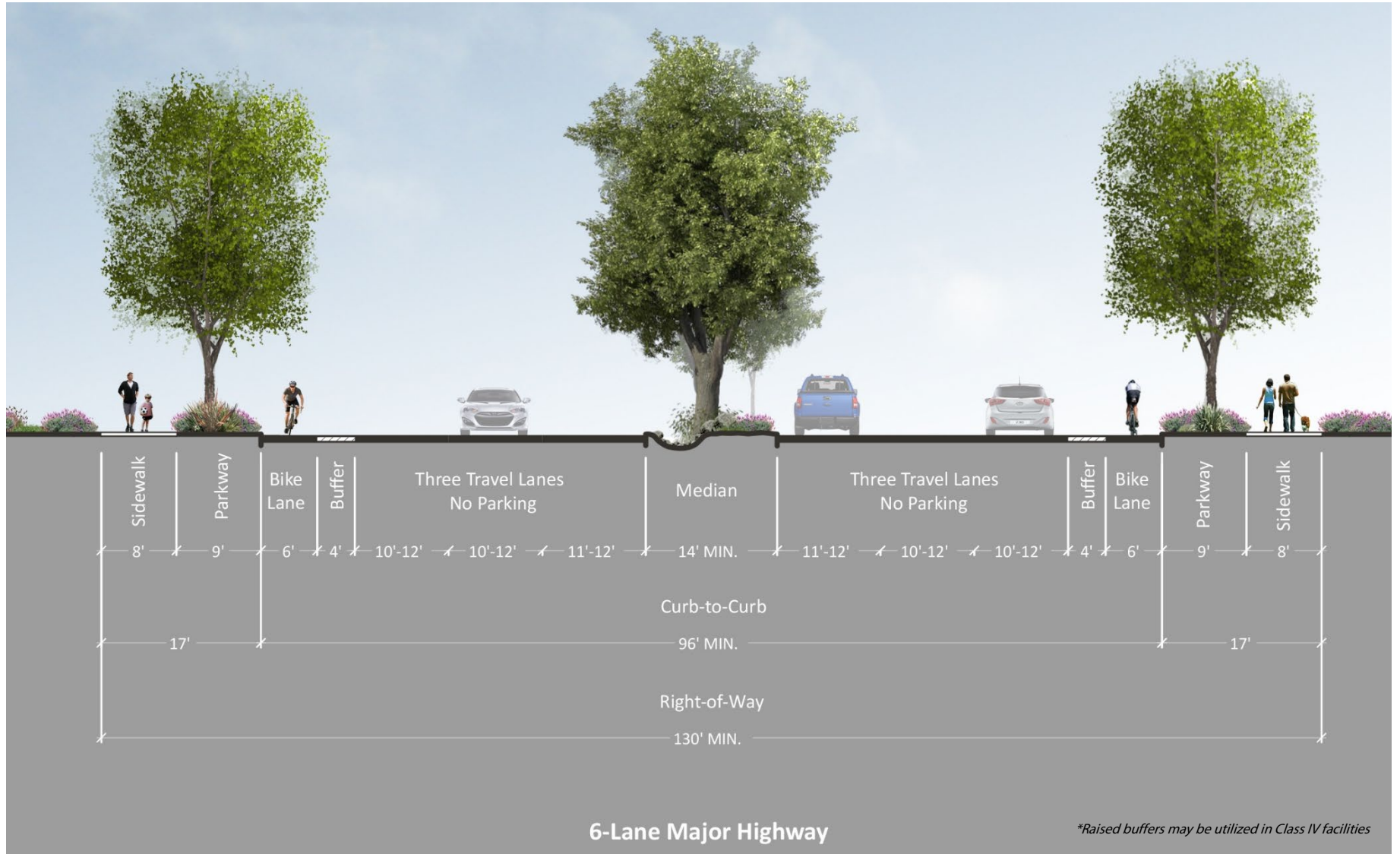


Figure 3-7 Four-Lane Secondary Highway

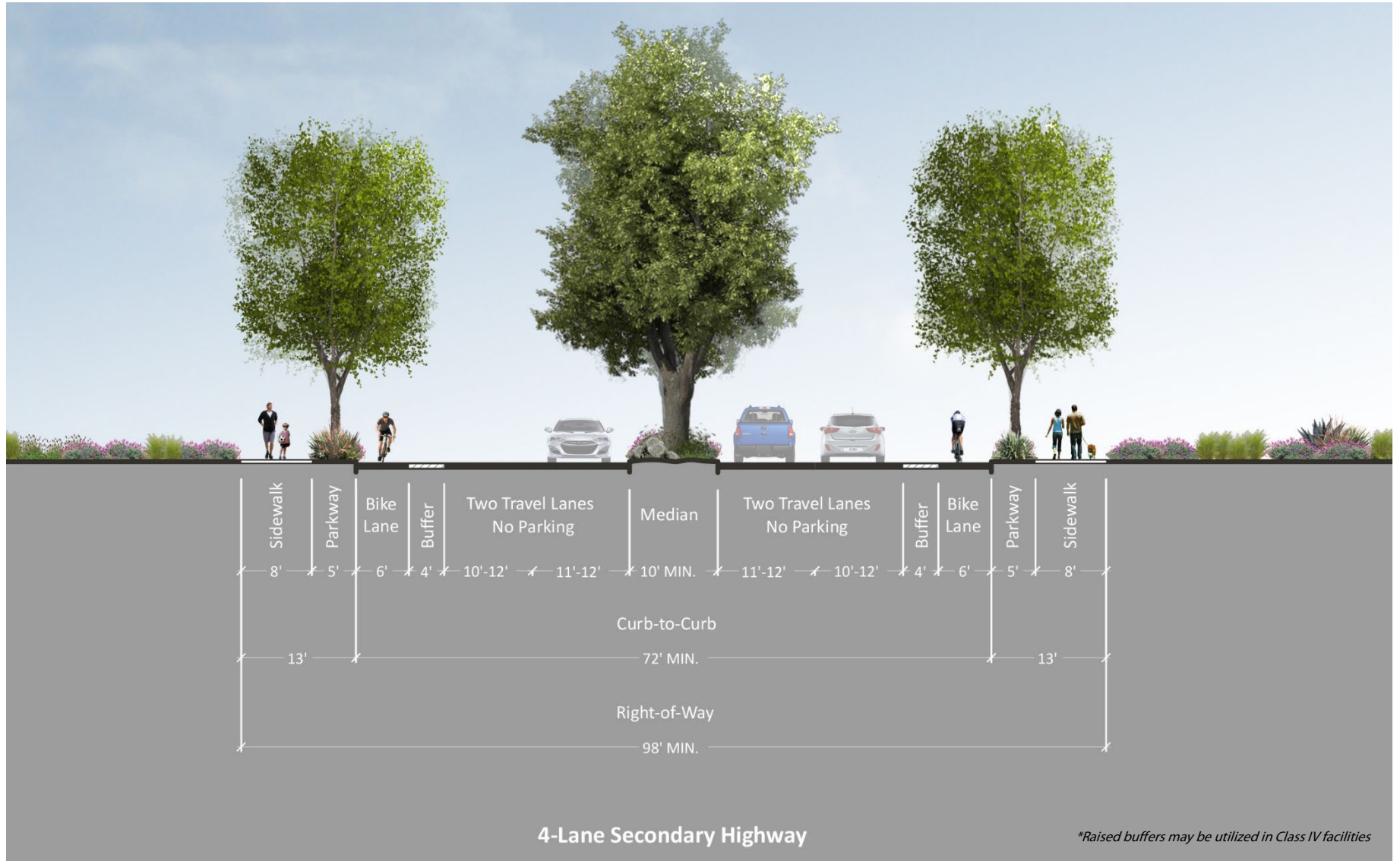


Figure 3-8 Collector 1—with Median

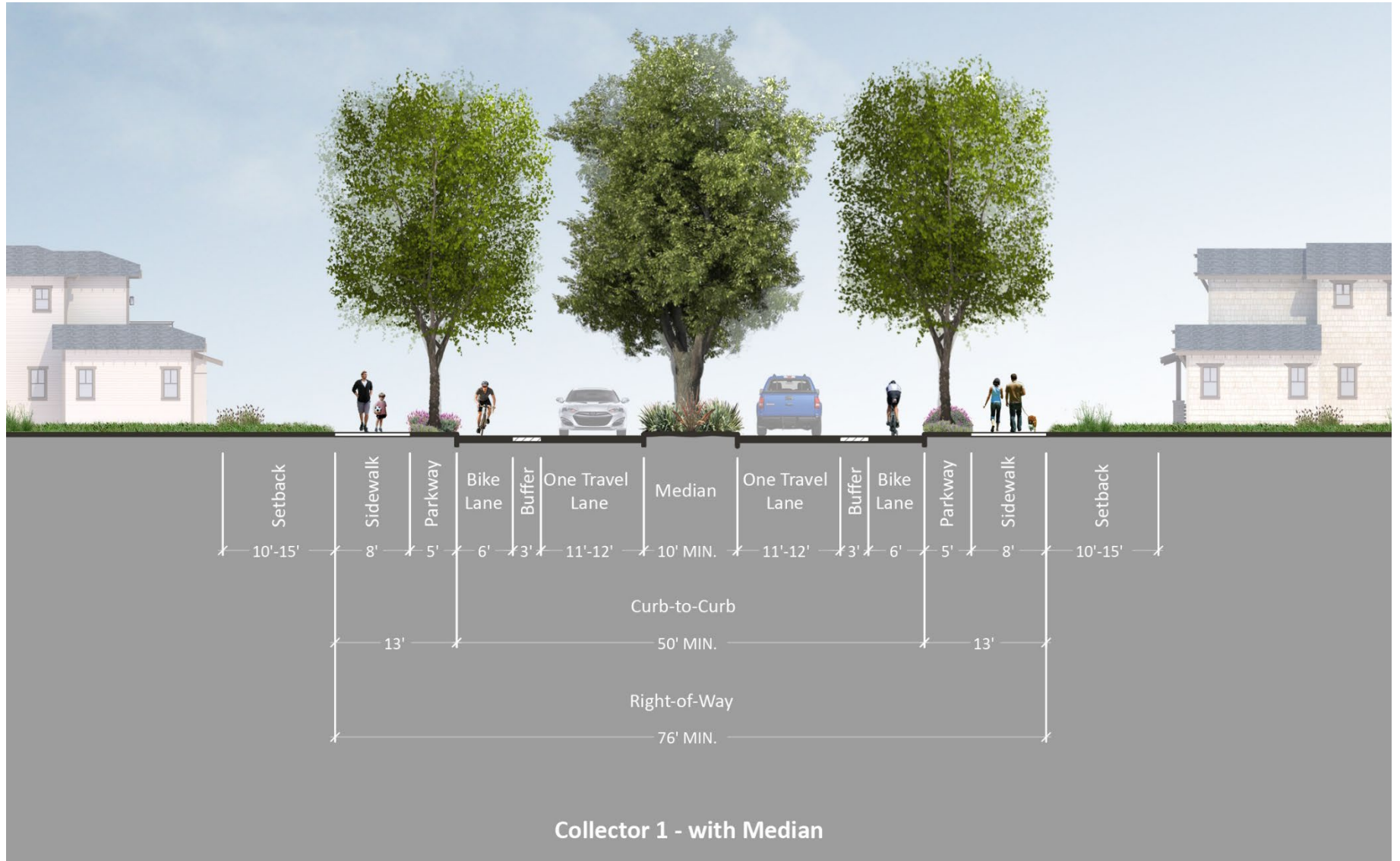


Figure 3-9 Collector 2—without Median





Figure 3-10 Collector 3—with Parking

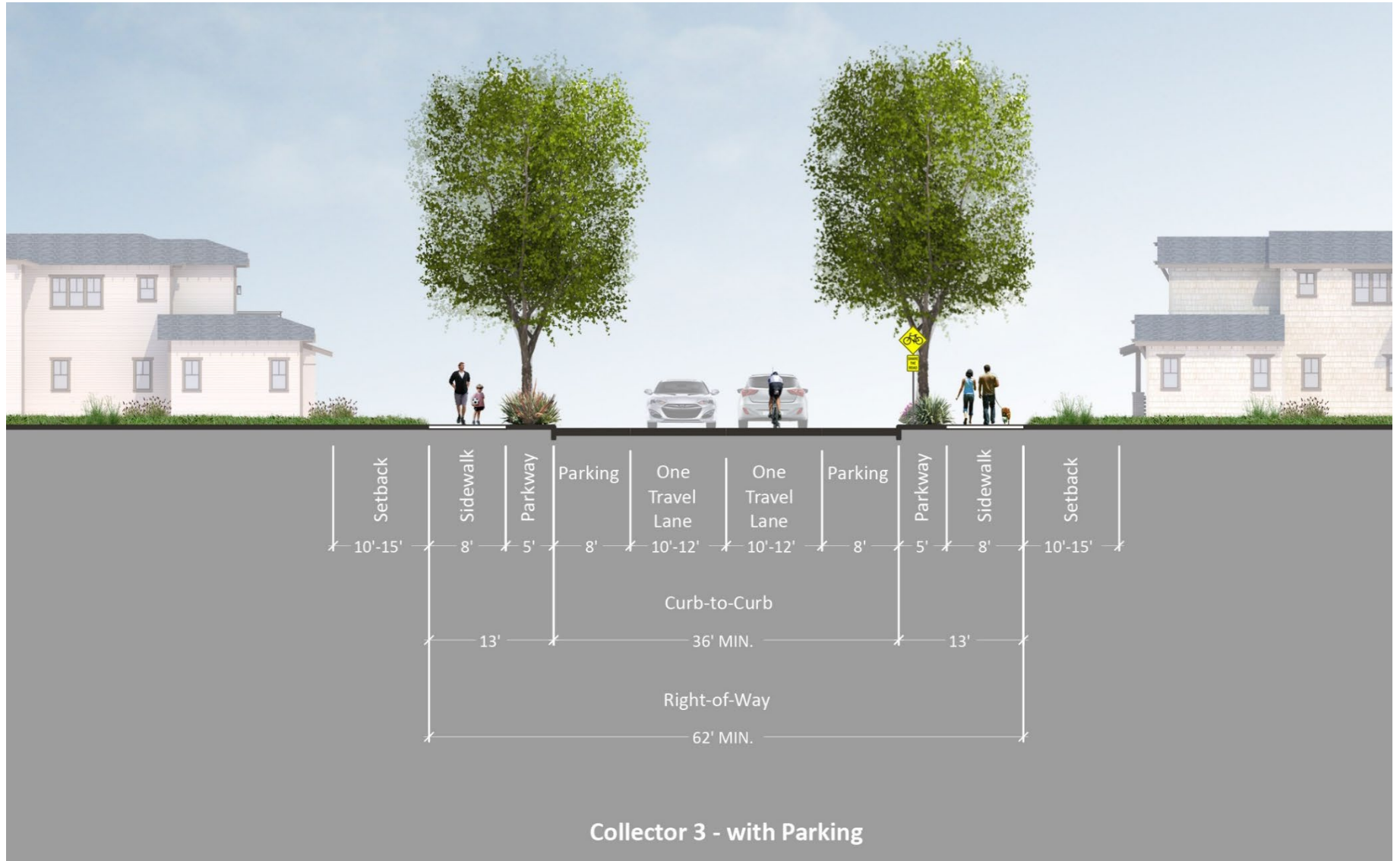


Figure 3-11 Industrial Collector

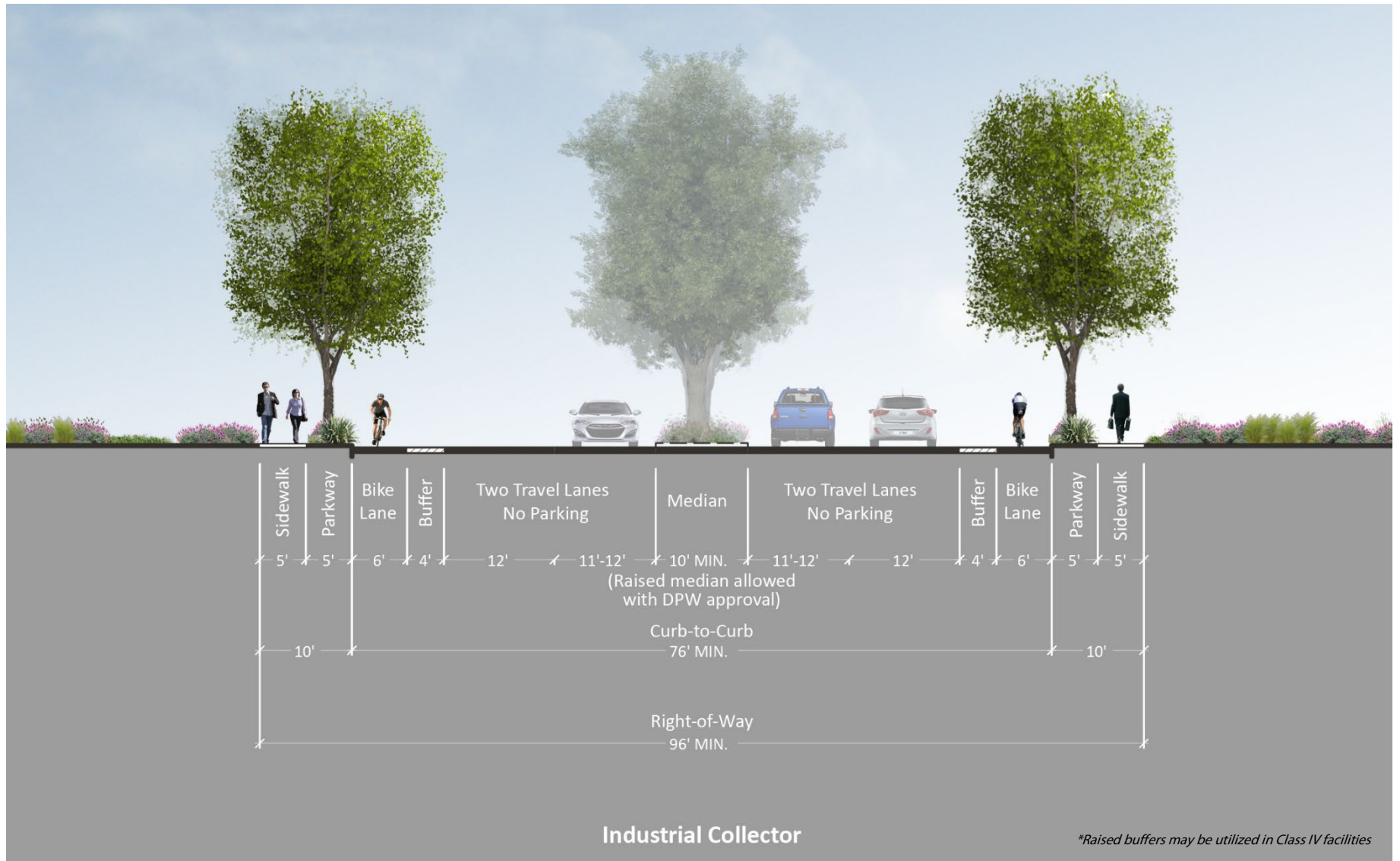


Figure 3-12 Local Street

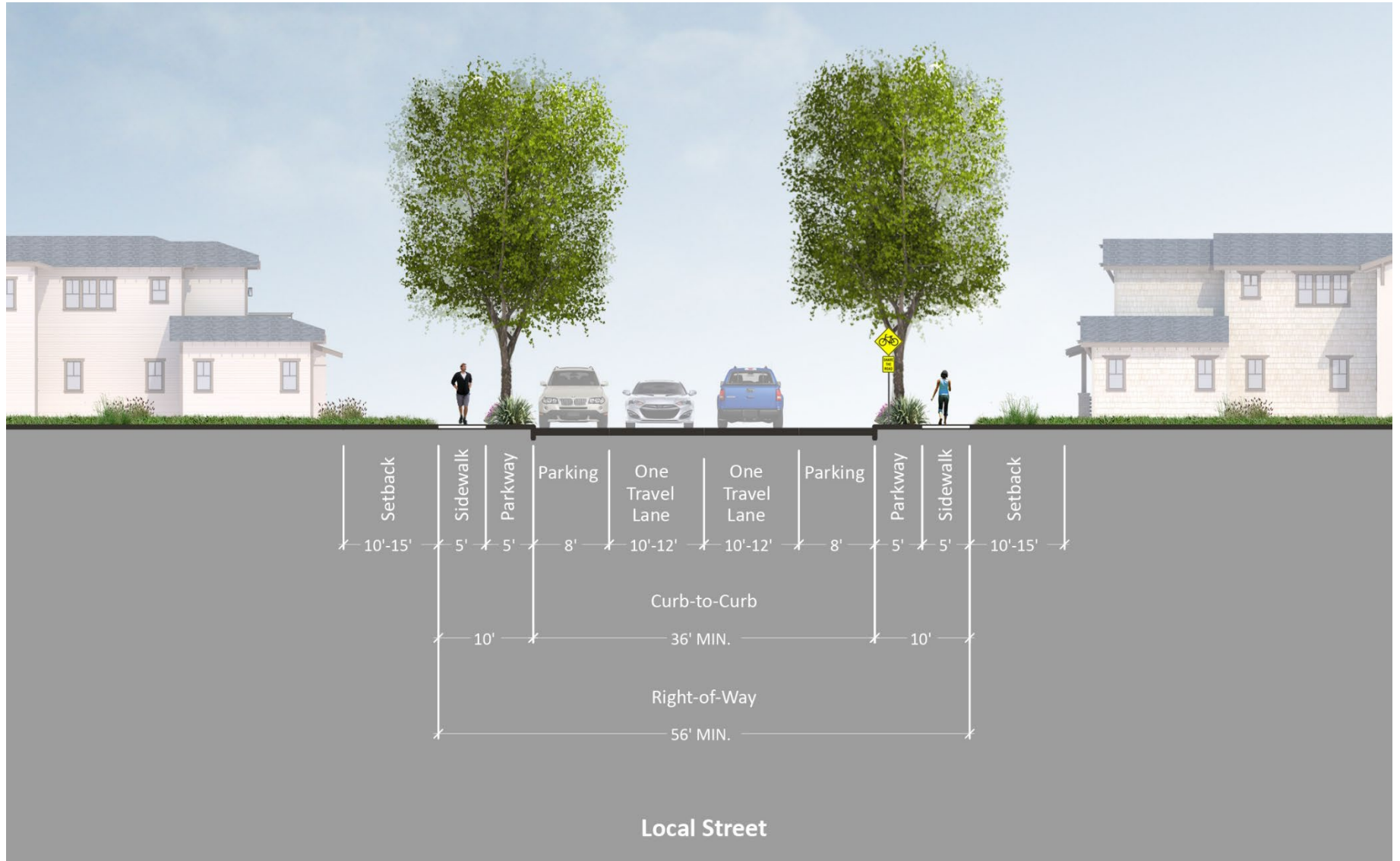
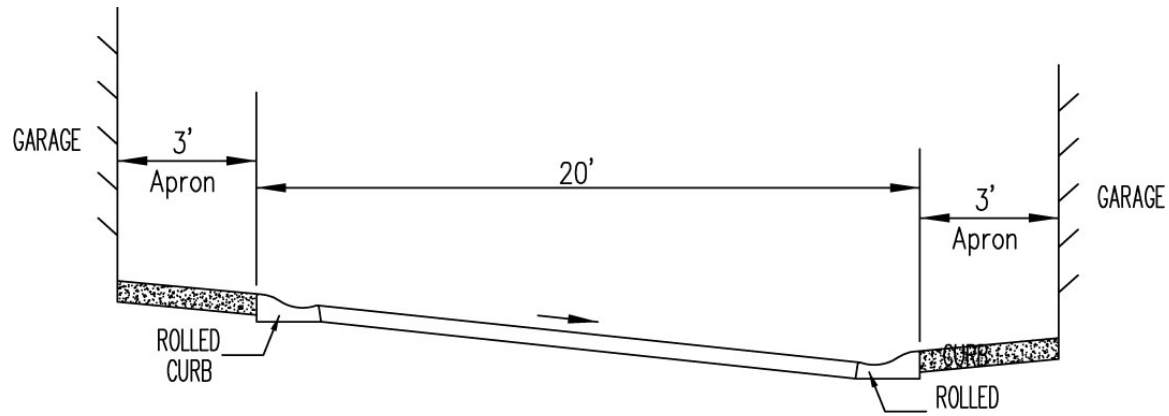
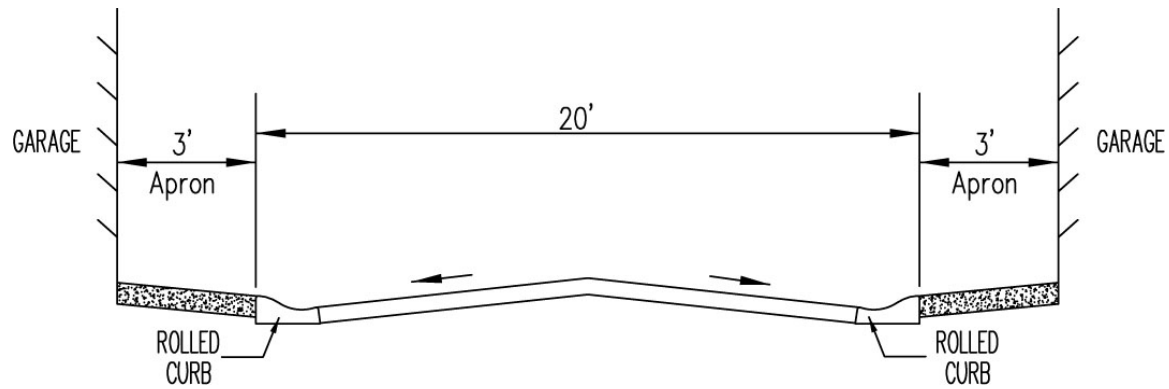


Figure 3-13 Private Driveway Options



Private Driveway Alley



Private Driveway Alley with Crown

3.2.7 Intersection Controls

A variety of intersection controls will efficiently manage vehicular and non-vehicular traffic throughout Centennial to facilitate safe and efficient mobility. These include traditional stop signs on smaller streets, traffic signals at the intersections of larger project thoroughfares, grade separations and intersection designs that promote safety for all users of the street are provided on Figure 3-14, *Intersections*. Additionally, in keeping with the community's sustainability goals, modern roundabouts located at certain secondary and collector-road intersections where four-lane and two-lane or two two-lane roadways connect. These next-gen roundabouts have been documented to reduce fuel consumption and greenhouse gas emissions below the levels associated with traffic signals or stop signs¹.

Centennial's roundabouts will be designed with the latest efficiencies to not only expiate traffic flow, but more importantly like other intersection types will intersect with the trails and bikeway paths to ensure the safe communion between cyclists, pedestrians and motorists. Roundabouts may also be landscaped to increase aesthetic values. Figure 3-15, *Roundabout Options*, illustrates the Centennial roundabout design options.



Roundabouts and chokers are one of many effective traffic-calming design measures that can be incorporated into Centennial's roadway network.

3.2.8 Traffic-Calming Measures

Traffic calming measures are roadway designs that control excessive speeds, and ensure compatibility with multiple uses, such as emergency-service vehicles, pedestrians, joggers, cyclists, and pedestrians. These measures are commonly included in TDM inventories that reduce automotive travel and greenhouse gas emissions.

Centennial traffic-calming design measures include:

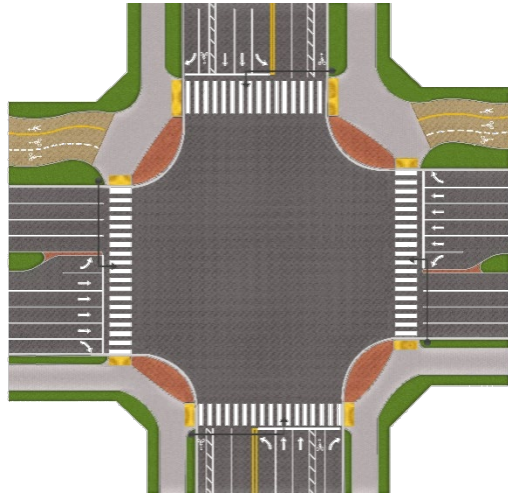
- Narrower street widths to slow automotive traffic
- Roundabouts
- Speed tables
- Bulb-outs at intersections to restrict roadway width and narrow the pedestrians' crossing distance
- Raised intersections or crosswalks
- Chokers that narrow a roadway at mid-block
- Chicanes or lateral shifts that narrow street widths and provide on-street parking or landscaping on alternate sides of the street
- Textured pavement

Representative examples of traffic calming design measures are shown on Figure 3-16. Figure 3-17 illustrates cul-de-sac designs within Centennial commercial, business park, and residential areas.

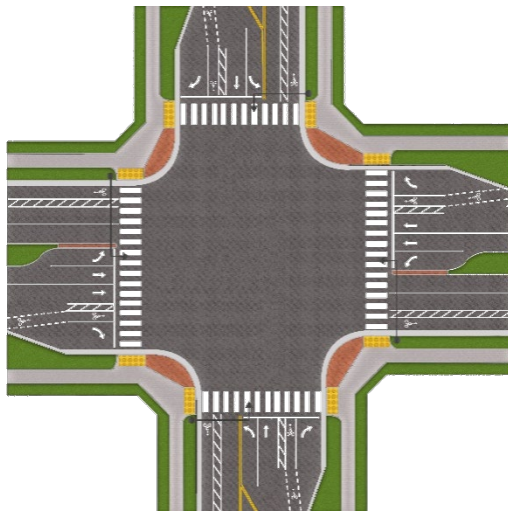
¹ Handy et al., The Science Behind Sustainable Communities Strategies, California Air Resources Board Research Seminar, October 7, 2014

Figure 3-14 Intersections

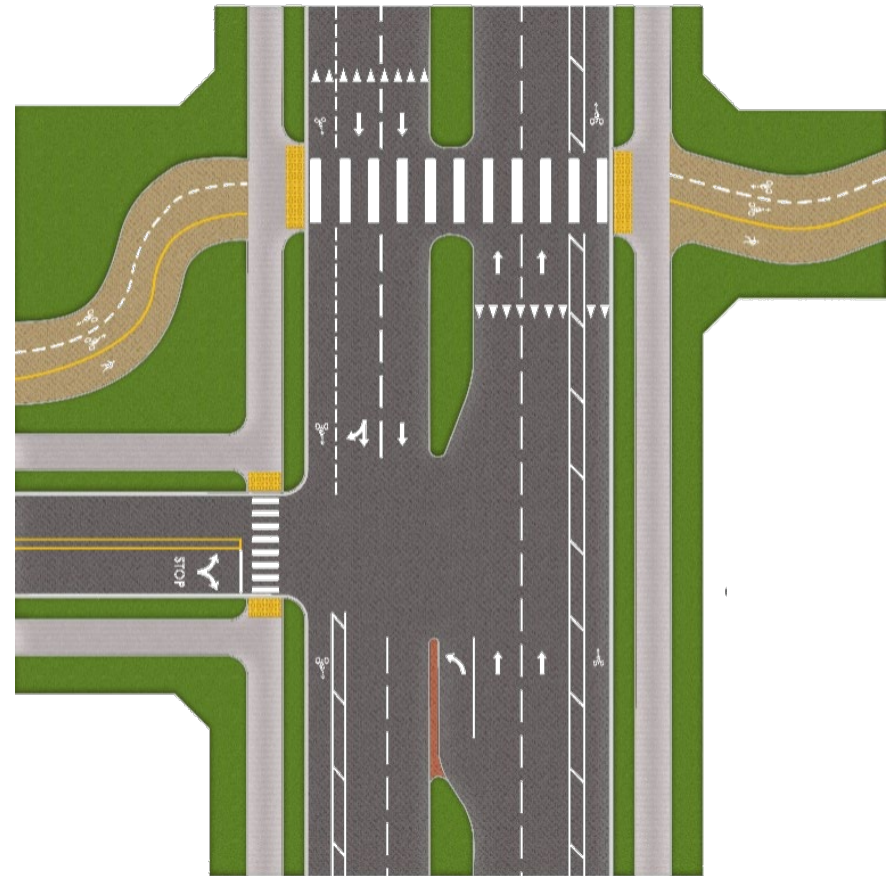
Intersection treatments shown are only applicable at signalized intersections. The arrow symbol shown represents the placement and directionality of the traffic signals for each intersection.



Major Secondary with Class I and Class II Bike Lanes

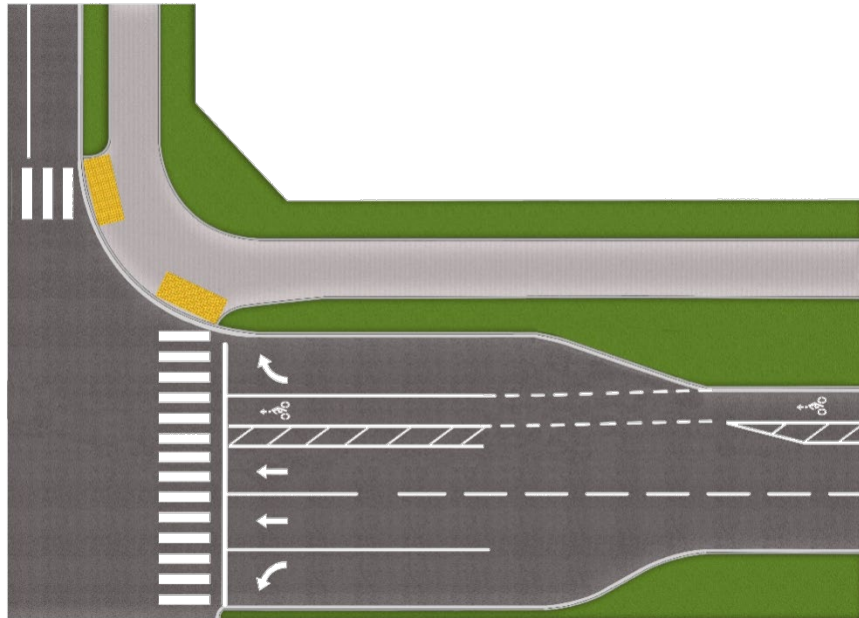


Secondary Collector with Class II Bike Lanes

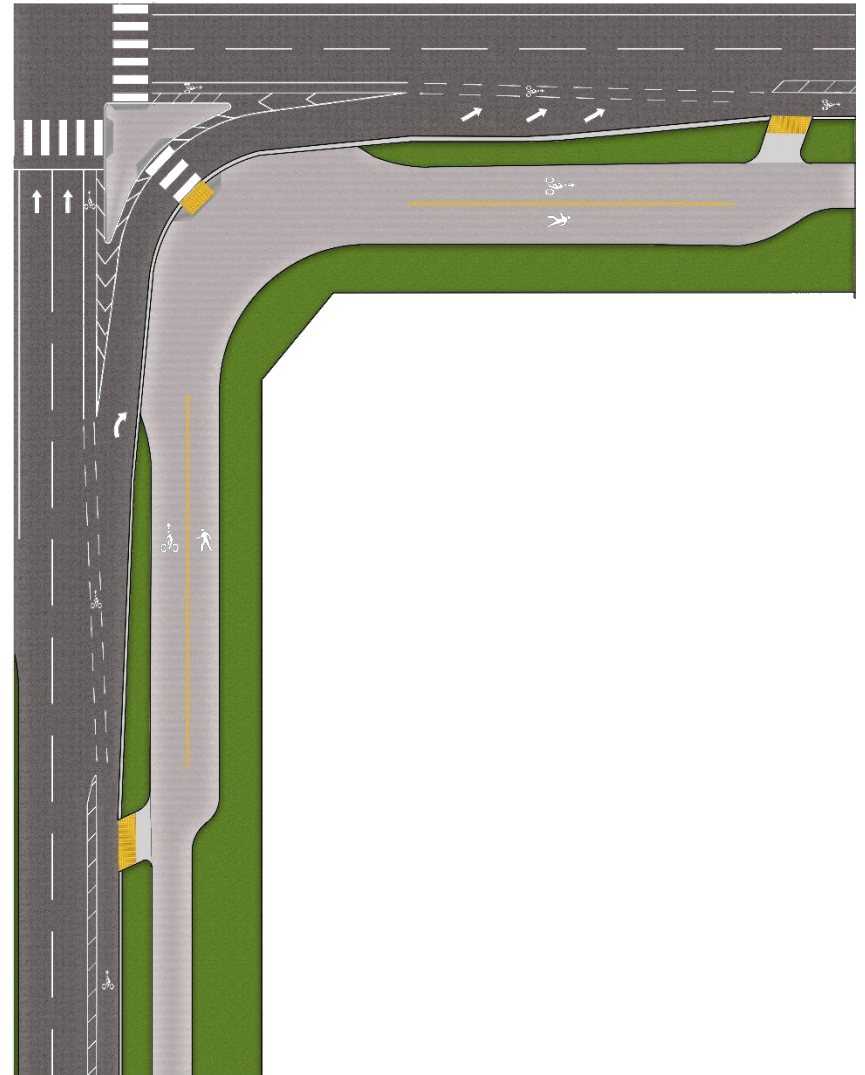


Secondary Uncontrolled with Class I and Class II Bike Lanes

Figure 3-14 Intersections (cont.)

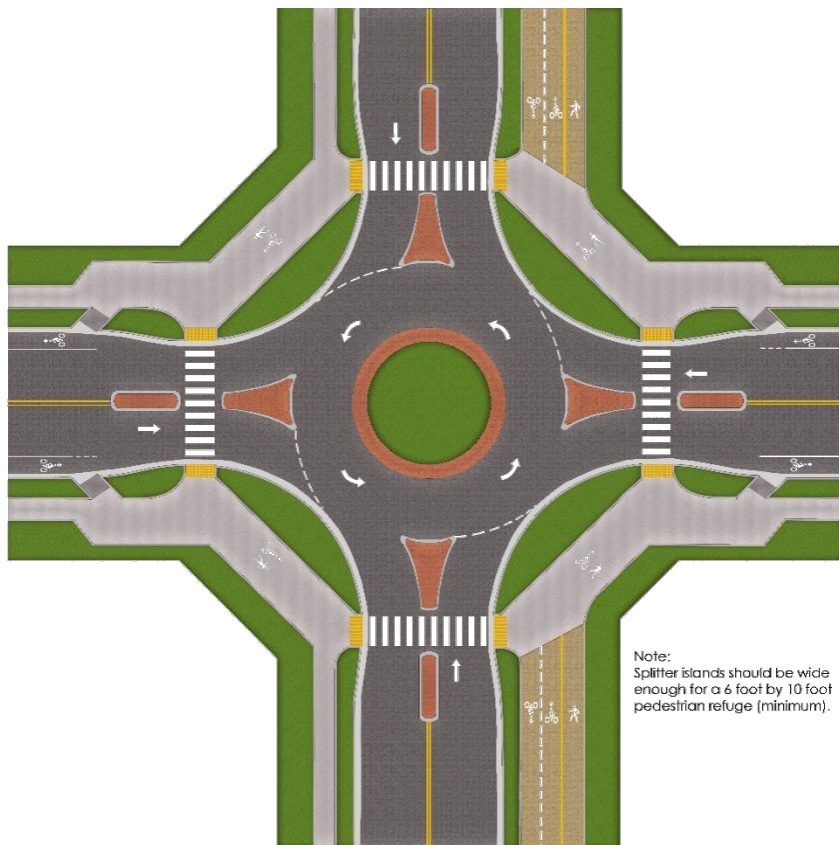


Dedicated Right Turn with Bike Lane

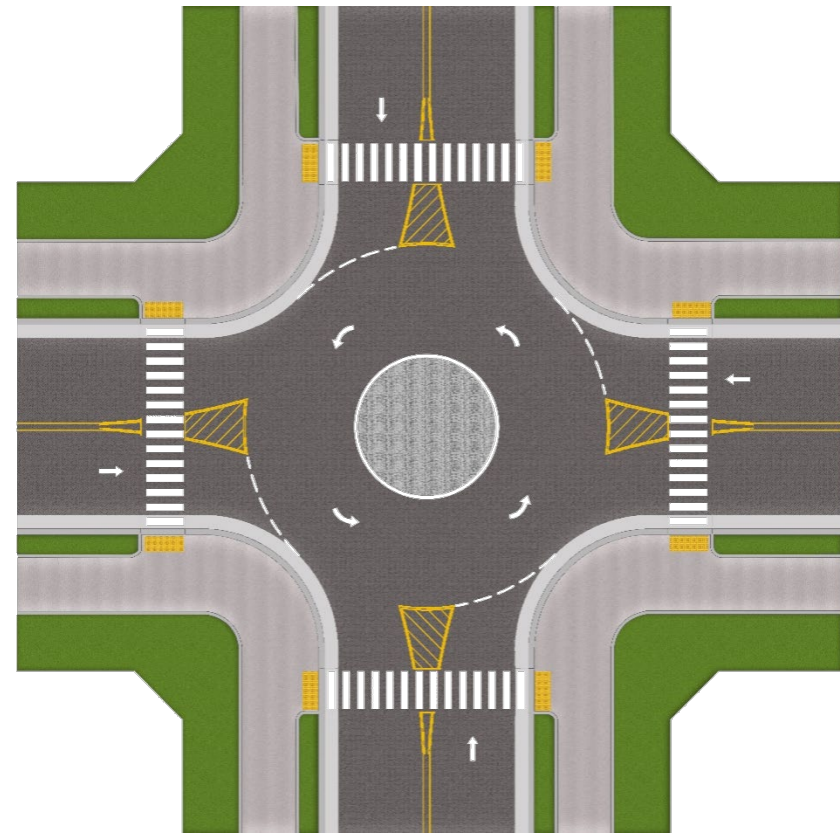


Free Flow Right Turn with Bike Lane

Figure 3-15 Roundabout Options

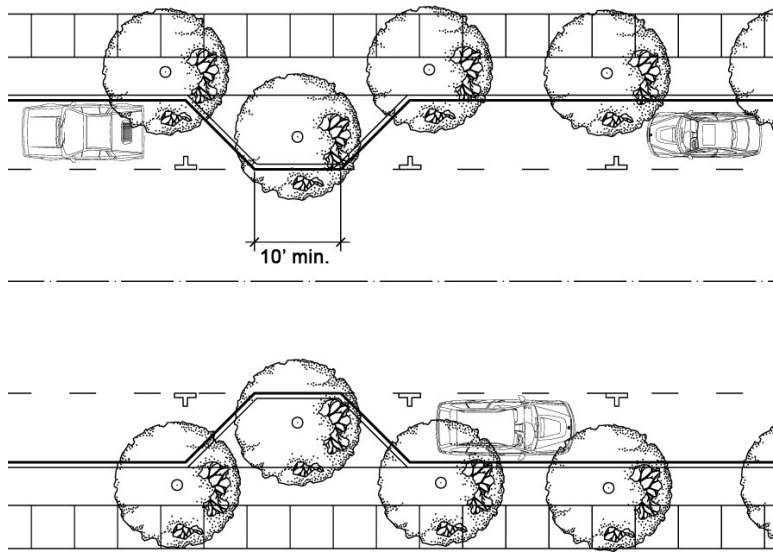


Roundabout with Class I and Class II Bike Lanes

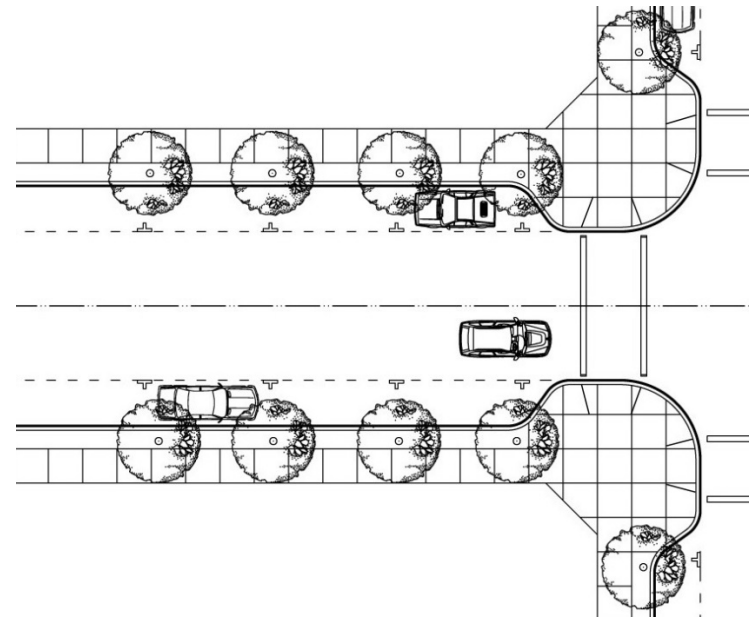


Mini-Roundabout

Figure 3-16 Traffic Calming Measures

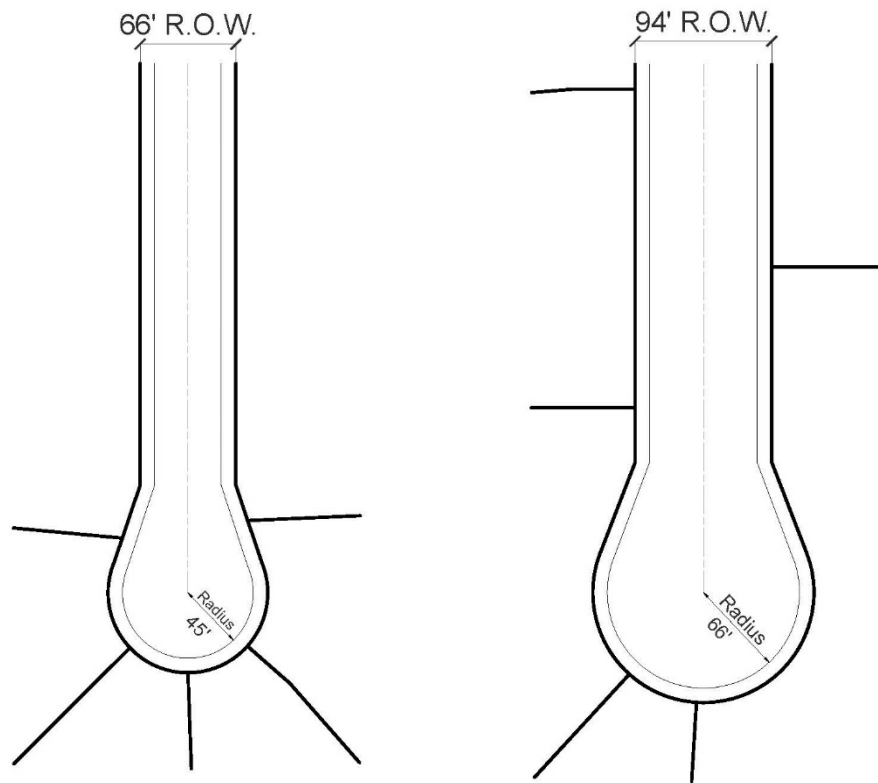


Mid-block Choker on Local Street

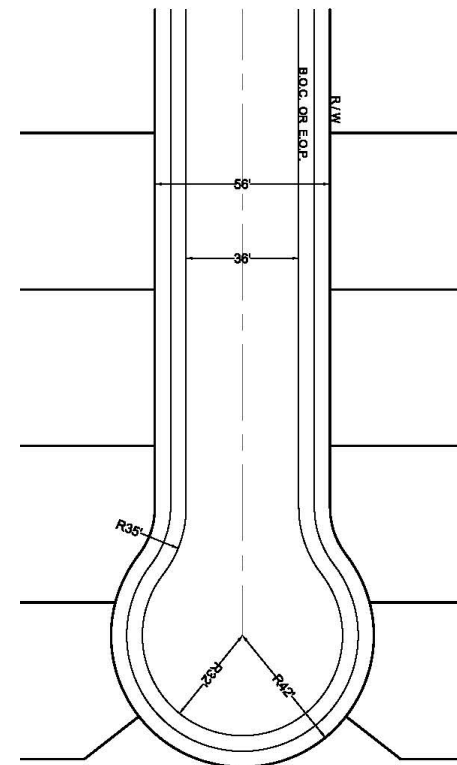


Typical Bulb-out on Local Street

Figure 3-17 Commercial and Residential Cul-de-sac Design



Business Park/Commercial Cul-de-sacs for 66' and 94' Right-of-Way



Residential Cul-de-sac for 56' Right-of-Way



3.2.9 Transportation Demand Management

Transportation demand management refers to strategies that increase mobility efficiency by discouraging SOV trips, encouraging non-SOV transit modes, and reducing auto trips during peak periods.

At Centennial, TDM measures (described in Appendix 2-C) will be implemented by the Transportation Management Association (TMA), formed and funded prior to the issuance of Centennial's first occupancy permit. The TMA will be a non-profit entity and will regularly monitor Centennial external and internal trips by conducting transit mode surveys or other appropriate methodologies. The primary objective of the TMA is to ensure that peak external trips, and all internal trips, meet the non-SOV transit mode performance standards:

- A minimum of 20% of total daily peak morning and afternoon external trips
- A minimum of 30% of total daily internal trips, completed by using non-SOV transit modes.

Research and monitoring data from numerous communities has demonstrated that TDM measures improve efficiency, reduce transportation-related greenhouse air pollutants and gas emissions, and can significantly modify travel behavior to include greater use of non-automotive and non-SOV transit modes. The extent to which specific measures have reduced the use of SOVs (vehicles mile traveled) and reduced emissions has also been estimated by California air quality agencies² (CAPCOA 2010) and in studies presented to the California Air Resources Board (Handy et al., 2014³). Potential future mobility innovations that could further reduce inefficient transit modes and associated emissions, such as intelligent transit systems (ITS) technologies, have been discussed in the draft 2016 RTP/SCS⁴.

The TMA will adaptively manage compliance with the Centennial internal and external mobility performance standards by conducting transit mode surveys and other appropriate monitoring activities. Additional TDM measures will be implemented by the TMA as may be required to ensure that minimum of 20% of

total daily peak morning and afternoon external trips and a minimum of 30% of total daily internal trips are completed by using non-SOV transit modes. The TMA shall evaluate the feasibility and effectiveness of the TDM measures included in Appendix 2-C, *Mobility Plan*. Transit mode surveys and other appropriate monitoring activities will be conducted to verify the effectiveness of any TDM measures that are implemented for Centennial. The monitoring and adaptive management process will be a continuing obligation of the TMA to verify compliance with the Centennial internal and external mobility performance standards.

² California Air Pollution Control Officers Association, Quantifying Greenhouse Gas Mitigation Measures, August 2010

³ Boarnet, M. and Handy, S. (2014). *Impacts of Roundabouts on Passenger Vehicle Use and Greenhouse Gas Emissions*. Retrieved from http://www.arb.ca.gov/cc/sb375/policies/rndabt/roundabout_brief.pdf

⁴ Southern California Association of Governments, 2016 Draft RTP/SCS 2016 Mobility Innovations Appendix

3.3 CONCEPTUAL GRADING PLAN

To prepare the land for urban development, a conceptual (or mass) grading plan has been prepared for the Specific Plan area. The plan takes into consideration the natural terrain of the area while carefully avoiding the steepest slopes and preserving the most significant natural features.

Grading the land is necessary to provide relatively flat areas suitable for development. This creates a base for arrangement of land uses including roadways, neighborhoods, employment centers, utilities, and other services. Rather than grading all of the land onto a flat plane, contoured grading that acknowledges the existing topography of the land, can add to the character of the community by creating gentle slopes that are comfortable for walking and bicycling yet offer separation of uses.

Based on the Preliminary Slope Analysis shown on Figure 3-19, it is estimated that approximately a quarter of the total site acreage may contain slopes greater than 25 percent as defined by Title 22, Zoning Ordinance, Division 2, Definitions, Section 22.14.080, Hillside Management Areas. A more precise analysis of slopes will be prepared with each tract map submittal. The largest concentration of slopes over 25 percent is located in the western and southeastern portions of the site, where limited development will occur. Based upon the preliminary slope analysis, approximately 26 percent of slopes greater than 25 percent will be affected by grading and many of those slope areas are small and isolated.

Areas that will be graded for development have been identified on the Conceptual Grading Plan shown on Figure 3-20. The Conceptual Grading Plan depicts the general grading approach for the topography of the Project Site and has been designed to eliminate the potential safety threat posed by development in areas with steep slopes. Therefore, with adoption of the Specific Plan and this Conceptual Grading Plan, the hillside management requirements of Section 22.56.217 A.1a and A1b, and 22.104.010 A.1 and A.2 shall not apply, provided the goals and guidelines in Appendix 1-B, *Hillside Design Guidelines*, are followed. Additional information on hillside management can be found in Section 3.12.7, *Hillside Preservation*.

3.3.1 Grading Goals and Guidelines

The general scope of grading anticipated to implement the Project is shown in the Conceptual Grading Plan. The Conceptual Grading Plan is not intended to establish precise project grading design criteria, as elevation contours are rounded to the nearest 25' interval. Future subdivision maps will define the precise scope of grading for each development project within the Project Site and such maps shall be consistent with the intent, goals, and guidelines provided in Appendix 1-B, *Hillside Design Guidelines*.

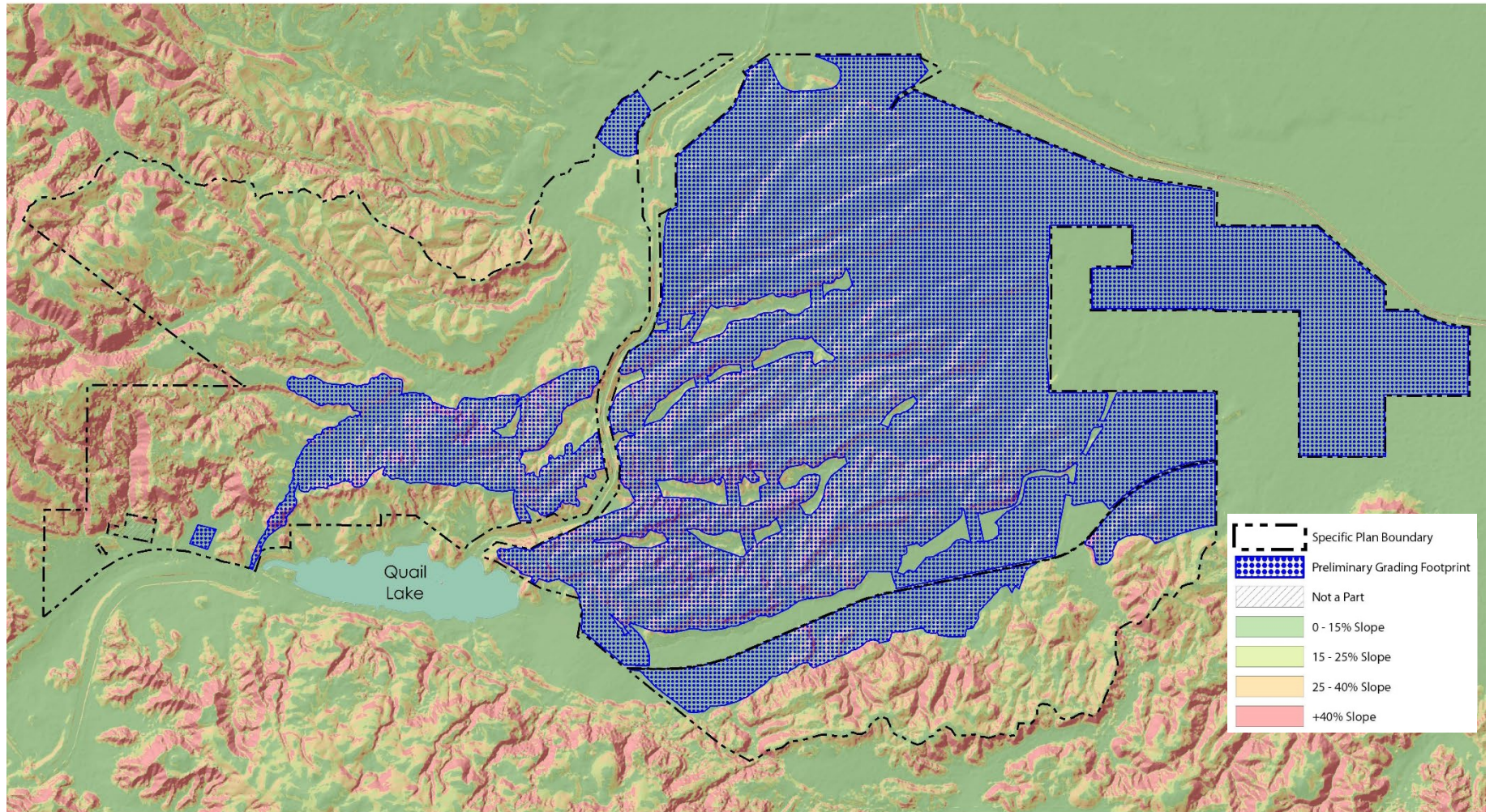
To determine whether the proposed scope of grading for a particular development project substantially conforms to this Specific Plan, an applicant may (i) pursue preliminary approval of the proposed grading approach pursuant to the "Conceptual Plan" process described in Chapter 4, Administration and Implementation, (ii) pursue preliminary conceptual approval of its grading plan pursuant to any alternative process described in the County Code or policies established by the County, or (iii) proceed directly with an application for a Tentative Map.

The goal of site-specific grading plans shall be to minimize the height of visible slopes, provide for more natural-appearing manufactured slopes, minimize grading quantities, minimize slope maintenance and water consumption, and provide for stable slopes and building pads. Overall grading for the Specific Plan will be balanced within the Specific Plan area. Slope stabilization shall conform to Title 26 of the Los Angeles County Building Code, Appendix Chapter 33, Excavation and Grading and Appendix J, Section J110, Slope Planting and Erosion Control.

3.3.2 Maintenance of Manufactured Slopes

The goal of the Landscape Plan presented in Section 3.4 is to minimize the amount of irrigation and maintenance required for revegetated slopes. It shall be the responsibility of either the Master HOA or individual neighborhood HOAs or other designated party to provide maintenance for internal slopes and transitional slopes in the adjacent OS designation.

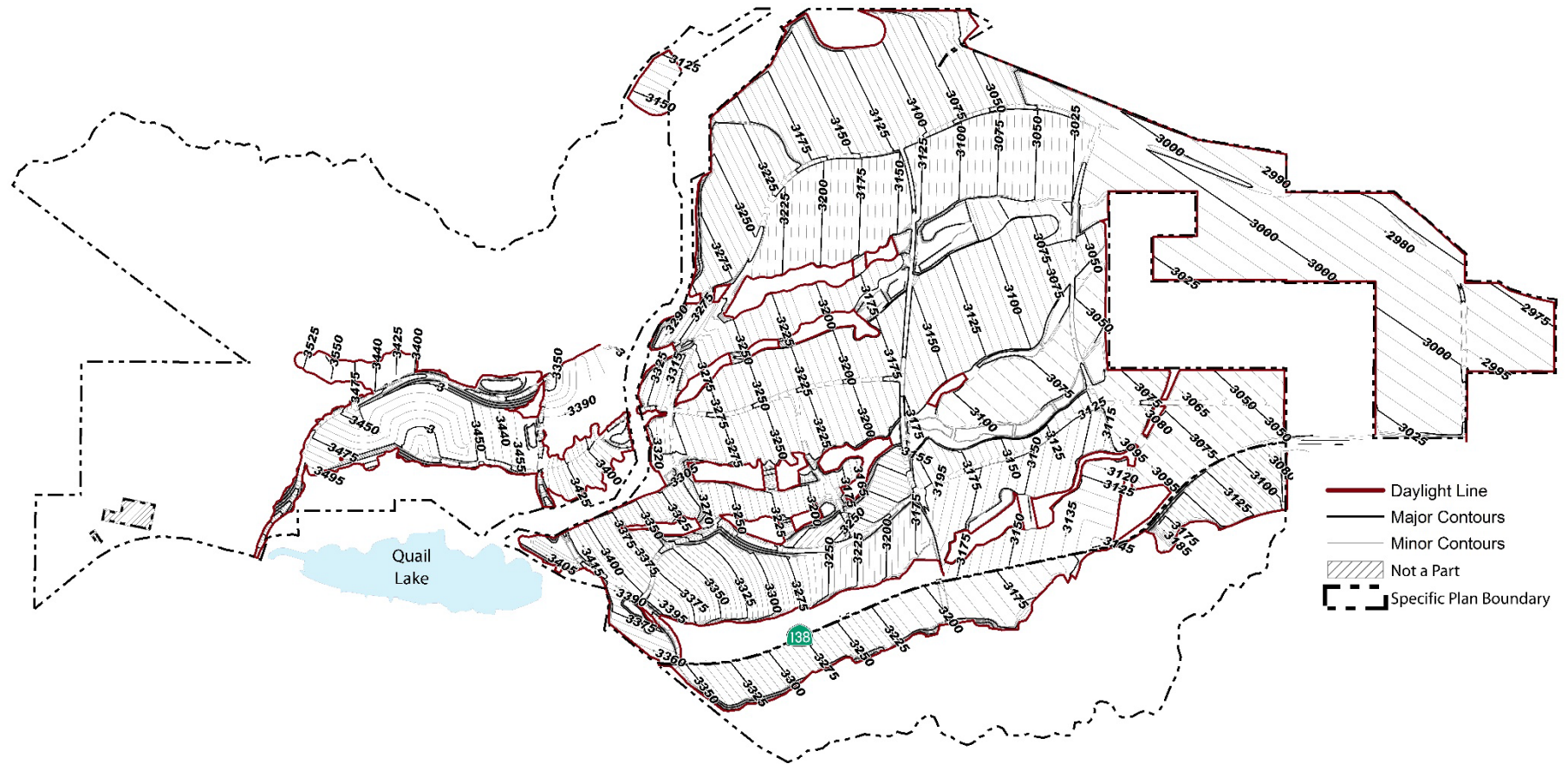
Figure 3-19 Preliminary Slope Analysis



Not to scale.



Figure 3-20 Conceptual Grading Plan



Not to scale.



NORTH

3.4 LANDSCAPE PLAN

The Landscape Plan is a major component in the development of Centennial and one that will set the community apart from typical southern California developments. Because the site has been grazed for more than a century, an opportunity exists to establish a new, water-wise, regionally appropriate landscape where little currently exists, and to enhance and/or complement native habitat.

Planting will be done with a long-term vision, so that the mature landscape will tie the community together and become its signature visual theme. The primary landscape objective will be to preserve the site’s natural beauty and resources by using native, drought-tolerant plants and a landscape architecture style that creates a sense of place while meeting the everyday needs of the community.

The site has varied, unique topography and habitats, and the Landscape Plan is structured to reflect that uniqueness while providing a uniform treatment of landscape components. For variety, differing elements of the plant palette will be used depending on the landscape purpose. The predominant landscape theme along the streetscapes shall feature native, drought-tolerant plants, and a thematic treatment will be appropriate at main entryways; to identify neighborhoods; and to mark other significant land uses or major intersections.

The Landscape Plan can be divided into a number of landscape zones that fall into two basic categories: open space and developed areas. Each of the zones within these categories has specific requirements for landscaping and irrigation. Several zones discussed in this section may require temporary irrigation to establish the plant material, but the ultimate goal is for these zones to be self-sustaining. However, some irrigation may be needed in selected areas for fuel modification. Preference will be for drip irrigation systems or other water-efficient strategies as described in Appendix 2-A, *Green Development Program*. The fuel modification zones shall be maintained by either a Master HOA, neighborhood HOAs, or other designated entity.

The general location of these landscape zones within the built areas of Centennial can be seen on Figure 3-21, *Landscape Zones*, but is subject to change with final engineering. The following descriptions should be used as a general guide wherever a similar condition exists.



Use of native and drought-tolerant plant species is required and can be effectively planted in transition areas adjacent to open space.

3.4.1 Open Space Zone

The Open Space category consists primarily of a native, undisturbed vegetation zone; a transition zone (for transition slopes); a greenway zone; and a natural drainage zone. These zones are located adjacent to and within the Open Space land use designation. The native zone may also include areas selected for restoration and biological mitigation, according to the requirements detailed in the accompanying EIR for this project, with the intent to return to a native state. Select areas of the native zone may also continue to be managed using historical seasonal patterns of grazing, where allowed (see Section 3.12, *Open Space Management Plan*).

Transition Zone

The transition zone, an area between the native zone and developed areas, is graded and may contain a fuel modification zone, the location of transition zones are shown on Figure 3-21 and a typical cross section is provided on Figure 3-22. Landscaping in this zone shall be dominated by native and/or drought-tolerant, trees, shrubs and ground cover, also taking into consideration fuel modification requirements (see Section 3.12.6), which include plants that are inherently fire resistant.

The goal of the transition zone is to seamlessly blend the native landscape with the human-made environment, resulting in a landscape that is often described as “naturalized.”



Photo source: gardenoracle.com



Photo source: gardenoracle.com



Photo source: rockoakdeer.blogspot.com



Photo source:



Photo source: www.wikiwand.com



Photo source: www.papinieres-



Photo source: www.plantsystematics.org

Caesalpinia mexicana – Mexican Bird of Paradise; *Cordia boissieri* – Texas Olive; *Vitex angus castus* – Chaste tree; *Sophora secundiflora* – Texas Mountain Laurel; *Dasyliirion longissima* – Toothless spoon; *Hesperaloe parvisiflora* – Red Yucca; – ‘Swan Hill’ Olive (clockwise from top left)

Greenway Zone

Greenways are multipurpose areas that can be found throughout Centennial, providing conservation areas and stormwater management where necessary. They typically contain existing drainage features or unique topographic features, are a combination of manufactured and conserved open space, and can be landscaped in a variety of ways depending on use. For example, they may contain areas for stormwater overflow, educational nature displays, and seating areas along the trails. Trails are typically meandering and are intended to provide a shorter connection to village centers and recreational amenities providing an alternative to using a car. Although potentially varied, the landscaping in this zone shall be primarily native or utilize similar drought-tolerant plant material and shade trees with the goal of being self-sustaining in most locations. Drifts of native and or drought-tolerant wildflowers and perennial grass-dominated meadows should be used to enhance paths that will be used by bicyclists and pedestrians.

The greenway landscaping zones typically contain existing drainage features or unique topographic features. Greenway drainage features are identified as natural drainage preservation zones on Figure 3-21, *Landscape Zones*, and a typical cross section for a natural drainage zone with a greenway trail is provided on Figure 3-23.

Elsewhere in the greenway zone, there may also be transition zones, which shall be treated as described below. The overall goals of the landscaping concept in the greenway zone are resource conservation (preservation) and enhancement, and establishing an appropriate natural setting for drainages to increase ecological values. Plants in the greenway zone outside of the natural drainage zone should be chosen so that they will not interfere with those efforts. The greenways may also be used for stormwater management. The stormwater management facilities should be designed and planted where possible to blend with the natural setting of the greenway zone.

Natural Drainage Zone

The natural drainage zones are areas where major drainage features shall be preserved and/or restored within the developed area of Centennial, often times this zone is adjacent to a greenway zone as depicted on Figure 3-23. Only the natural drainage zones identified on Figure 3-21, *Landscape Zones*, are subject to the requirements of the Landscape Plan. The location of other drainage features that exist on the site and any specific details about preservation can be found in the EIR. The extent of drainage preservation and/or restoration, as well as the plant material chosen for this zone, shall be consistent with the mitigation measures set forth in the EIR.

3.4.2 Developed Areas Zone

Developed areas consist of all of the human-made features of Centennial, including the neighborhoods, parks, and commercial areas. Within the developed areas zone there are common unifying landscape features that will define Centennial, such as the streetscape, internal slopes, sidewalks and trails, residential village neighborhoods, and various commercial centers. The location of the developed areas zone is shown on Figure 3-21, *Landscape Zones*. A typical cross section for a developed area zone is illustrated on Figure 3-24. The common goal for these zones is resource conservation and to utilize regionally appropriate plant species. This goal can be achieved by using native and drought-tolerant species, minimal planting for maximum impact, grouping plants according to water requirements (hydrozones), and utilizing smart irrigation practices including low-volume spray heads and drip irrigation. Using native or drought-tolerant plant species will also minimize the need for soil amendments and the energy to integrate them.

Internal Slopes

The internal slopes are those graded (manufactured) slope areas typically adjacent to roadways or separating residential or other developed areas (see plan view of typical location in Section 2.2). They are not part of the streetscape in that they are not included in the ROW, but the method of planting should complement and enhance the overall landscape theme in the areas where they occur (Figure 3-21). Land in this zone shall be designed and planted to be natural-looking and self-sustaining, requiring minimal maintenance. These areas, in addition to local common areas, will be maintained by either a landscape

maintenance district (LMD), a master HOA or neighborhood HOA. Appropriate trees and plant material are provided in Section 3.4.3, *Plant Palette*.

Residential

The Landscape Plan primarily provides direction for landscaping of streetscapes and public or common areas. However, private residential areas will be governed by the general street tree requirements, irrigation guidelines, and water conservation measures detailed in Section 2.3.8, *General Development Standards*, and Appendix 2-A, *Green Development Program*. The HOA will provide current information to homeowners on appropriate drought-tolerant species that shall be planted in Centennial and enforce the policies for drought-tolerant planting.

As previously discussed, landscaping in these areas can be used to create a sense of place, arrival and unique identity, and as such each village is required to have a distinctive landscape design program. At the time of tract map submittal, the project applicant is required to develop a Design Book and Community Identity Guide consistent with the provisions of Chapter 2. These documents will include a unified sign program, landscape plan, and architectural features that create an overall project image for each village and each neighborhood.



Drifts of wildflowers interspersed with random clusters of trees will contribute to a natural theme.



Photo source: conifersociety.org



Photo source: davisla.wordpress.com



Photo source: davisla.wordpress.com



Photo source: www.saves-



Photo source: www.floresefalhagens.com



Photo source:

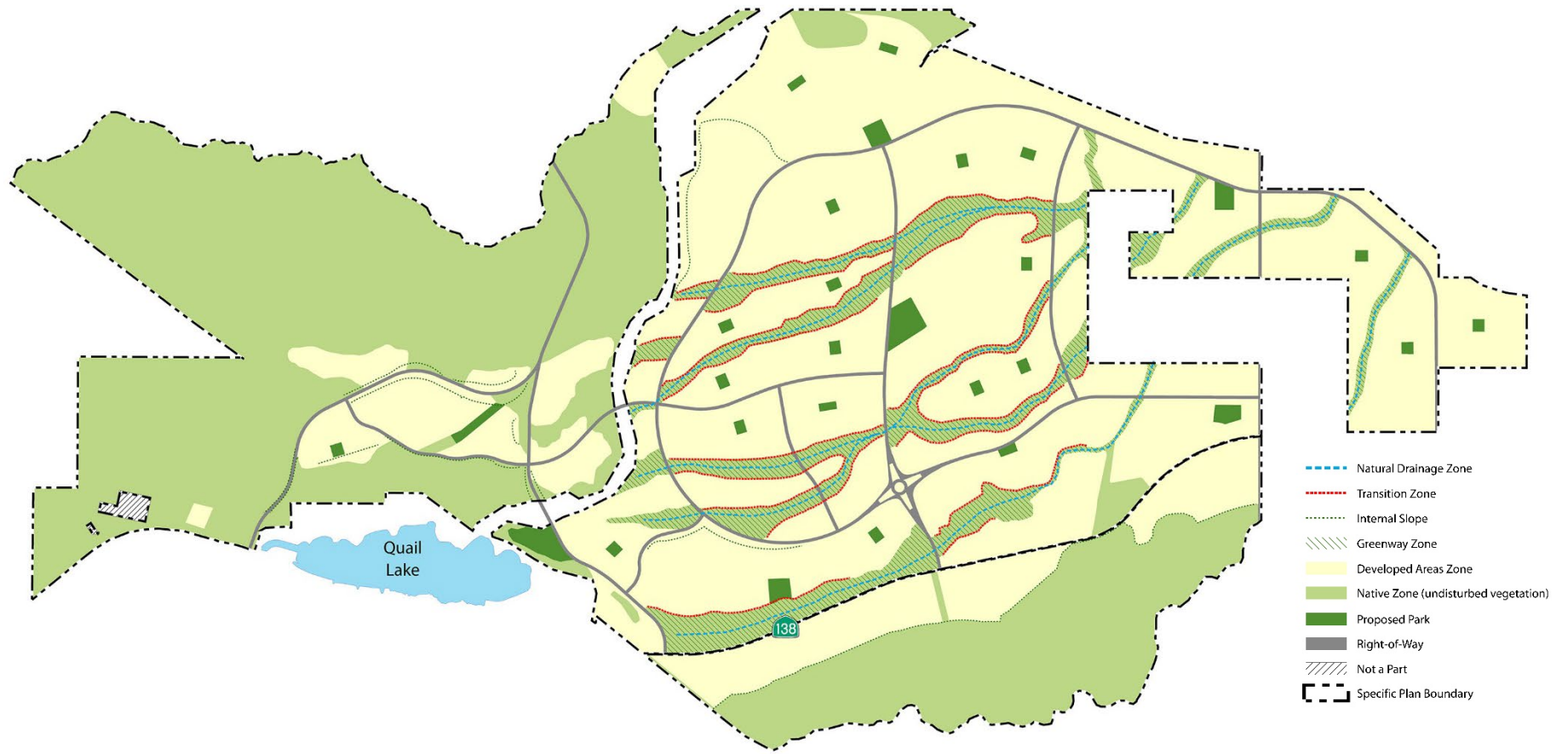
Pinus edulis – Pinyon Pine; *Quercus texana* – Texas Red Oak; *Quercus suber* – Cork Oak; *Schinus polygamus* – Peruvian Pepper; *Gleditsia triacantha* – Honey Locust (clockwise from top left)

Commercial Centers

The Commercial designation provides for local commercial retail and service uses within several village activity centers, immediately adjacent to residential neighborhoods, as described in Section 2.3.2 of this Specific Plan. The commercial centers provide local services and function as a central place for the surrounding community to gather and socialize. At Centennial, each village commercial center is required to have a distinctive landscape design program.

The landscaping themes in the commercial centers should emphasize a pedestrian/bicycle scale with features such as detailed paving, tree grates, and street furniture. The planting design should define spaces for outdoor dining, seating, and people-watching. To create a “Main Street” atmosphere, these spaces would be more courtyard than plaza in scale, and require an attention to detail. The streets should be lined with a mix of evergreen and deciduous trees, creating an overhead canopy of pedestrian scale. Parking lots should be located in back of stores and landscaped to provide shade. The planting palette should become more detailed when entering the Town Center or a Village Core with beds of flowering perennials here and there to create public gardens. The planting design might also include customized pottery that individualizes each storefront and capitalizes on the theme of the individual brand or product. The attention to detail should include all aspects of design, such as site furnishings, benches, and lighting, and should be coordinated with architectural design.

Figure 3-21 Landscape Zones



-  Natural Drainage Zone
-  Transition Zone
-  Internal Slope
-  Greenway Zone
-  Developed Areas Zone
-  Native Zone (undisturbed vegetation)
-  Proposed Park
-  Right-of-Way
-  Not a Part
-  Specific Plan Boundary

Not to scale.
▲
NORTH

Figure 3-22 Typical Transition Zone

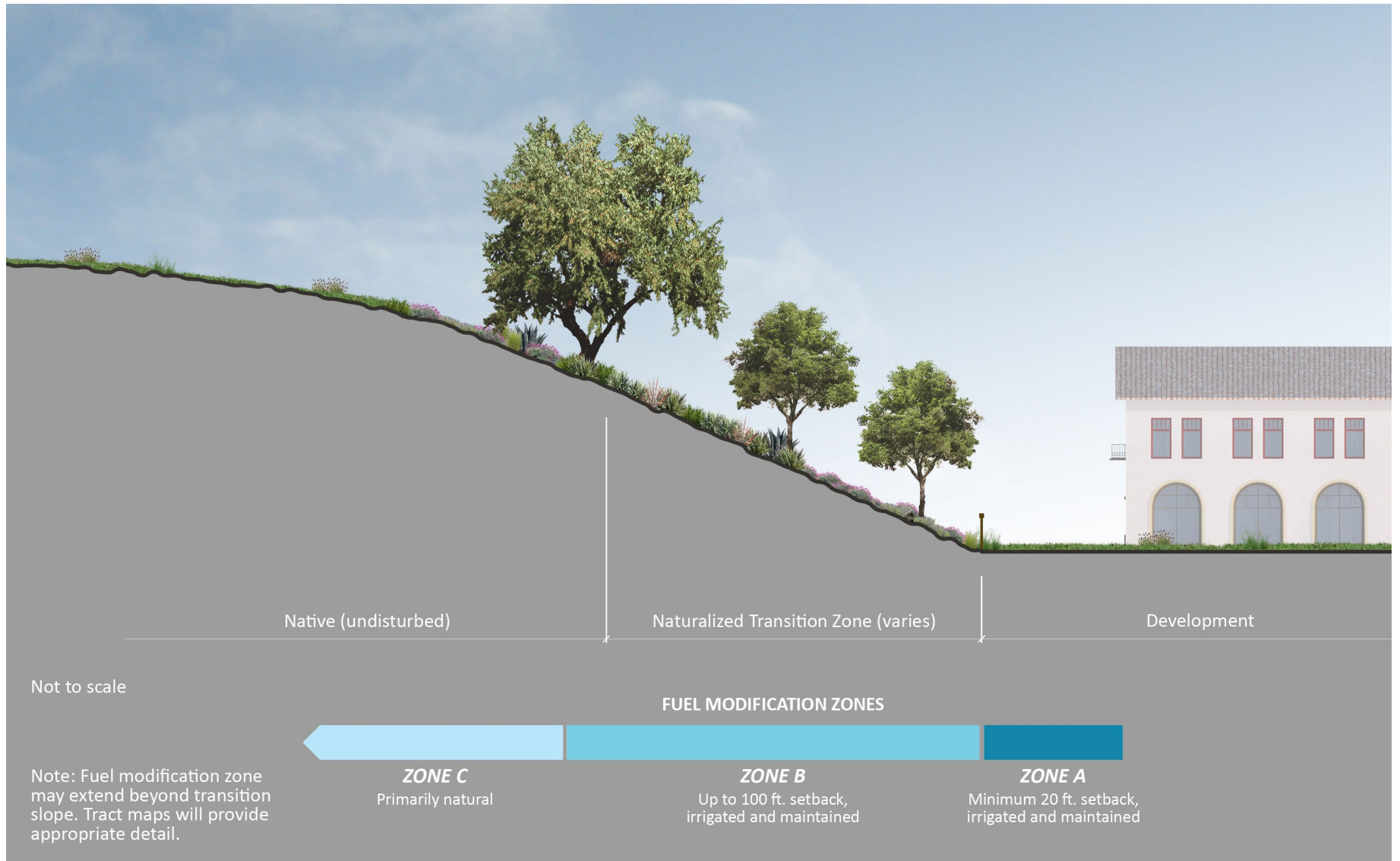
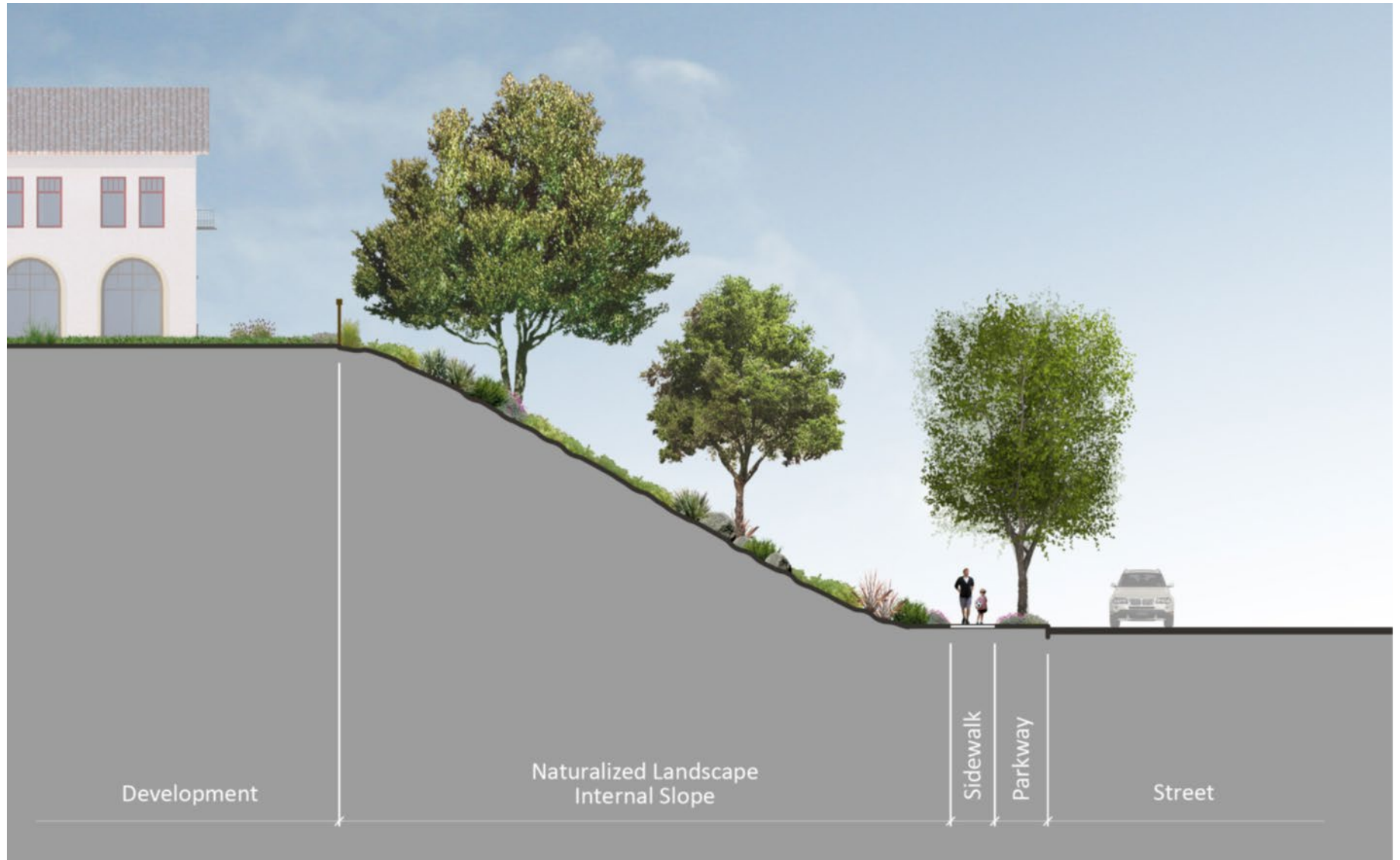


Figure 3-23 Typical Natural Drainage Zone w/ Greenway Trail



Figure 3-24 Typical Developed Areas Zone



Streetscape Landscape Zones

The streetscape consists of that area within the right-of-way (ROW) of a road and typically contains a parkway (planted area) that separates pedestrians from vehicles and/or property; a sidewalk or trail (typically 8'); and a median on selected roads for separating the lanes of travel. The streetscape will vary with the location and purpose of the road, and all planted areas within the ROW shall be maintained by a Landscape Maintenance District. The following descriptions provide landscaping guidelines for typical streetscape zones by general road type. Detailed street sections for all roads can be found in Section 3.2, *Mobility Plan*.

Streetscape Programming

Since the streetscape themes are somewhat hierarchical, tiering from the County Highway classification, the program for planting the medians and parkways shall be established prior to commencement of construction.

Typical Major Highway Streetscape

The typical major highway streetscape should capture the feel of a drive in the country. The general major classification contains three to four travel lanes in each direction, a median, and a large parkway buffering a sidewalk. It is important that the landscaping in these areas be iconic, drawing on a diverse plant palette that reflects the variety of natural habitats found throughout Centennial, with evergreen and deciduous plants as well as grasses and flowers, and large trees and mass plantings to provide appropriate natural character and scale. Large, mostly native or comparable drought-tolerant trees should be planted in randomly spaced, natural groupings interspersed with areas of preserved native landscapes. Rock outcrops placed in the parkway streetscape can give the appearance of nature at the street edge. This landscape theme can be continued in the medians and/or on either side of the ROW. Street trees should be selected from Table 3-1 or 3-2. The typical ROW configuration for major highways are shown on Figures 3-5 and 3-6.

Table 3-1 Streetscape: Eight-Lane Major Highway

BOTANICAL NAME	COMMON NAME	HEIGHT	PARKWAY	MEDIAN
<i>Cercis occidentalis</i>	Western redbud	15-20		X
<i>Cotinus coggygria</i>	Smoke Tree	10-15		X
<i>Parkinsonia aculeata</i>	Mexican Palo Verde/ Jerusalem thorn	20-30		X
<i>Quercus suber</i>	Cork Oak	30-60		X
<i>Quercus texana</i>	Texas Red Oak	40	X	
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac	10-20	X	
<i>X Chitalpa tashkentensis</i>	Chitalpa	20-30	X	
<i>Hesperocyparis arizonica (Cupressus arizonica)</i>	Arizona Cypress	40-50	X	
<i>Platanus x acerfolia</i>	London plane tree	40-80	X	
<i>Hesperocyparis stephensonii (Cupressus arizonica ssp. arizonica, C. arizonica var. glabra)</i>	Cuyamaca Cypress	30-50	X	
<i>Olea europaea</i>	Olive	20-30	X	X
<i>Quercus dumosa</i>	Nuttall's Scrub Oak	6-12	X	X
<i>Zelkova serrata</i>	Saw leaf zelkova	40-50	X	X

Table 3-2 Streetscape: Six-Lane Major Highway

BOTANICAL NAME	COMMON NAME	HEIGHT	PARKWAY	MEDIAN
<i>Celtis reticulata</i>	Western Hackberry	25-30		X
<i>Cercis occidentalis</i>	Western redbud	15-20		X
<i>Platanus x acerfolia</i>	London plane tree	40-80	X	
<i>Quercus dumosa</i>	Nuttall's Scrub Oak	6-12		X
<i>Quercus muehlenbergii</i>	Chinquapin Oak	40-50	X	X
<i>Schinus polygamus</i>	Peruvian Pepper Tree	20-30		X
<i>Vitex agnus-castus</i>	Chaste Tree	15-25		X
<i>Sophora secundiflora</i>	Texas Mountain Laurel	15-20	X	
<i>Olneya tesota</i>	Desert Ironwood	15-25	X	
<i>Cotinus coggygria</i>	Smoke Tree	10-15		X
<i>Gleditsia triacanthos</i>	Honey Locust	35-60	X	
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac	10-20		X
<i>Olea europaea</i>	Olive	20-30	X	X
<i>Zelkova serrata</i>	Saw leaf zelkova	40-50	X	X

Typical Secondary Highway Streetscape

The typical secondary highway streetscape should also reflect the desired rural character of Centennial by utilizing large trees and natural-looking plant groupings to establish a sense of scale proportionate to the size of the street. The secondary highway contains two travel lanes in each direction and a median, with a five-foot parkway and eight-foot sidewalk (Figure 3-7). Each secondary highway should borrow a few planting themes and other elements from the main parkway landscaping and carry them throughout as a means of wayfinding. The medians and parkways should maintain a similar character of landscape plantings with natural settings of trees grouped in random clusters to create the impression of openness, and should be placed to take advantage of views or focal points. Trees for the secondary highway shall be selected from Table 3-3.

Table 3-3 Streetscape: Four-Lane Secondary Highway

BOTANICAL NAME	COMMON NAME	HEIGHT	PARKWAY	MEDIAN
<i>Quercus texana</i>	Texas Red Oak	40	X	X
<i>Rhus lancea</i>	African sumac	20-30	X	
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac	10-20	X	
<i>Parkinsonia aculeata</i>	Mexican Palo Verde/ Jerusalem Thorn	20-30	X	X
<i>Gleditsia triacanthos</i>	Honey Locust	35-60		X
<i>Olea europaea</i>	Olive	20-30	X	X
<i>Quercus muehlenbergii</i>	Chinquapin Oak	40-50		X
<i>Quercus suber</i>	Cork Oak	30-60		X
<i>Celtis reticulata</i>	Western Hackberry	25-30	X	X
<i>Schinus polygamus</i>	Peruvian Pepper Tree	20-30	X	X
<i>Quercus dumosa</i>	Nuttall's Scrub Oak	6-12	X	

Typical Modified and Industrial Collector Streetscape (with Median)

The modified collector is the road classification providing a functional transition between large multilane roads and smaller residential or business park collectors and local streets. It differs from the smaller street classifications through the addition of medians and slightly larger parkways for planting as depicted on Figures 3-8 and 3-11. Designed with eight-foot sidewalks on each side to encourage walking these streets may or may not have a parkway on both sides of the sidewalk. The median and larger parkways provide an opportunity for this road classification to create a transition from the grander landscaping scale of the parkway and secondary highway road classifications. The natural character of the area should be carried through the landscape design for the median. Plantings should blend seamlessly with that of the larger road classifications, plant material in the parkways should be smaller in scale with more routine spacing and repetition. Trees should be selected from the list in Table 3-4 or 3-5, depending on the classification, with care to place the larger tree specimens in the medians.

Table 3-4 Streetscape: Collector with Median

BOTANICAL NAME	COMMON NAME	HEIGHT	PARKWAY	MEDIAN
<i>Arbutus unedo</i>	Strawberry tree	15-30	X	
<i>Olea europaea</i>	Olive	20-30	X	X
<i>Quercus fusiformis</i>	Escarpment Live Oak	20-30	X	X
<i>Quercus gambelii</i>	Gambel Oak	20-50	X	X
<i>Quercus muehlenbergii</i>	Chinquapin Oak	40-50	X	X
<i>Quercus suber</i>	Cork Oak	30-60	X	X
<i>Sophora secundiflora</i>	Texas Mountain Laurel	15-20		X
<i>Unghadia speciosa</i>	Mexican Buckeye	20-30	X	X
<i>X Chitalpa tashkentensis</i>	Chitalpa	20-30	X	X
<i>Parkinsonia aculeata</i>	Mexican Palo Verde/ Jerusalem Thorn	20-30	X	X
<i>Melia azedarach</i>	Chinaberry	30-50	X	



Left: *Calliandra eriphylla* – Fairy Duster

Right: *Calliandra californica* – Baja Fairy Duster



Left: *Eremophila maculata* 'Valentine' – Valentine Bush

Right: *Justicia spicigera* – Mexican Honeysuckle



Left: *Leucophyllum laevigatum* – Chihuahuan Sage

Right: – Baja Ruellia



Left: *Salvia clevelandii* – Cleveland Sage

Right: *Tecoma x 'Bells of Fire'*



Tecoma x 'Orange Jubilee'; *Tecoma stans* – Yellow Bells; *Penstemon eatonii* – Firecracker Penstemon; *Stanolina virens* – Green Stanolina; *Convolvulus cneorum* – Bush Morning Glory; *Verbena gooddingii*; Goodding Verbena (Clockwise from top left)

Table 3-5 Streetscape: Industrial Collector

BOTANICAL NAME	COMMON NAME	HEIGHT	PARKWAY	MEDIAN
<i>Arbutus unedo</i>	Strawberry tree	15-30	X	
<i>Gleditsia triacanthos</i>	Honey Locust	35-60	X	NA
<i>Melia azedarach</i>	Chinaberry	30-50	X	NA
<i>Quercus texana</i>	Texas Red Oak	40	X	NA
<i>Hesperocyparis arizonica</i> (<i>Cupressus arizonica</i>)nomen. <i>unresolved</i>	Arizona Cypress	40-50	X	NA
<i>Hesperocyparis stephensonii</i> (<i>Cupressus arizonica</i> ssp. <i>arizonica</i> , <i>C. arizonica</i> var. <i>glabra</i>)	Cuyamaca Cypress	30-50	X	NA
<i>Populus fremontii</i>	Western cottonwood	40-60	x	NA
<i>Quercus muehlenbergii</i>	Chinquapin Oak	40-50	X	NA
<i>Quercus suber</i>	Cork Oak	30-60	X	NA
<i>Schinus polygamus</i>	Peruvian Pepper Tree	20-30	X	NA
<i>Quercus gambelii</i>	Gambel Oak	20-50	X	NA

Typical Residential Collector Streetscape (without Median)

There are two variations of the residential collector depending on whether there is a bike lane or parking. However, each contains only one lane of traffic in each direction, a 5-foot parkway, 8-foot sidewalk, and no median (Figure 3-9 and Figure 3-10). With space for planting more limited, the street tree selection shown in Table 3-6 is also limited in scope and size. Tree species should be limited to one or two for a defined neighborhood to provide a consistent theme and familiarity for the neighborhood. Parkway plantings should consist of flowering perennials and/or groundcover to serve as a buffer between pedestrian and vehicular traffic.

Table 3-6 Streetscape: Collector without Median

BOTANICAL NAME	COMMON NAME	HEIGHT	PARKWAY	MEDIAN
<i>Olea europaea</i>	Olive	20-30	X	NA
<i>Albizia julibrissin</i>	Silk tree	25-40	X	NA
<i>Eriobotrya deflexa</i>	Bronze loquat	25-30	X	NA
<i>Laurus nobilis</i>	Sweet bay	15-25	X	NA
<i>Quercus gambelii</i>	Gambel Oak	20-50	X	NA
<i>Quercus muehlenbergii</i>	Chinquapin Oak	40-50	X	NA
<i>Quercus suber</i>	Cork Oak	30-60	X	NA
<i>Parkinsonia aculeata</i>	Mexican Palo Verde/ Jerusalem Thorn	20-30	X	NA
<i>Melia azedarach</i>	Chinaberry	30-50	X	NA
<i>Quercus texana</i>	Texas Red Oak	40	X	NA
<i>Gleditsia triacanthos</i>	Honey Locust	35-60	X	NA

Typical Local Road Streetscape

At Centennial, local roads are intended to be the heart of the residential community. They are the most recognizable for pedestrians and the places where children play and neighbors meet to chat. This is the only street classification where driveways are allowed with minimum restriction (see Figure 3-12 for cross-section). Consequently, room for street trees is limited not only by driveway spacing on traditional streets but also the set-back for residential dwellings. Housing that is accessed by an alley will not have this limitation. Planting themes for the local road should be simplified and consistent, with use of drought-tolerant ground cover as a primary staple and wildflowers for occasional variety, consistent with the requirements of the Appendix 2-A, *Green Development Program*. Street trees should be selected from Table 3-7.

Table 3-7 Streetscape: Local Street

BOTANICAL NAME	COMMON NAME	HEIGHT	PARKWAY	MEDIAN
<i>X Chitalpa tashkentensis</i>	Chitalpa	20-30	X	NA
<i>Gleditsia triacanthos</i>	Honey Locust	35-60	X	NA
<i>Melia azedarach</i>	Chinaberry	30-50	X	NA
<i>Quercus texana</i>	Texas Red Oak	40	X	NA
<i>Hesperocyparis arizonica (Cupressus arizonica)nomen. unresolved</i>	Arizona Cypress	40-50	X	NA
<i>Hesperocyparis stephensonii (Cupressus arizonica ssp. arizonica, C. arizonica var. glabra)</i>	Cuyamaca Cypress	30-50	X	NA
<i>Celtis reticulata</i>	Western Hackberry	25-30	X	NA
<i>Quercus muehlenbergii</i>	Chinquapin Oak	40-50	X	NA
<i>Quercus suber</i>	Cork Oak	30-60	X	NA

3.4.3 Plant Palette

To be water conscious, the Centennial landscape concepts utilize a plant palette that is tailored to the unique high desert environmental conditions. This palette borrows extensively from the existing landscape, allowing for both native and adapted species of pine, oak, willow, cottonwood, and grasses; spring and fall colors; and a wide range of tree forms (see Table 3-8, *Plant List*).

Information on the appropriate plant palette was compiled from a variety of sources, including the following:

- Los Angeles County Master Parkway Tree List for the Antelope Valley
- Trees for a Green LA, LA DWP
- Fuel Modification Plan Guidelines, Los Angeles County Fire Department (for fuel modification zones)
- Hillside Design Guidelines, Los Angeles County Department of Regional Planning (for slopes, transition, and other areas)
- Plants and Their Characteristics in the Antelope Valley, Antelope Valley Resource Conservation District
- Landscape Plants for the California High Desert, City of Palmdale, CA
- Landscape Plants for Western Regions, Bob Perry
- The California Native Plant Society
- Native and local plant nurseries
- Regional agriculture
- Water Use Classification of Landscape Species (WUCOLS)

Species selected for planting should be adapted to the conditions found on the Centennial site. They must be able to survive hot, dry summers and windy conditions without high irrigation demands. Although the list of species found in Table 3-8 comes from a wide range of sources, the list may be modified by the community forester over time in consultation with the County staff biologist. Vegetation selected for planting shall also be subject to review by the County staff biologist. Additionally, Table 3-8 provides a guideline for plant material that may be appropriate for the various fuel modification zones. However, the final plant palette for the fuel modification zones must be approved by the LACFD.

Species planted in parkways and/or medians maintained by the County or a landscape maintenance district are subject to approval from DPW. Plants selected for these locations should also be local natives when possible.

Any street trees, whether they are in a private maintenance district or County responsibility, must respect the intent of the Landscape Plan and Section 3.4.4, *Prohibited Plant Species*.



Utilization of native and drought-tolerant plant species not only reduces project water demands, but also provides the opportunity to create distinct design themes for specific neighborhoods and the community as a whole.



Table 3-8 Plant List

BOTANICAL NAME	COMMON NAME	TYPE	WATER REQUIREMENTS (WUCOLS)	CALIFORNIA NATIVE	FUEL MODIFICATION ZONE	FIRE RESISTANCE	EDIBLE	HEIGHT
<i>Acacia redolens</i>	Prostrate Acacia	S	L, DT		B	F		
<i>Achillea millefolium</i> (non-native hybrids)	Yarrow (Non-Native Hybrids)	P	L		B	I		
<i>Achillea millefolium</i> (CA native cultivars)	Yarrow	P	L	•	B	I		
<i>Agave attenuata</i> (and thin-leaved relatives) (Ca native and non-native)	Agave	P	L		P	I		
<i>Allium</i> spp. mostly from CA or Mediterranean	Allium	P	L	•	A/B	I		
<i>Aloysia macrostachya</i>	Aloysia	S	L		B	F		
<i>Aloysia triphylla</i>	Lemon Verbena	S	L		B	I		
<i>Amaryllis belladonna</i>	Naked Lady	P	L		A/B	I		
<i>Ambrosia deltoidea</i>	Triangleleaf Bursage	S	L		B	F		
<i>Ambrosia dumosa</i>	White Bursage	S	L, DT	•	B	F		
<i>Andropogon gerardii</i>	Big Bluestem	G	L		B	F		
<i>Andropogon scoparius</i>	Little Bluestem	G	L		B	F		
<i>Anisacanthus</i> spp.	Desert Honeysuckle	S	L		B	I		
<i>Arbutus menziesii</i>	Pacific Madrone	T	M	•	A/B	I	•	
<i>Argemone corymbosa</i>	Prickly Poppy	P	L, DT	•	A/B	I		
<i>Aristida purpurea</i>	Purple Three-Awn	G	L	•	B	F		
<i>Artemisia</i> spp. (shrubby)	Sagebrush	S	L		B	F		
<i>Artemisia tridentata</i>	Big Sagebrush	S	L, DT	•	B	F		
<i>Asclepias</i> (CA native species)	Milk/Silk Weed	P	L	•	A/B	I		
<i>Asclepias subulata</i>	Desert Milkweed	P	L, DT	•	B	F		
<i>Acca sellowiana</i> (Feijoa sellowiana)	Pineapple Guava	T	M		A/B	I	•	
<i>Albizia julibrissin</i>	Silk Tree	T	M		A/B	I		
<i>Arbutus unedo</i>	Strawberry Tree	T	M		A/B	I	•	
<i>Atriplex</i> CA native species	Saltbush	S	L	•	B	F		
<i>Atriplex semibaccata</i>	Australian Saltbush	S	L	•	B	F		
<i>Baccharis</i> 'Centennial'	Centennial Baccharis	S	L	•	B/C	F		
<i>Baccharis</i> 'Starn'	Starn Coyote Brush	S/G	L	•	B/C	F		
<i>Baccharis sarothroides</i>	Desert Broom	S	L, DT	•	B/C	F		
<i>Bahiopsis deltoidea</i> (<i>Viguiera deltoidea</i>)	Goldeneye	S	L		B	F		
<i>Baileya multiradiata</i>	Desert Marigold	P	L	•	B	I		

Table 3-8 Plant List

BOTANICAL NAME	COMMON NAME	TYPE	WATER REQUIREMENTS (WUCOLS)	CALIFORNIA NATIVE	FUEL MODIFICATION ZONE	FIRE RESISTANCE	EDIBLE	HEIGHT
<i>Berlandiera lyrata</i>	Chocolate Scented Daisy	P	L, DT		A/B	I		
<i>Bouteloua curtipendula</i>	Sideoats Grama	G	L	•	B	F		
<i>Bouteloua gracilis and cvs.</i>	Blue Grama	G	L	•	A/B	I		
<i>Buddleja marrubiifolia</i>	Woolly Butterfly Bush	S	L		A/B	I		
<i>Bulbine frutescens</i>	Stalked Bulbine	P	L, DT		A/B	I		
<i>Caesalpinia gilliesii</i>	Desert Bird Of Paradise	S/T	L, DT		A/B	I		
<i>Caesalpinia mexicana</i>	Mexican Bird Of Paradise	S/T	L, DT		A/B	I		
<i>Caesalpinia pulcherrima (deciduous in desert)</i>	Dwarf Poinciana	S/T	L		A/B	I		
<i>Calliandra 'Sierra Star'</i>	Fairy Duster Hybrid	S	L		B	I		
<i>Calliandra californica</i>	Baja Fairy Duster	S	L, DT	•	B	I		
<i>Calliandra eriophylla</i>	Fairy Duster	S	L, DT	•	B	I		
<i>Carpobrotus spp.</i>	Ice Plant (Carpobrotus)	G	L		A/B	I		
<i>Celtis pallida</i>	Desert Hackberry	T	L, DT		B/C	I		10-15
<i>Celtis reticulata</i>	Western Hackberry	S/T	L, DT	•	B	IF		25-30
<i>Cephalocereus spp.</i>	Old Man Cactus		L		A/B	I		
<i>Cercis canadensis</i>	Eastern Redbud	T	H/M		A/B	I		
<i>Cercis occidentalis</i>	Western Redbud	T	M, DT	•	A/B	I		
<i>Chaenomeles cvs.</i>	Flowering Quince	S	L		A/B	I		
<i>Chrysactinia mexicana</i>	Damianita Daisy	S	L, DT		B/C	I		
<i>Cleome isomeris</i>	Bladder Pod	S	L	•	B/C	I		
<i>Cneoridium dumosum</i>	Bushrue	S	L	•	B	F		
<i>Condea emoryi (Hyptis emoryi)</i>	Desert Lavender	S	L	•	B	I		
<i>Convolvulus cneorum</i>	Bush Morning Glory	S	L, DT		B	I		
<i>Cordia boissieri</i>	Texas Olive	T	L, DT		B	I		10
<i>Cordia parvifolia</i>	Little Leaf Cordia	S	L, DT		B	F		10
<i>Cotinus coggygria</i>	Smoke Tree	T	L, DT		B/C	I		10-15
<i>Dalea bicolor</i>	Dalea (Bicolor)	S	L		A/B	I		
<i>Dalea frutescens</i>	Black Dalea	S	L		A/B	I		
<i>Dalea greggii</i>	Trailing Indigo Bush	G	L, DT		B	I		
<i>Dalea pulchra</i>	Indigo/Pea Bush	S	L, DT		B/C	F		
<i>Dalea versicolor</i>	Dalea (Versicolor)	S/G	L		B/C	F		
<i>Dasyllirion spp.</i>	Desert Spoon	S	L		B/C	I		
<i>Echinopsis spp. (Trichocereus spp.)</i>	Torch Cactus	P	L		A/B	I		
<i>Encelia farinose</i>	Incienso	S	L		A/B	I		



Table 3-8 Plant List

BOTANICAL NAME	COMMON NAME	TYPE	WATER REQUIREMENTS (WUCOLS)	CALIFORNIA NATIVE	FUEL MODIFICATION ZONE	FIRE RESISTANCE	EDIBLE	HEIGHT
<i>Eremophila maculata</i>	Spotted Emu Bush	S	L, DT		B	I		
<i>Eremophila racemosa</i>	Easter Egg Bush	S	L		A/B	I		
<i>Eremophila x 'Summertime Blue'</i>	Summertime Blue Emu	S	L		B	I		
<i>Ericameria laricifolia</i>	Turpentine Bush	S	L	•	B/C	F		
<i>Eriobotrya deflexa</i>	Bronze Loquat	T	M		A/B	I		
<i>Eriogonum spp. (CA native and non-native spp.)</i>	Buckwheat	P	L	•	B	F		
<i>Espostoa lanata</i>	Peruvian Old Man Cactus	P	L, DT		A/B	I		
<i>Euphorbia antisyphilitica</i>	Candelilla	P	L, DT		A/B	I		
<i>Eysenhardtia orthocarpa</i>	Kidneywood	T	L, DT		B	I		10-20
<i>Fallugia paradoxa</i>	Apache Plume	S	L, DT	•	B/C	F		
<i>Ferocactus spp. (CA native and non-native spp.)</i>	Barrel Cactus	P	L	•	A/B	I		
<i>Forestiera pubescens</i>	Desert Olive	S/T	L, DT	•	B	I		
<i>Fouquieria macdougalii</i>	Mexican Tree Ocotillo	S	L		A/B	I		
<i>Fraxinus velutina</i>	Arizona Ash	T	M, DT	•	A/B	I		
<i>Freesia spp.</i>	Freesia	P	L		A/B	I		
<i>Gleditsia triacanthos</i>	Honey Locust	T	L		A/B-15	I		35-60
<i>Havardia pallens (Pithecellobium pallens)</i>	Tenaza	T	L		B	F		10-15
<i>Hesperaloe campanulata</i>	Bell Flower Hesperaloe	S	L		A/B	I		
<i>Hesperaloe funifera</i>	Coahuilan Hesperaloe	S	L, DT		A/B	I		
<i>Hesperaloe nocturna</i>	Seven-Son Flower	S	L		A/B	I		
<i>Hesperaloe parviflora</i>	Red/ Yellow Yucca	S	L		A/B	I		
<i>Hesperocyparis arizonica (Cupressus arizonica)nomen. unresolved</i>	Arizona Cypress	T	L		B	F		40-50
<i>Hesperocyparis stephensonii (Cupressus arizonica ssp. arizonica, C. arizonica var. glabra)</i>	Cuyamaca Cypress	T	L	•	B	F		30-50
<i>Hesperoyucca spp. (Yucca whipplei, Yucca californica)</i>	Yucca	S	L	•	B	F		
<i>Heteromeles arbutifolia</i>	Toyon	S/T	L, DT	•	A/B-15	I		
<i>Juniperus californica</i>	California Juniper	S/T	L, DT	•	B	F		
<i>Justicia californica (Beloperone californica)</i>	Chuparosa	S	L	•	A/B	I		

Table 3-8 Plant List

BOTANICAL NAME	COMMON NAME	TYPE	WATER REQUIREMENTS (WUCOLS)	CALIFORNIA NATIVE	FUEL MODIFICATION ZONE	FIRE RESISTANCE	EDIBLE	HEIGHT
<i>Justicia spicigera</i>	Mexican Honeysuckle	S	L		A/B	I		
<i>Krascheninnikovia lanata</i>	Winterfat	S	L, DT	•	B/C	F		
<i>Laurus nobilis</i>	Sweet Bay	T	M		A/B	I		
<i>Leucophyllum langmaniae</i> 'Lynn's legacy'	Lynn's Everblooming Texas Sage	S	L		B	I		
<i>Leucophyllum spp. & cvs.</i>	Purple Sage, Texas Ranger Etc.	S	L		B	I		
<i>Lycium fremontii</i>	Wolfberry	S	L, DT	•	A/B	I		
<i>Macfadyena unguis-cati</i>	Cat's Claw	G	L, DT		A/B	I		
<i>Malephora spp.</i>	Ice Plant (Maleophora)	G	L		A/B	I		
<i>Melampodium leucanthum</i>	Blackfoot Daisy	P	L, DT		A/B	I		
<i>Melia azedarach</i>	Chinaberry	T	L, DT		B	I		30-50
<i>Narcissus spp.</i>	Daffodil	P	L		A/B	I		
<i>Nolina spp. (CA natives and non-natives)</i>	Bear Grass	P	L	•	B/C	I		
<i>Oenothera caespitosa</i>	Tufted (White) Evening Primrose	P	L, DT	•	A/B	I		
<i>Oenothera stubbei</i>	Baja Evening Primrose	P	L, DT		A/B	I		
<i>Olea europaea</i>	Olive	T	L0		A,B-15	I		20-30
<i>Olneya tesota</i>	Desert Ironwood	T	L, DT	•	B	F		15-25
<i>Parkinsonia aculeata</i>	Mexican Palo Verde/ Jerusalem Thorn	T	L0		A,B-10	I		20-30
<i>Pedilanthus bracteatus</i>	Tall Slipper Plant	S	L		A/B	I		
<i>Pedilanthus macrocarpus</i>	Slipper Plant	S	L, DT		A/B	I		
<i>Pennisetum setaceum</i>	Fountain Grass	G	L		B	F		
<i>Penstemon SW native spp. and cvs.</i>	Penstemon (Sw Natives)	P	L	•	A/B	I		
<i>Peritoma arborea (Isomeris arborea)</i>	Bladderpod	S	L	•	B	I		
<i>Perovskia spp. & cvs.</i>	Russian Sage	P	L		A/B	I		
<i>Pinus edulis</i>	Pinyon Pine	T	L	•	B	F		15-30
<i>Pinus monophylla</i>	Single Leaf Pinyon Pine	T	L, DT	•	B	F		15-25
<i>Pistacia chinensis</i>	Chinese Pistache	T	M		A/B	I		
<i>Platanus x acerfolia</i>	London Plane	T	H		A/B	I		
<i>Platanus mexicana</i>	Mexican Sycamore	T	M, DT		A/B	I		
<i>Platanus racemosa</i>	California Sycamore	T	H	•	A/B	I		
<i>Pluchea sericea</i>	Coville Arrow Weed	S	L	•	B	I		



Table 3-8 Plant List

BOTANICAL NAME	COMMON NAME	TYPE	WATER REQUIREMENTS (WUCOLS)	CALIFORNIA NATIVE	FUEL MODIFICATION ZONE	FIRE RESISTANCE	EDIBLE	HEIGHT
<i>Polianthes tuberosa</i>	Tuberose	P	L		A/B	I		
<i>Poliomintha longiflora</i>	Rosemary Mint	P	L		A/B	I		
<i>Populus fremontii</i>	Western Cottonwood	T	H	•	A/B	I		
<i>Portulacaria afra & cvs.</i>	Elephant's Food	P	L		A/B	I		
<i>Prosopis alba</i>	Argentine Mesquite	T	L, DT		B	I		25-40
<i>Prosopis glandulosa (P. chilensis)</i>	Chilean Mesquite	T	L		A/B	I		20-25
<i>Prosopis glandulosa var. torreyana</i>	Honey Mesquite	T	L, DT	•	A/B	I		20-30
<i>Prosopis hybrids and cvs.</i>	Prosopis Hybrids	T	L		B	I		
<i>Prosopis juliflora</i>	Arizona Mesquite	T	L		B	I		10-25
<i>Prosopis pubescens</i>	Screwbean Mesquite	T	L, DT	•	B	I		10-25
<i>Prosopis velutina</i>	Velvet Mesquite	T	L		B	I		30
<i>Prunus spp. plum</i>	Flowering Plum	T	M	•	A/B	I		
<i>Psilostrophe tagetina</i>	Paper Flower	P	L		A/B	I		
<i>Quercus berberidifolia</i>	California Scrub Oak	S	L	•	B	I		
<i>Quercus dumosa</i>	Nuttall's Scrub Oak	T	L	•	B	I		6-12
<i>Quercus fusiformis</i>	Escarpment Live Oak	T	L		B	I		20-30
<i>Quercus gambelii</i>	Gambel Oak	T	L		B	I		20-50
<i>Quercus muehlenbergii</i>	Chinquapin Oak	T	L		B	I		40-50
<i>Quercus suber</i>	Cork Oak	T	L		B	I		30-60
<i>Quercus texana</i>	Texas Red Oak	T	L		B	I		40
<i>Quercus turbinella</i>	Shrub Live Oak	S	L	•	B	I		
<i>Rhus lancea</i>	African Sumac	T	M		A/B	I		
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac	T	L		B	I		10-20
<i>Rhus ovata</i>	Sugar Bush	S	L	•	B/C	I		
<i>Rhus typhina</i>	Staghorn Sumac	T	L		B	I		15
<i>Romneya coulteri</i>	Matilija Poppy	P	L	•	B	I		
<i>Ruellia 'Little Katie'</i>	Dwarf Ruellia	P	L		A/B	I		
<i>Ruellia brittoniana</i>	Mexican Petunia	P	L		A/B	I		
<i>Ruellia peninsularis</i>	Baja Ruellia	S	L		A/B	I		
<i>Salvia 'Allen Chickering'</i>	Allen Chickering Sage	S/P	L	•	A/B	I		
<i>Salvia apiana</i>	White Sage	S/P	L	•	A/B	I		
<i>Salvia clevelandii & hybrids</i>	Salvia Cleveland/Alan Chickering Etc.	S/P	L	•	A/B	I		
<i>Salvia dorrii</i>	Purple Sage	S/P	L	•	A/B	I		
<i>Santolina spp.</i>	Lavender Cotton	P	L		A/B	I		

Table 3-8 Plant List

BOTANICAL NAME	COMMON NAME	TYPE	WATER REQUIREMENTS (WUCOLS)	CALIFORNIA NATIVE	FUEL MODIFICATION ZONE	FIRE RESISTANCE	EDIBLE	HEIGHT
<i>Schinus molle</i>	Peruvian Pepper Tree	T	L		B	I		20-30
<i>Schizachyrium scoparium</i>	Little Bluestem	G	L		B	F		
<i>Senna artemisioides</i> (<i>Cassia artemisioides</i>)	Feathery Cassia/Senna	S	L		A/B	I		
<i>Senna lindheimeriana</i> (<i>Cassia lindheimeriana</i>)	Lindheimer's Senna/Cassia	S	L		A/B	I		
<i>Senna nemophila</i> (<i>Cassia nemophila</i>)	Desert Cassia	S	L		B	I		
<i>Senna phyllodinea</i> (<i>Cassia phyllodinea</i>)	Silver Leaf Cassia/Senna	S	L		B	I		
<i>Senna sturtii</i> (<i>Cassia sturtii</i>)	Sturt's Cassia/Senna	S	L		B	I		
<i>Senna wislizeni</i> (<i>Cassia wislizeni</i>)	Shrubby Senna	S	L		B	I		
<i>Simmondsia chinensis</i>	Jojoba	S	L	•	B	I		
<i>Sophora secundiflora</i>	Texas Mountain Laurel	T	L		B	I		15-20
<i>Sporobolus airoides</i>	Alkalai Sacaton	G	L	•	B/C	F		
<i>Sporobolus wrightii</i>	Big Sacaton	G	L	•	B/C	F		
<i>Stipa hymenoides</i> (<i>Oryzopsis hymenoides</i>)	Indian Rice Grass	G	L	•	B	I		
<i>Stipa tenuissima</i> (<i>Nassella tenuissima</i>)	Mexican Feather Grass	G	L		B	I		
<i>Styphnolobium japonicum</i> (<i>Sophora japonica</i>)	Japanese Pagoda Tree	T	M		A/B	I		
<i>Tetrandeum acaulis</i> (<i>Hymenoxys acaulis</i>)	Stemless Four-Nerve Daisy	P	L	•	A/B	I		
<i>Tetrandeum scaposum</i>	Four-Nerve Daisy	P	L		A/B	I		
<i>Thymophylla acerosa</i> (<i>Dyssodia acerosa</i>)	Shrubby Dogweed	P	L		A/B	I		
<i>Thymophylla pentachaeta</i> (<i>Dyssodia pentachaeta</i>)	Golden Fleece	P	L	•	A/B	I		
<i>Trixis californica</i>	Trixis	P	L	•	A/B	I		
<i>Ungnadia speciosa</i>	Mexican Buckeye	T	L		B	I		20-30
<i>Vauquelinia californica</i>	Arizona Rosewood	S	L		B	I		
<i>Vauquelinia corymbosa</i> var. <i>heterodon</i>	Narrow Leaf Rosewood	S	L		B	I		
<i>Verbena gooddingii</i> (<i>Glandularia gooddingii</i>)	Goodding Verbena	P	L	•	A/B	I		
<i>Viguiera parishii</i>	Desert Goldeneye	S/P	L		A/B	I		
<i>Vitex agnus-castus</i>	Chaste Tree	T	L		B	I		15-25
<i>Wedelia texana</i> (<i>Zexmenia hispida</i>)	Hairy Wedelia	S	L		A/B	I		



Table 3-8 Plant List

BOTANICAL NAME	COMMON NAME	TYPE	WATER REQUIREMENTS (WUCOLS)	CALIFORNIA NATIVE	FUEL MODIFICATION ZONE	FIRE RESISTANCE	EDIBLE	HEIGHT
<i>X Chitalpa tashkentensis</i>	Chitalpa	T	L		B	I		20-30
<i>Yucca aloifolia</i>	Spanish Bayonet	S	L		A/B	I		
<i>Yucca filamentosa & cvs.</i>	Adam's Needle	S	L		A/B	I		
<i>Yucca glauca</i>	Soapweed Yucca	S	L		A/B	I		
<i>Yucca gloriosa</i>	Spanish Dagger	S	L		A/B	I		
<i>Yucca recurvifolia</i>	Curve Leaf Yucca	S	L		A/B	I		
<i>Yucca rupicola</i>	Twisted Yucca	S	L		A/B	I		
<i>Zelkova serrata</i>	Saw Leaf Zelkova	T	M		A/B	I		
<i>Zephyranthes candida</i>	White Rain Lily	P	L		A/B	I		
<i>Zephyranthes spp.</i>	Zephyr Flower	P	L		A/B	I		
<i>Zinnia acerosa</i>	Desert Zinnia	P	L		A/B	I		
<i>Zinnia grandiflora</i>	Prairie Zinnia	P	L		A/B	I		

Notes:

Type: T = Tree; S = Shrub; P = Perennial; G = Ground Cover

Water Requirements: L = Low; DT = L.A. County Drought Tolerant List

Fuel Modification Zone: A = Primarily irrigated ornamental, lawns, and ground cover with regular maintenance; B = Irrigated native or existing plant material with appropriate spacing and regular maintenance;

Zone C = Existing and/or restored natives appropriately thinned (not indicated on this table see Section 3.12.6 for more information regarding landscaping in this zone); I = Inherently fire resistant; F = Flammable

3.4.4 Prohibited Plant Species

Some species are prohibited from Centennial in order to protect the environment both in and outside of the community. Many of these species are commonly referred to as invasive exotics. These are species that come from other countries or regions and tend to spread aggressively, eventually out-competing native plants. Invasive exotics usually have little or no ecological or habitat value. In addition, these species can overtake the natural drainages that are an integral part of the plan, negatively affecting their ability to function as intended.

The following list of plants shall not be used in landscaping on the Centennial site, either in public or private landscaping, due to their invasive nature or other environmental concerns, such as being a host for a disease organism that may affect native species. It should be noted that any list of invasive or detrimental plants is not entirely comprehensive because many non-native species, under favorable environmental conditions, can become invasive or detrimental. For this reason, this list may be modified over time by the community forester with approval from the County staff biologist. It shall be the responsibility of the HOA to provide current information to homeowners about plant species that are not allowed to be planted in private yards in Centennial, and to enforce any regulations regarding prohibited plant species, including eradication.

A more exhaustive list of these plants, periodically updated by region, is published by the California Invasive Plant Council (Cal-IPC). The council works to protect California wildlands from invasive plants through science, education, and policy. Cal-IPC’s list will serve as the guideline for prohibited species at Centennial in addition to the commonly known plants listed below.

Prior to selecting non-native species for use, such species should be examined to see whether they have become invasive or detrimental in other areas. Species poisonous to humans and wildlife should generally be avoided. Seed mixes for herbaceous species (ground covers including lawns or hydroseed mixes) should be certified as weed-free and not containing any of the species listed in Table 3-9.

Table 3-9 Prohibited Plant List

BOTANICAL NAME	COMMON NAME
<i>Acacia cyclops</i>	Coastal Wattle
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Acacia retinodes</i>	Water Wattle
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Arundo donax</i>	Giant Cane or Giant Reed
<i>Carpobrotus chilensis</i>	Sea Fig or Ice Plant
<i>Catharanthus roseus</i>	Madagascar Periwinkle
<i>Conicosia pugioniformis</i>	Narrow-Leaved Ice Plant
<i>Cortaderia jubata</i>	Andean Pampas Grass
<i>Cortaderia sellowiana</i>	Pampas Grass
<i>Cotoneaster lacteus</i>	Cotoneaster
<i>Cotoneaster pannosus</i>	Cotoneaster
<i>Cytisus canariensis</i>	Canary Island Broom
<i>Cytisus scoparius</i>	Scotch Broom
<i>Cytisus striatus</i>	Portuguese Broom
<i>Delairia odorata</i>	Cape Ivy or German Ivy
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Eucalyptus citriodora</i>	Lemon Scented Gum
<i>Eucalyptus globulus</i>	Blue Gum
<i>Eucalyptus sideroxylon</i>	Red Ironbark
<i>Ficus carica</i>	Edible Fig
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy
<i>Ligustrum japonicum "Texanum"</i>	Waxleaf Privet
<i>Malephora crocea</i>	Ice Plant
<i>Melia azedarach</i>	Chinaberry
<i>Nassella tenuissima</i>	Mexican Feather Grass
<i>Nerium oleander</i>	Oleander
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Phalaris aquatica</i>	Harding Grass
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Pittosporum tobira</i>	Mock Orange
<i>Rhododendron spp.</i>	Rhododendron ¹



Table 3-9 Prohibited Plant List

BOTANICAL NAME	COMMON NAME
<i>Ricinus communis</i>	Castor Bean
<i>Salix alba</i>	White Willow
<i>Salix babylonica</i>	Weeping Willow
<i>Schinus molle</i>	Peruvian Pepper
<i>Sapium sebiferum</i>	Chinese Tallow
<i>Senecio mikanioides</i>	German Ivy
<i>Spartium junceum</i>	Spanish Broom
<i>Tamariz spp.</i>	Saltcedar, Tamarisk
<i>Vinca major</i>	Periwinkle or Blue Buttons
<i>Washingtonia robusta</i>	Mexican Fan Palm

Note:
 Plant may be used but must be certified disease-free due to vector status (potential carrier) of Sudden Oak Death Syndrome.

3.5 WATER SERVICE PLAN

Perhaps the single most important component of any Southern California development is a sound strategy for water use, and Centennial has a program in place to ensure the community will have access to adequate water at buildout and beyond.

A comprehensive integrated water resources management approach has been incorporated into the planning and engineering of the Centennial infrastructure. This approach provides a comprehensive framework for demonstrating the interrelationship of the proposed systems for water supply, wastewater treatment (including recycled water), flood control, drainage, hydromodification control, groundwater recharge, sediment management and water quality. Specific details of this strategy are analyzed in the EIR for this Specific Plan, and the resulting infrastructure plans are found on Figures 3-25 through 3-27. The Golden Valley Municipal Water District, or another public utility district (PUD), will provide service and maintenance for water supply, wastewater treatment, recycled water, and drainage systems (stormwater management).

The water needs of Centennial will be met through various water resource management strategies and secure water sources throughout the buildout of the project. The water plan includes multiple sources of potable water such as groundwater, State Water Project (SWP), independent purchased water by Tejon Ranch, return flows, recycled water, and banked water. Water resource management strategies such as conservation and recycled water will reduce the demand for potable water. The proposed recycled water system is described in Section 3.5.6, *Wastewater Management Plan*.

This multi-source approach guarantees that no single source of water will be used exclusively and that the quantities from each source may vary from year to year depending on availability. However, collectively, these sources must provide an appropriate and adequate source of water supply for each phase of development. Consistent with Government Code Section 66473.7, each proposed subdivision will have an available water supply that meets or exceeds project demand under normal, single-dry, and multiple-dry year scenarios. This Water Service Plan will provide a flexible, reliable water supply throughout project development without adversely affecting other local groundwater users or other users of critical SWP resources. See the EIR for more detailed analysis and discussion of the water demand and supply.

Currently, the project area is undeveloped and water consumption is limited to agricultural uses in the eastern portion of the site. Proposed uses in the project area will increase water demand and require new water services infrastructure as shown on Figure 3-25, *Conceptual Domestic Water System*. The water demand for this project is based on the projections for the specific land uses and their intensities, balanced with historical use factors. For additional information on water supply, see the EIR.

Centennial is located within the boundaries of the Antelope Valley-East Kern Water Agency (AVEK), an SWP contractor. The 2010 Urban Water Management Plan published by AVEK reports a service area population of 291,063. Centennial is currently not within the boundary of an existing retail water utility. The nearest retail water utility is Golden Valley Municipal Water District (GVMWD), whose district boundary abuts Centennial's westerly boundary.



Centennial's Green Development Program (see Appendix 2-A) requires the use of water-saving faucets and fixtures, which will significantly reduce Centennial's residential and commercial water demands.

3.5.1 Conservation

The Water Services Plan recognizes the need to efficiently manage water resources. An aggressive water conservation program will include the use of water conserving appliances, low-flow water fixtures, water-wise landscaping and managed irrigation systems using drip and climate-based controllers as detailed in the *Green Development Program* in Appendix 2-A. The water conservation program will also include a public awareness component.

3.5.2 Groundwater

As shown on Figure 3-25, the proposed Centennial domestic water system will include up to nine wells located on-site and off-site, proximate to the northeasterly portion of the Project site, for pumping from the groundwater basin. Chlorination and booster pump stations will feed distribution lines to water tanks and reservoirs to supply water to different water pressure zones roughly coinciding with the location of the booster pumps also shown on Figure 3-25.

The Antelope Valley Groundwater Basin (Basin) occupies an area of approximately 920 square miles in the western Mojave Desert. Although no groundwater management plan currently exists for the Basin as a whole, a stipulated judgment was approved in December 2015, clearing the way for groundwater management. The Basin consists of 12 sub-units: the Buttes, Finger Buttes, Lancaster, Neenach, North Muroc, Pearland, Willow Springs, Gloster, West Antelope, Chaffee, Oak Creek, and Pearless. The West Antelope sub-basin is the principal source of groundwater in the project area. Two distinct aquifer systems in this sub-basin are located in the project area, including a deep aquifer.

A water balance analysis, contained in the Water Supply Assessment for this project, determined that the existing water demand and use in the project area are within the sustainable yield of the West Antelope sub-basin. The proposed project could, therefore, convert the water used for existing agricultural uses to proposed urban uses without affecting this balance.

Return flow is the portion of irrigation water applied to the land that is not actually utilized by plant materials. Irrigation water for Centennial will utilize a combination of recycled and potable water, pursuant to the Green Development Program. The return flow water eventually migrates into the underlying groundwater basin to be used again as potable water.

3.5.3 State Water Project

The Centennial Specific Plan is located within the service area of AVEK, a wholesale water agency that contracts with the operator of the SWP, the California Department of Water Resources. The west branch of the California Aqueduct, a major artery of the SWP that delivers water to Southern California, traverses Centennial from north to south prior to its outfall into Quail Lake, while the east branch of the aqueduct runs along the northeastern boundary of the site. AVEK can provide SWP water to Centennial through turnouts in the west and east branches of the aqueduct, as more particularly described in the EIR. Through use of the integrated water resources approach, which includes the groundwater banking strategy discussed below in Section 3.5.4 below, Centennial will reduce use of AVEK water consistent with the EIR.

3.5.4 Banked Water

A water banking (recharge) program is proposed to optimize the use and ensure the reliable availability of SWP water for Centennial. Water banking programs typically operate by purchasing imported supplies in years when water supplies are plentiful and storing them in groundwater basins for withdrawal in periods of drought. Potential locations for two recharge basins are shown on Figure 3-25, *Conceptual Domestic Water System*.



The California Aqueduct, the west branch of which runs north-south through Centennial, is a viable source of water for direct delivery or banking.

3.5.5 Regulatory Requirements

The wastewater reclamation facilities that produce recycled water will be designed, constructed, and operated in accordance with the requirements of the California State Department of Health Services (DOHS), RWQCB of the Lahontan Region, and the County of Los Angeles Department of Public Works. The California Code of Regulations, Title 22, Division 4, Chapter 3, Reclamation Criteria (Title 22), along with other requirements and guidelines published by the DOHS and the RWQCB, will govern the design and operation of the wastewater reclamation plants. The GVWMD, or another Maintenance Entity, will be responsible for maintenance and operation of the wastewater system as previously stated in Section 3.5, *Water Service Plan*.

The RWQCB will issue a discharge or wastewater reclamation permit depending upon the reuse or disposal alternative. The Regional Board may also issue a National Pollutant Discharge Elimination System (NPDES) permit if the disposal or reuse impacts waters of the United States. Generally, an NPDES permit would be issued in the case of any stream discharge.

3.5.6 Wastewater Collection and Treatment

This Specific Plan identifies two wastewater reclamation facilities, one on each side of the California Aqueduct, as shown on Figure 3-26, *Conceptual Wastewater System*. This avoids wastewater infrastructure from crossing the aqueduct and provides for low elevation locations, with respect to the collection systems, for their respective sides of the aqueduct. This will ensure that sewer flows are primarily gravity-fed, minimizing the need for lift stations within the collection system. Biosolids from the treatment process would either be hauled off-site to a suitable landfill or transported to a fertilizer conversion site for reuse as a soil amendment by retail customers.

In addition, the location of treatment facilities, storage, and the destination of recycled water shall be considered in the final location of these sites. Recycled water lines will require pumping to upstream locations. The locations of the wastewater treatment plants are sensitive to the communities' aesthetics. The key aesthetic design factors will include screening (landscaping), security, and odor control.

For most of the proposed uses, it will be necessary to have tertiary treatment (three phases). Tertiary treatment is the highest and cleanest level of

wastewater treatment. It adds coagulation, filtration, and final disinfection to the secondary treatment. Tertiary-treated wastewater can be used for unrestricted landscape and crop irrigation, non-restricted recreational impoundment, and groundwater recharge.

3.5.7 Recycled Water

It is the intent of the wastewater management plan to irrigate golf courses, parks and general community landscaping with recycled water. Tertiary treatment will be required for irrigation of these uses. The conceptual recycled water system is shown on Figure 3-27.

The recycled water system consists of storage tanks co-located with domestic water tanks, a separate distribution system and seasonal storage ponds that are lined to prevent infiltration. These ponds will temporarily store recycled water during winter months when irrigation demand is low. Surplus water could also be banked using underground storage or partnerships with groundwater basins in nearby Kern County.



Wastewater reclamation facilities provide tertiary treatment to supply recycled water for irrigation as part of the overall water plan. Native/drought-tolerant landscaping and water-wise irrigation practices utilizing reclaimed water will be implemented in Centennial.

Figure 3-25 Conceptual Domestic Water System

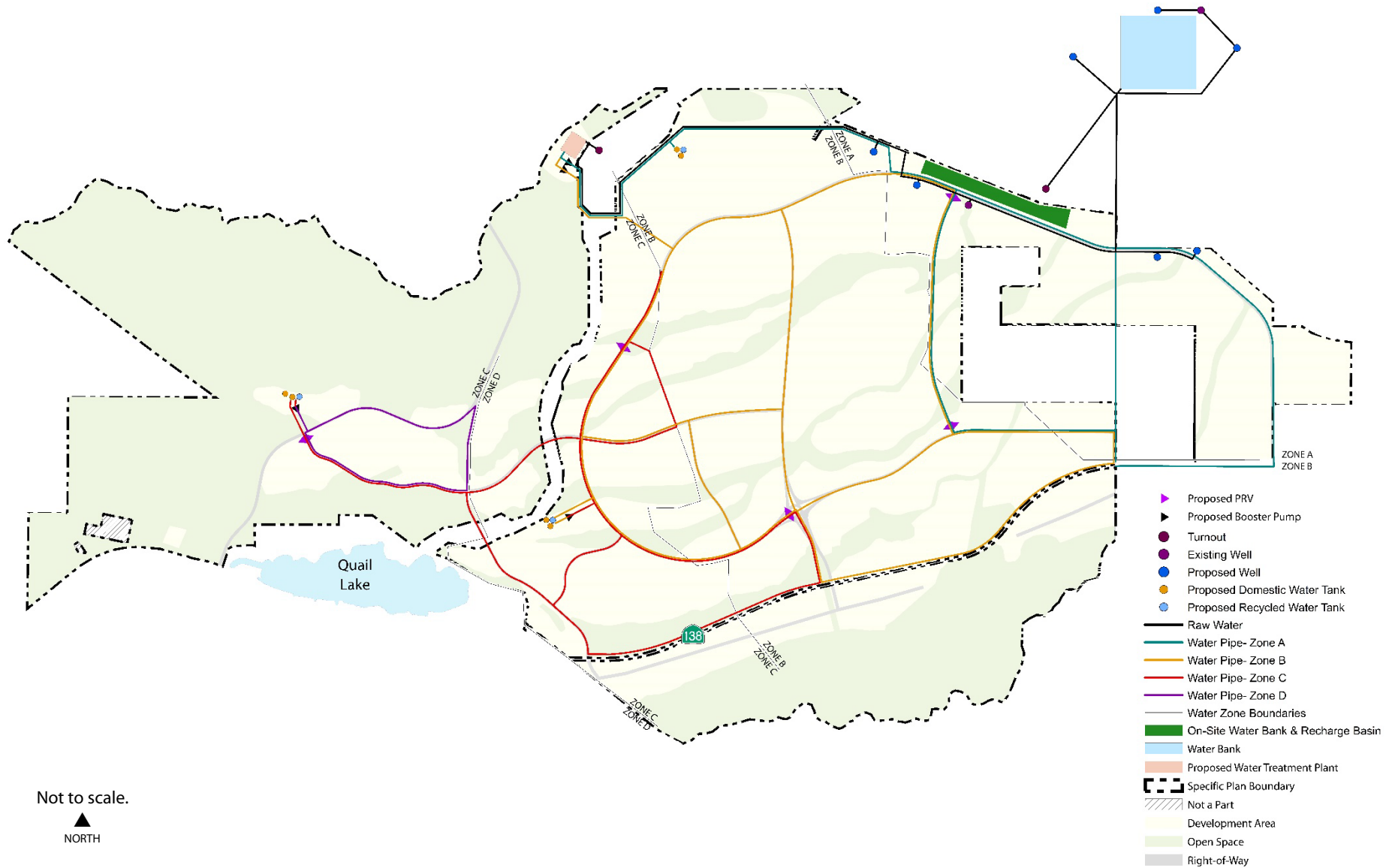
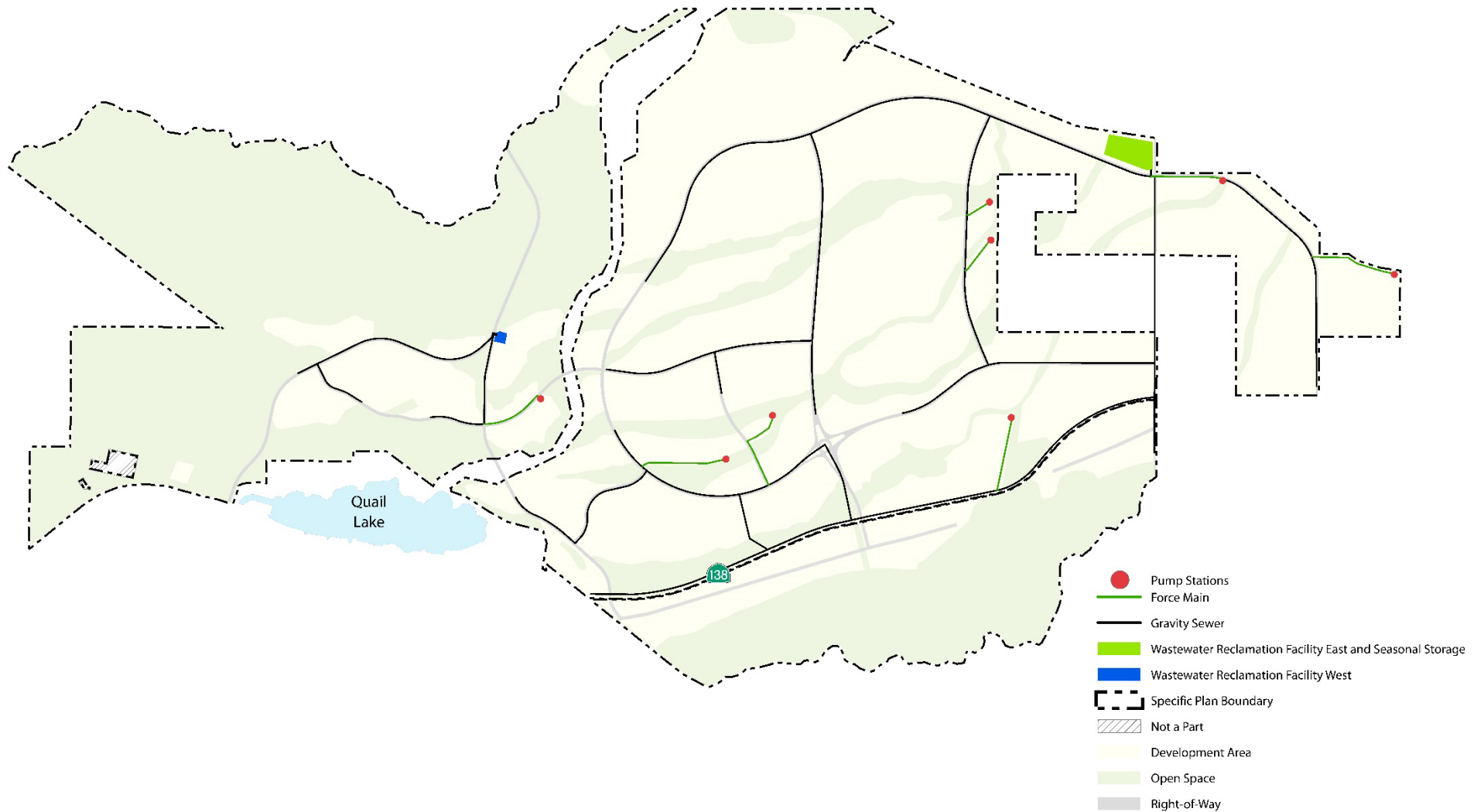


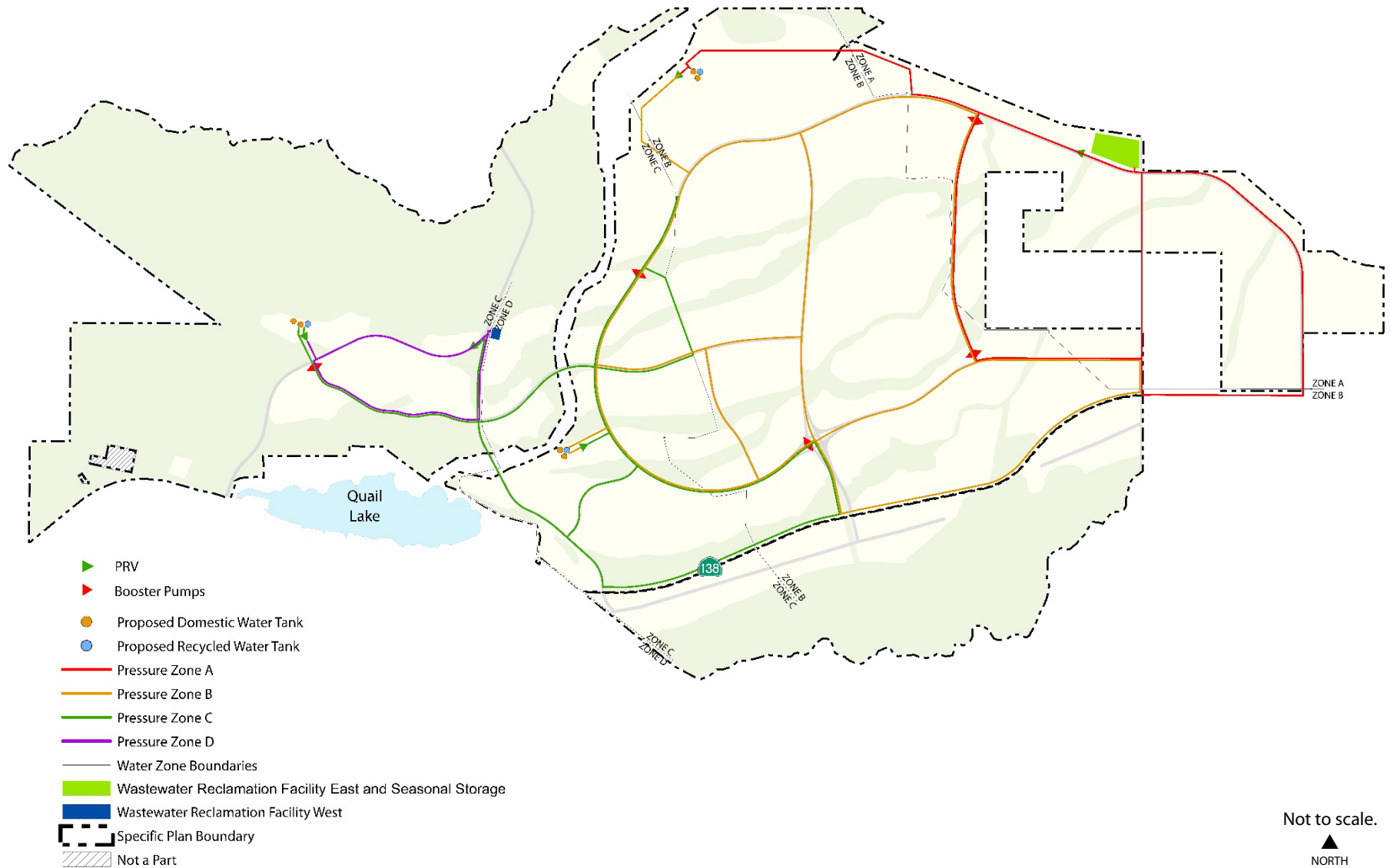
Figure 3-26 Conceptual Wastewater System



Not to scale.



Figure 3-27 Conceptual Recycled Water System



3.6 DRAINAGE PLAN

The Centennial vision of sustainable development hinges on natural resource conservation, natural systems preservation and integrated water resource management, and the intent of the Centennial Drainage Plan is to use natural systems, such as vegetated infiltration basins, wherever possible. Several complementary storm-water management methods will need to be implemented for storm-water quality, quantity and flood control as shown on Figure 3-28, *Conceptual Drainage System*. In compliance with County Low Impact Development Standards Manual (LID), these complementary methods will include a combination of on-site treatment, traditional underground storm drainage facilities, multi-purpose storm-water basins, and drainage courses. To ensure optimal performance of drainage systems, a comprehensive maintenance plan should be established. The County of Los Angeles has developed the County LID Standards Manual to lessen the adverse impacts of stormwater runoff, to minimize pollutant loadings from impervious surfaces, and to minimize erosion and other hydrologic impacts on natural drainage systems.

To put sustainable Best Management Practices (BMPs) in place to improve water quality and reduce the potential impact of storm-water runoff, this plan establishes multipurpose greenway basins that filter urban runoff and the excess storm flow recharge that is associated with development's inevitable increase in impervious surfaces. To achieve their intended multi-purpose function, these greenways will integrate recreational uses and open space, in addition to mitigating stormwater flow. Slowing, filtering, and infiltrating flows in basins located within the greenways protects water quality, supports natural habitat, and recharges subsurface water supply. In fact, of all the various "green infrastructure" or LID storm-water management methodologies available, using natural treatment systems has the highest potential for supporting Centennial's sustainable development goals. Although, the drainage concept presented here represents the macro scale for stormwater management in Centennial, there are numerous additional techniques that will be implemented to meet the requirements of the County's LID Manual that will be implemented at a much smaller scale. These techniques include, but are not limited to, filter strips, bioretention areas, and swales in the parkways, all of which can incrementally reduce runoff and improve water quality.



Vegetated infiltration and retention basins can serve as effective stormwater management tools as well as provide attractive naturalized open spaces for project residents.

As part of the integrated water resources management approach, the Drainage Plan seeks, in general terms, to first avoid alterations from natural conditions. Where avoidance is infeasible, the approach seeks to minimize impacts and, where necessary, to mitigate impacts while enhancing water resources, habitat, and recreational benefits. Other objectives are to maintain larger-scale drainage patterns on a spatial, volumetric, temporal, sediment delivery quantity, and pattern basis. With respect to flood conveyance, flood control/drainage infrastructure systems shall be in concert with natural stream systems. One objective of the Drainage Plan is to increase operational effectiveness of the system. Thus, large regional storm-water management facilities are also proposed as indicated by the water quality/infiltration basins shown on Figure 3-25, *Conceptual Domestic Water System*. The use of regional systems also facilitates mitigation of vector control issues through centralized design and operations planning.

Many of the existing upland drainages are steeply incised, highly erodible, and changeable. As a result of these conditions, the Drainage Plan addresses potential hydro-modification impacts. These potential impacts—which are generally caused by increasing impervious areas that result in higher runoff volumes, more frequent discharge events, more erosive flows, and longer durations of flow—are addressed through the integrated water resources management approach, which provides for both upland water retention and infiltration and, where necessary, in-stream stabilization measures.

It is the intent of the Drainage Plan to establish a natural condition in these drainages through revegetation and/or enhancement and to maintain them for public safety and public recreational benefit. An additional benefit will be the recharge of local groundwater basins.

Necessary permits shall be secured with governmental agencies having jurisdiction over these drainages, and detailed plans for their design shall be included as part of the tract map process. This may include permits with U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), RWQCB, and the Los Angeles County Public Works Department Environmental Programs Division. In cases where development occurs in or adjacent to the 100-year floodplain, development shall be elevated in accordance with applicable Los Angeles County policies and regulations to protect public property and safety.

The current plan shows only very low and low-density residential development, open space, and utility uses in flood-prone areas. However, as indicated in Section 2.4.1, *Floodplain Safety Zone*, the conceptual grading plan is designed to remove residential uses from flood-prone areas; and revisions to FEMA mapping of flood areas will be requested with approval of appropriate tract maps. The areas mentioned above shall address floodplain related design issues as part of project submittals. It is the intent of the Drainage Plan not to increase offsite flows to neighboring properties through the implementation of flood control measures, including those measures mentioned above.

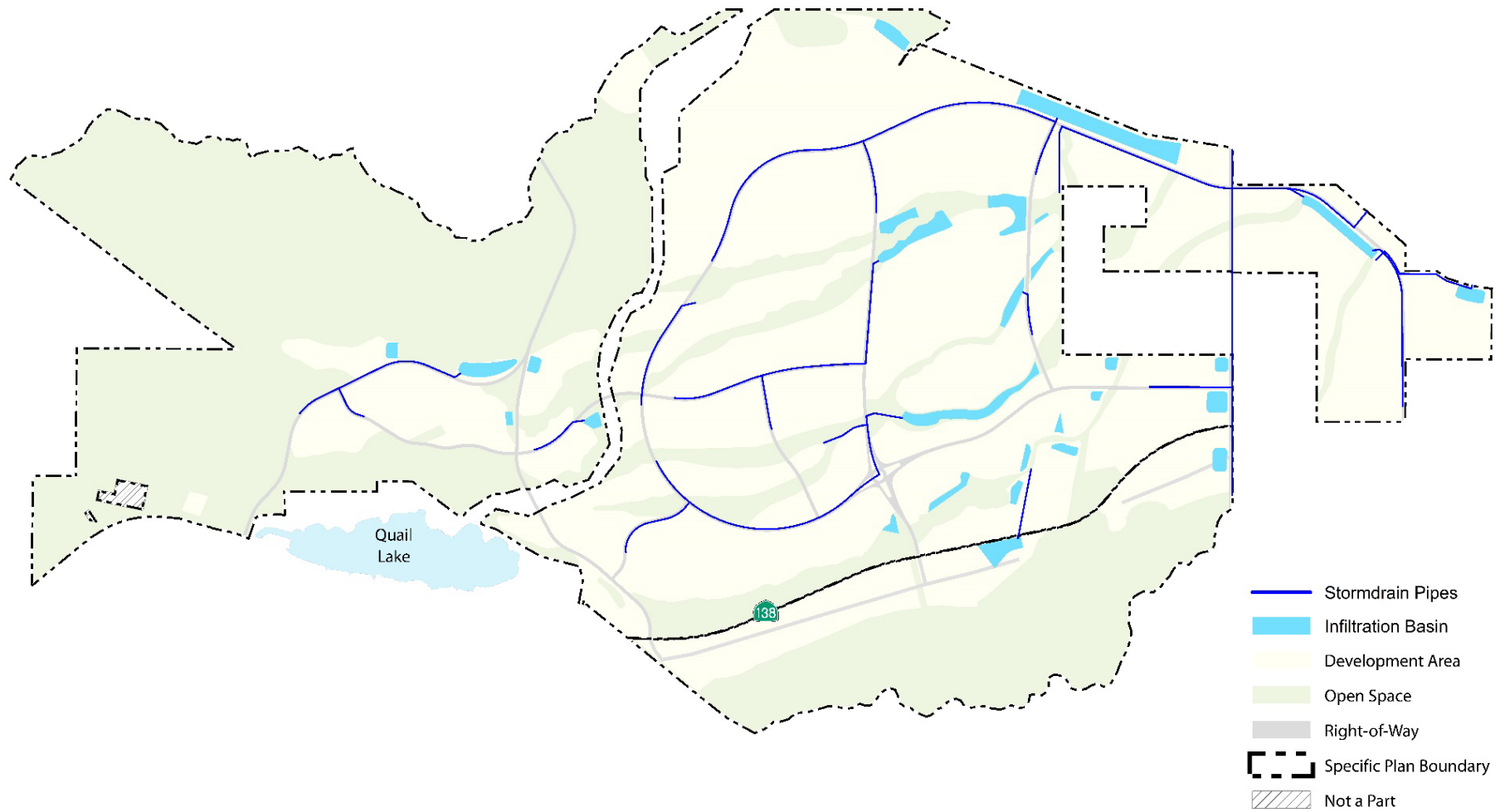
The County LID Standards Manual provides requirements and other examples of best management practices for an integrated approach to environmentally sustainable stormwater management practices. The Drainage Plan will achieve the intent of Chapter 12.84, Low Impact Development Standards of Title 12, Environmental Protection, of the Los Angeles County Code and the LID Manual goals of increasing groundwater recharge, enhancing water quality, and preventing degradation to downstream drainage courses.

Operation and maintenance of the drainage system will be administered by the Golden Valley Municipal Water District (GVMWD) or other public utility district (PUD), to the satisfaction of LAC, as previously stated in Section 3.5, *Water Service Plan*.



Green infrastructure can include features such as swales, vegetated buffers, sand filters, and artificial wetlands, which can be used to manage stormwater runoff and improve stormwater quality. Permeable paving reduces stormwater runoff and produces smaller increases in ambient air temperature than more energy-absorptive traditional paving materials

Figure 3-28 Conceptual Drainage System



Not to scale.



3.7 SOLID WASTE MANAGEMENT PLAN

In accordance with Los Angeles County Source Reduction and Recycling Element (SRRE) and California Integrated Waste Management Board (CIWMB) policies, Centennial shall participate in reducing, recycling, and reusing solid waste, as outlined by the California Integrated Waste Management Act of 1989, AB 939, AB 341, AB 1826, and SB 1383.

The first step in accomplishing this goal, regardless of the solid waste management practices to be utilized, is to develop a comprehensive waste diversion and recycling educational program. This program will be based on the practices determined to be the most economically and environmentally beneficial as the project comes to fruition. What follows is the framework for this solid waste plan.

Education, communication, and publicity of recycling are very important to a successful diversion program. Therefore, a comprehensive waste diversion and recycling education program shall be developed consistent with Appendix 2-A, *Green Development Program*. It is important that the program communicates the correlation between recycling and the costs associated with waste removal. The first purchaser of each residential unit and residential renters at Centennial shall be given educational or instructional materials that will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials. Educational material shall be passed to subsequent buyers and renters through the HOAs and rental agreements. In addition to the education program, Centennial shall include easily accessible waste and recycling receptacles for public places.



A community waste diversion and recycling education program will inform residents of the benefits of recycling and provide them with instructional materials to assist them with waste sorting for pick-up day. A three-bucket waste system is one method to facilitate composting/mulching and recycling.

The term “integrated waste management” refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. Technology and economics for these options are changing constantly, but the practices for handling solid waste at Centennial shall include one or both of the following techniques to achieve Centennial’s operational waste diversion goal of 75 percent.

- **Three-Bin System.** In the three-bin system, yard waste, such as leaves and tree trimmings, (and possibly food waste, per property’s hauler) is put into a green bin; recyclable material, such as plastic, paper, aluminum, and glass is put into a blue bin; and permitted, nonrecyclable and noncomostable solid waste is put into a third bin. Benefits of the bin system are the ability to begin sorting materials at their source and outsourcing residential garbage collection to different haulers, allowing increased flexibility, competition and specialization.
- **Material Recovery Facility/ Transfer Station.** The Material Recovery Facility / Transfer Station (MRF/TS) allows for material that is recyclable to be sorted at a centralized waste stream processing facility. This may transfer, in part or in whole, the early solid waste management process step of sorting from the public, who may not wholly comply with the guidelines of the three-bin system, to material recovery professionals. An MRF is allowed in the Utility land use designation and could be located in the northeast portion of the site to serve the community’s need for waste separation, recycling and landfill diversion. General waste may also be processed at other recycling and disposal facility, located in the Antelope Valley area.
 - The Project Applicant/Master Developer shall set aside a minimum of 5 acres for a future MRF/TS that includes a household hazardous waste permanent collection and reuse center and allows for mulching/composting operations. The site shall be located in a suitable location with the capacity to manage the nonhazardous solid waste and household hazardous waste generated by the Centennial Development Project at buildout. The Project Applicant/Master Developer shall prepare and grade the site, and install basic mainline infrastructure fronting the property prior to the issuance of

any occupancy permits associated with the first phase of project implementation. The Master Developer shall continually encourage a waste management company to build these facilities on this build ready site. The CC&R for the future MRF/TS site shall require the land to be set aside for the MRF/TS in perpetuity.

- A MRF/TS can include organics processing equipment to allow for the recycling of food and green waste.
- **Mandatory Recycling for Businesses.** Requires that businesses divert from landfill disposal the recyclables that they generate, including food and green waste. Each non-residential building owner shall implement a recycling program including food and green waste recycling, where applicable. Businesses will provide appropriate number and placement of trash and recycling receptacles for visitor use in public areas and provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to: paper, food waste, green waste, corrugated cardboard, glass, plastic, and metals. Each owner of a commercial property, including multi-family residence, school, and place of worship, shall submit to the County a site plan of the property that depicts how solid wastes would be collected and stored for on-site processing, curbside collection, and/or self-hauling. Prior to sale, lease, or rental of commercial property, including portions of a multi-family residential structure, each owner shall provide to each prospective purchaser or tenant a notice explaining how that property collects and stores recyclables, compostables, universal waste, hazardous waste, and electronic waste for on-site processing, curbside collection, and/or self-hauling.
- **Green Waste Recycling Plan.** The waste management contract will establish dedicated cans for green waste and a Green Waste Recycling Plan that must be adhered to by landscape maintenance companies as part of the Covenants, Conditions, and Restriction (CC&Rs). The CC&Rs will require the use of mulching mowers or mowers with mulching blades for common lawn areas and placing three to five inches of mulch in common areas' planting beds each year as part of the Landscape Maintenance Plan for all non-residential and multi-family buildings.

At a minimum, green waste (such as leaves and tree trimmings) should be separated from other waste by residents and placed in green bins. Seasonal collection and/or a mulching and composting facility should be incorporated into the material recovery facility/ transfer station with the goal of a 100 percent diversion of green waste from landfilling. The Landscape Plan, Section 3.4, is designed to reduce the amount of green waste generated by the project and reduce the demand for irrigation. Green waste is a resource that can be shredded, chipped, and composted to be used as mulch for landscaping within the community at low or no cost to residents. To encourage at-home composting, LAC offers free workshops to teach residents techniques and benefits of composting and offers discounted compost bins. Green waste can also be composted with sludge produced by the wastewater treatment plant and sold as fertilizer. In addition to at-home composting, composting facilities provide environmental benefits at a regional level.

All landscaping companies shall utilize California Air Resources Board- (CARB) approved or electric mowing equipment (e.g., mowers, string trimmers, leaf blowers) and shall divert organic wastes to a mulching and composting facility or anaerobic digestion facility. The CC&Rs shall describe the residential recycling program to facilitate recycling and reuse and to educate residents and consecutive buyers (i.e., buyers after the initial home buyer) regarding the availability of and requirements for using the recycling program.

Hazardous waste and less common waste materials, such as electronics and appliances, should have seasonal pickup and may be accepted by an MRF year-round. For electronics, this pickup should be a minimum of twice a year. Hazardous and electronics-related waste is a concern in landfills because the elements in these materials can infiltrate drinking water supplies.

Construction waste is an additional solid waste commodity that shall be managed throughout the buildout of the project consistent with Appendix 2-A, *Green Development Program*. Generally, to incorporate the diversion of construction waste into the existing recycling program, recycling bins for glass, metals, paper, wood, plastic, green waste, and cardboard need to be placed on construction sites to ensure their use by construction workers.

Semiannual "exchange days" shall be organized, publicized, and paid for by the Master HOA. Under this scenario, large dumpsters are brought to a central location in the neighborhood for a weekend, where community members are



able to exchange with their neighbors, items they no longer want. Homeowners are then motivated to do spring cleaning and major shrub and tree trimming while neighborhood volunteers monitor the dumpsters to make sure they are used efficiently and that only authorized waste is discarded in them, in accordance to the three-bucket system.

Trash collection shall be conducted through contracts with private trash collection companies.

3.8 RENEWABLE ENERGY PLAN

As a new community, Centennial has the rare and important opportunity to set a new standard for environmentally sustainable design, development and lifestyle. This begins on day one of construction, is carried on throughout the build-out, and ultimately results in a mindful, resource-aware culture that pervades the daily life for Centennial residents and businesses. Resource efficiency and conservation, as stated in the Vision and required by the metrics for Centennial, are integral components of the plan. Specific standards for energy efficiency are addressed in Appendix 2-A, *Green Development Program*, and are designed to minimize future energy demand in residential, commercial, school, and civic structures.

The renewable energy plan for Centennial consists of three major components: conservation, efficiency, and generation and supply.

3.8.1 Conservation

Energy conservation is an integral part of Centennial's overall orientation and design. With the goal of maximizing solar input, roads are oriented slightly counterclockwise of an east–west direction in harmony with site topography and in accordance with the Los Angeles County Solar Subdivision Guidelines for inland subdivisions. To conserve energy, strategically placing trees and other shading devices as well as siting buildings to maximize natural daylight should also be a focus as the planning for Centennial moves into the tract map stage of implementation.

3.8.2 Efficiency

To be as energy efficient as possible, Centennial will integrate the latest technology and highest-rated systems available. Some of the features that will come standard within all buildings are:

- Well-insulated buildings
- Appropriately sized and high-efficiency heating, ventilating, and air conditioning (HVAC) systems with sealed ducts
- Energy Star appliances
- Cool roofs
- Insulation of all pipes
- Installation of programmable thermostats
- The use of fluorescent and LED bulbs
- Zero use of CFC refrigerants in commercial buildings
- The use of automated controls for outdoor lighting (public and private)
- The use of automated lighting controls for institutional, commercial, and mixed-use buildings

As outlined in further detail in Appendix 2-A, *Green Development Program*, all residential and non-residential development within the Specific Plan shall be required to achieve CALGreen Tier 1 status. This will be accomplished through environmentally sensitive planning, water efficiency and conservation, and building materials that achieve Centennial's goals. A comprehensive review during building permits, tentative tract maps and final maps will help ensure that the final products produced in Centennial will be more efficient. This Specific Plan recognizes that new technologies will emerge and Appendix 2-A, *Green Development Program*, provides more specific requirements for future development.

3.8.3 Generation and Supply

In addition to the standards set by the *Green Development Program* (Appendix 2-A), the metrics of this Specific Plan require the following renewable energy requirements to be met:

- No less than 50% of the project's total electric energy demand (i.e. household, business, civic/institutional, recreational, and public facilities) shall be met by onsite renewable energy (M).

- ☼ No less than 100% of project single-family detached homes shall be “solar-ready” or equivalent, based on the latest technology (M).

It is the intent of the Specific Plan to maintain flexibility to accommodate the integration of current and future technologies and provide the most reliable, environmentally sensitive, economically feasible, and low-cost energy supply to Centennial.



Environmentally sensitive sources of on-site power will provide renewable energy for the area.

Implementing renewable power-generating sources will depend on their feasibility at the residential, commercial, and institutional application level, as well as on public or private support programs available to assist in their implementation. For example, at the moment, photovoltaic systems (solar) are currently a viable source of power generation that has available financial incentives. Other types of renewable energy recognized by the Building Energy Efficiency Standards of Title 24 include wind, geothermal, biofuel and hydroelectric systems. These and future renewable energy sources may also be considered for Centennial.

Development in Centennial is also encouraged to utilize combined heat and power systems, which use the heat generated by the production of electricity to heat space or water particularly in public buildings and apartments. This allows for the possibility of electric meters that can roll back to credit those who utilize methods of self-generation. It may even be possible for onsite power generation to supplement and, in some cases, be sold back to the grid.

3.9 COMMUNICATION BASED TECHNOLOGY PLAN

Technological advances such as wifi connectivity, cellular phone service, fiber optic lines, and satellite systems--just to name a few--have become part of everyday life via smart phones, tablets, computers and the like. Being “connected” has become a necessity for businesses and residents. The technology vision for Centennial is to connect the community, businesses, and homes with advanced but economically feasible infrastructure and services that are seamless, transparent, and easy to use. Just like infrastructure needs such as water and sewer utilities, services such as internet and telecom will be available to residents and businesses from day one and will continue to be connected through each phase of development.

The Centennial Technology Plan requires the Master Developer to engage providers of integrated systems of technology and communication services to provide world-class, customer-driven communications, entertainment, and home and business automation services. Both wired and wireless technologies will be considered, leveraging the unique strengths and qualities of each. Cost-efficient, market-driven solutions will be pursued for both residential and commercial services.



C E N T E N N I A L

" TEJON RANCH

The Technology Plan is also intended to support changes in lifestyle and new ways of working that are emerging in our society. In addition, the technology environment supports other Centennial goals, including reducing vehicle trips, attracting businesses, reducing energy consumption, and enabling live/work arrangements to flourish in the community (M).

The Technology Plan includes the following five core components that will be refined and expanded as needed to reflect the inevitable shifts in technology and the changing needs of customers:

- **Connected Homes:** Home builders in Centennial are encouraged to provide enhancements such as smart home features that allow residents to connect to appliances, HVAC, door locks, security systems, thermostats, internet, lights, etc. Residential development must also comply with the *Green Development Program*, Appendix 2-A, which includes many technology features that also offer more sustainable alternatives. The Master Developer must assure there is adequate infrastructure to ensure every home can be a “smart” home.
- **Connected Businesses:** Commercial builders must provide enhanced automated systems that comply with the *Green Development Program*, Appendix 2-A, which includes many technology features that also offer more sustainable alternatives. Connected and smart, office and manufacturing space is demanded by the market. The Master Developer must assure that there is adequate infrastructure to ensure that every business can be located in a “smart” building.
- **Connected Transportation Options:** The Master Developer is required to provide connected infrastructure such as synced traffic signals, automated parking meters, and technology driven transportation options as discussed in Section 3.2 *Mobility Plan*.
- **Connected Institutional and Civic Centers:** Developers of uses such as a medical center, higher education facilities, libraries, schools, etc. are encouraged to provide automated building systems and connectivity for integration of smart technology and community building.
- Additionally, the Master Developer is required to prepare a **Wireless Community Master Plan** that is consistent with the goals and policies of this Specific Plan. The Plan must be prepared in cooperation with one or

more wireless service providers, demonstrate emergency coverage, and include preferred sites and designs for wireless facilities for a defined geographic area within the Specific Plan Boundaries. All State and Federal wireless regulations must be met in addition to the standards in Section 2.3.8, *General Development Standards*, subsections O, Appurtenances and Q, Communication Facilities, of this Specific Plan.

3.10 DRY UTILITIES

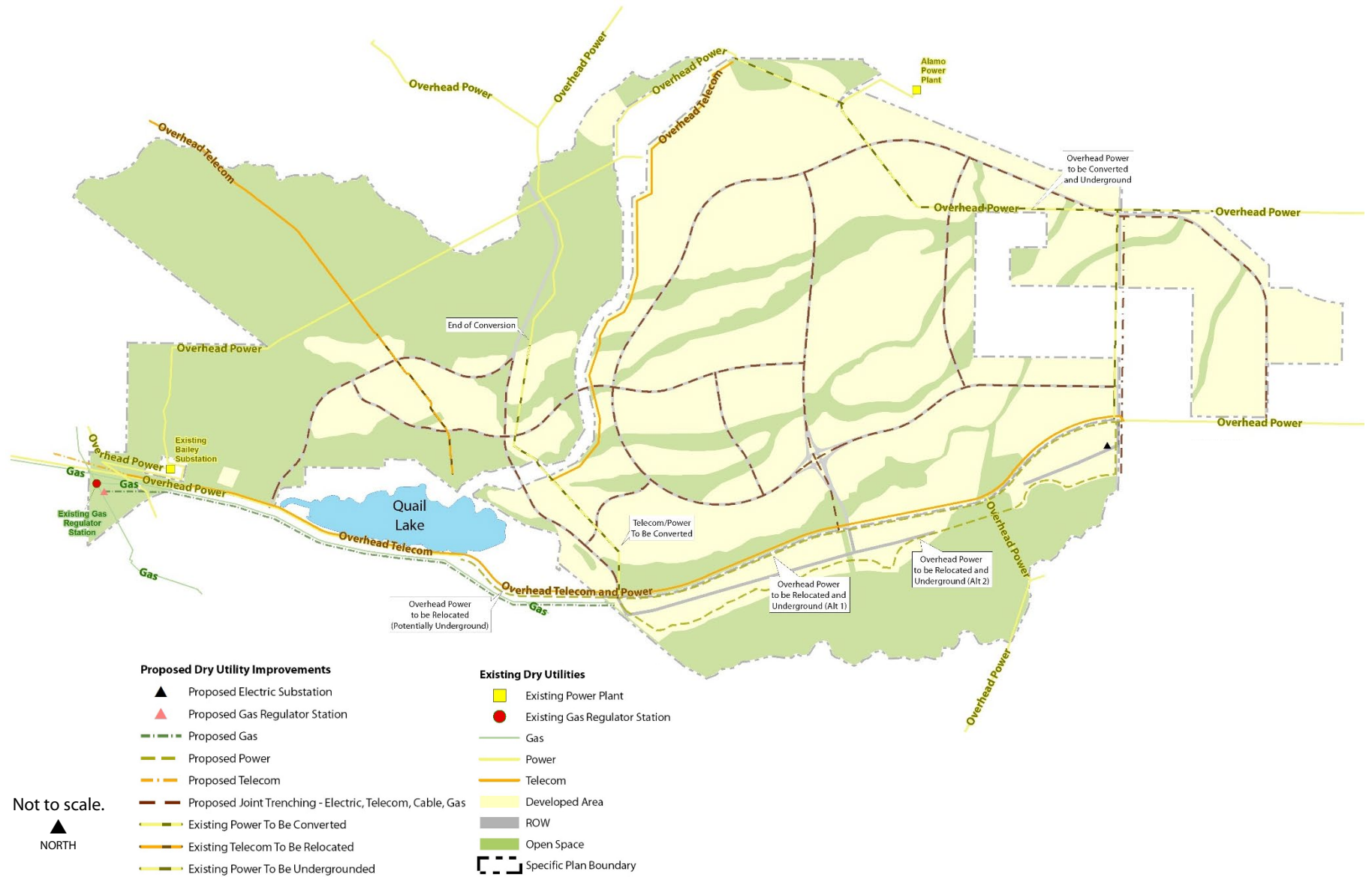
Existing electric, telephone, and natural gas facilities located along the westerly end of the project and along State Route 138 currently provide limited capacity. Each provider requires retrofitting or modification of existing facilities in order to service the proposed project. Overall site development phasing will impact the implementation of the individual systems’ upgrading. Cable television is not in the immediate local service area at this time. Conceptual locations of dry utilities are shown on Figure 3-29.

3.10.1 Electricity and Natural Gas

Centennial will be served by Southern California Edison (SCE) for basic electrical service, and by Southern California Gas (SoCalGas) for natural gas. Both utilities have major infrastructure lines immediately west of the site running parallel to Interstate 5; SCE also has an electrical substation within the southwestern portion of the site. Locally, SCE has a line serving the Oso Pumping Plant and a line from SR-138 running north to the National Cement plant. SoCalGas has a line serving the cement plant as well. Natural gas will be provided by “tapping” an existing high-pressure main and constructing a regulator station.

The closest substation to the site is the Bailey Substation located south of Gorman and east of Interstate 5. This substation is currently a trans-mission substation and is not capable of providing distribution voltage. It would be necessary to install a distribution transformer to carry sufficient load to and within the project. It would also be necessary to install a large underground backbone system. Over the life of the project and as the site develops easterly, a second substation would be required within the Business Park south of State Route 138. Approximately two acres would be required for the site.

Figure 3-29 Dry Utilities Concept



3.10.2 Telephone

Initial capacity to service the project will come from a new Lites Plan 2000 cabinet placed approximately 3.6 miles northwest of the project along Gorman Post Road. Overall capacity for both residential and commercial application will be from fiber placement throughout the project as the project develops. Several controlled environmental vaults (CEVs) allow for a fiber system to be constructed for fiber to the homes, including high-speed service capabilities. Placement and location of these future facilities will be determined during development. Typically, facilities are placed out of roadway right-of-way, on private property, in an easement. The initial extension (overhead and/or underground) of telephone facilities will be constructed along Gorman Post Road in the current franchise area and entering the project at the most westerly entrance. This new extension would be a retrofit and would replace the current overhead system with an underground system

3.10.3 Cable Television

Cable TV can be provided; however, several approvals will be required in order to implement the cable system.

3.10.4 Public Services Plan

A variety of public services are planned for Centennial, as discussed below and shown on Figure 3-30, *Public Services Plan*.



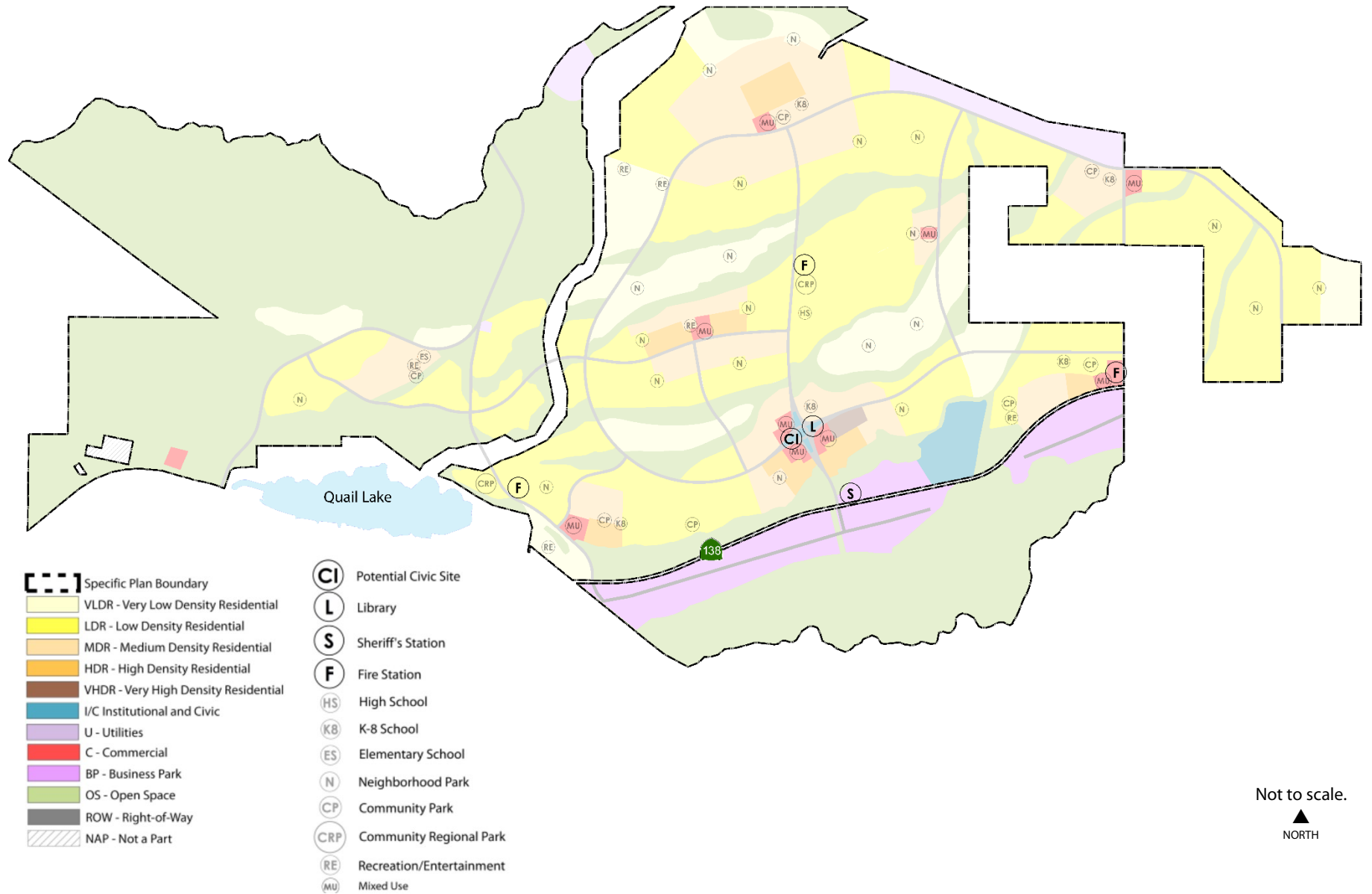
Fire stations, post offices, and other civic uses will serve as community focal points, especially when distinctive architectural designs are used.

3.10.5 Fire and Emergency Service

Fire protection and emergency medical services for the Specific Plan Area are provided by the Los Angeles County Fire Department (LACFD). The fire department provides services to the area from Battalion 6 in the Santa Clarita Valley area. The nearest existing fire station is Fire Station No. 77, located on Peace Valley Road in Gorman, approximately four miles northwest of the intersection of I 5 and SR-138. However, this facility has limited capacity to serve the entire Centennial development, though it can provide for up to 1,000 residential units, first-alarm protection service.

Three onsite fire stations are conceptually located on Figure 3-30 in or near commercial centers, with direct access to major roadways to demonstrate the most appropriate locations for even coverage of response times. The LACFD has determined that these potential three locations, should provide adequate response times within Centennial (see EIR for details). However, LACFD has the discretion to adjust the location and the number of stations (up to four) to accommodate their specific needs. Two fire station sites shall have a building pad consisting of a net buildable area of 1.25 acres. The third site shall have a net buildable area of 4 acres. All sites will be rectangular in shape, with utilities stubbed to the property.

Figure 3-30 Conceptual Public Services Plan



Not to scale.



NORTH

3.10.6 Law Enforcement and Civic Services

Law enforcement services will be provided by the Los Angeles County Sheriff's Department. The nearest existing sheriff's station is the Santa Clarita Valley Station in Valencia. This station provides police services to approximately 550 square miles of unincorporated County area, as well as contract services to the City of Santa Clarita. A sheriff's station within Centennial will be required at some point in the future. The phasing and exact location of the station shall be determined by the Sheriff's Department.

A proposed location is shown on Figure 3-30, *Conceptual Public Services Plan*, north of SR 138, near the Town Center. Prior to the development of a permanent sheriff's station, an interim sheriff's station will be located in a storefront of the first retail commercial center, to serve residents of Centennial. A likely site for this interim station would be within Village One, Phase I, and would be open when the first homes are occupied. In addition to County Sheriff's services, the California Highway Patrol (CHP) provides traffic regulation enforcement, emergency incident management, service, and assistance on I-5 and SR-138 through the project from a facility in Valencia. Additionally, a CHP station is less than six miles from the juncture of I-5 and SR-138 or approximately 10 minutes away.

An overlay for a potential civic building is also shown on Figure 3-30, *Conceptual Public Services Plan*. The metrics of this Plan require that:

- Town Center include a site for a potential civic building on approximately two acres of land (M).
- The potential civic parcel shall be sited adjacent to the Town Center's public gathering space (M).
- The potential civic site shall be shown as an overlay on the Land Use Plan map and its potential location depicted on the tract map (M).

3.10.7 Library Services

Centennial will be served by the County of Los Angeles Public Library (County Library). The strategy for providing superior access to library materials is through a combination of services and online data access.

A public library facility is proposed in the vicinity of the town center, as conceptually shown on Figure 3-30. The exact location, facility design and phasing will be determined by the County Library in conjunction with project developer. Given that the volume, speed, and demand for information continue to expand, the traditional method of accessing library information needs to be supplemented with technological advances. Within Centennial, library service will extend into the community via cyber services that will increase access and use of library resources. Schools, residences, and businesses will be "connected" in this regard, through the community intranet system, as described in Section 3.9, *Community Based Technology Plan*.



Traditional library services will be supplemented with extensive cyber services to provide residents with maximum access to community resources. Schools are located on a greenway trail system and adjacent to parks to encourage joint use of facilities and non-vehicular movement within the community.

3.10.8 Schools

Centennial is located within the Gorman and Westside Union School District boundaries for grades K–8, and within the Antelope Valley Union High School District for grades 9–12. A variety of methods are used to calculate student generation rates for K-8 and 9-12 schools. The generation rates are typically broken down for single-family detached housing, single-family attached housing, and multifamily housing. Based on projected home sales and occupancy over the project buildout, it was determined that one K-5 school, five K-8 schools, and one high school would be required for the student population of Centennial. The Land Use Plan provides enough area for schools to accommodate a total capacity of 16,000 students. The EIR has complete details on the projected student population.

The school plan for Centennial, which is based on state regulations for new school location criteria, calls for one K-5 elementary school, five K-8 school locations, and one grade 9-12 high school location. These schools are conceptually located on Figure 3-31, *Conceptual School Plan*. The schools are centrally located within the community and adjacent to trails to reduce busing and traffic congestion and are intended to serve multiple educational and recreational purposes. Centennial will work in good faith to see that the school grounds are available after school hours for community recreation. Final school sites will be determined at the subdivision map level of the development process. School phasing will be determined by the respective districts. Temporary and/or interim school structures potentially housing all grade levels in one facility may be required in the initial phase of development until school population increases warrant building permanent or separate facilities. Temporary school structures are allowed in most land use designations with a Conditional Use Permit (see Table 2-16). Standards for the School Overlay designation as well implementation of applicable metrics can be found in Chapter 2, *Development Standards*.

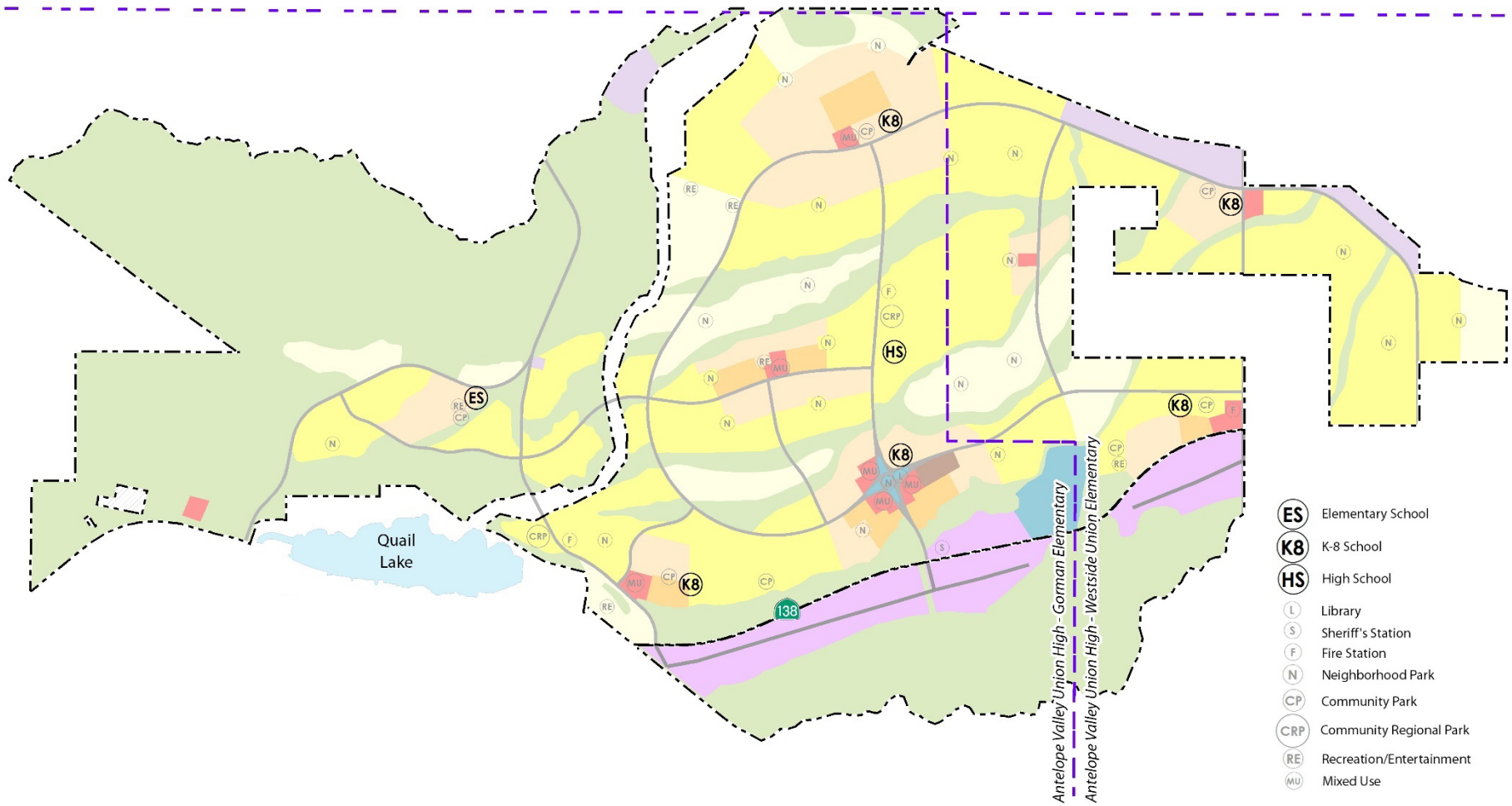
K-8/Elementary Schools

Five K–8 schools will be a minimum of 15 acres each and will accommodate students from kindergarten through eighth grade. One elementary school is anticipated for the west side of the community that will be a minimum of 10 acres and will educate students from kindergarten through fifth grade. These school sites are conceptually located adjacent to parks to encourage joint use and are linked to the trail system for bicycle, and pedestrian access from nearby residential neighborhoods. School facilities, including multipurpose rooms, Internet libraries, athletic fields, and playgrounds, may also serve as community amenities.

High Schools

There is one grade 9–12 high school planned, located on a minimum of 60 net acres. The high school will be east of the aqueduct and is adjacent to a greenway and a large community regional park, which will contain active sports facilities. The acreage set aside for this high school is adequate to accommodate facilities with a capacity for an enrollment of approximately 2,850 permanent students with provisions for an additional 500 students in portable classrooms.

Figure 3-31 Conceptual School Plan



Not to scale.



3.11 PARKS AND RECREATION PLAN

To promote a healthy, active lifestyle, Centennial is planned to have a rich variety of open space and recreation opportunities available for all of its residents. Approximately 48 percent (approximately 5,915 acres) of the Project Site is devoted to passive and active recreational uses, including recreation/entertainment, parks, and open space. Trails connect parks and open space areas, while greenways conserve natural drainage between development areas. Open space on the Project’s periphery will remain in its natural state and act as a buffer beyond the Project boundary.

This Specific Plan provides ample park land, meeting both the General Plan’s policy and Subdivision Ordinance requirements. As shown in Table 3-10, *Recreation Plan Summary*, approximately 209 acres of public and private park land, regional trail, community recreation facilities and private recreation facilities will be provided throughout Centennial. The planned parkland consists of approximately 163 acres of dedicated public parks, approximately 25 acres of private parks and regional trail, approximately 10 acres of community-wide recreation facilities and approximately 10 acres of private recreation facilities within active adult communities and/or multi-family residential complexes. The approximately 209 acres of public and private parks are in addition to the approximately 5,624 acres within the Project Site set aside as conserved open space. Standards for the Park Overlay designation as well implementation of applicable metrics can be found in Chapter 2, *Development Standards*.



A full range of recreational opportunities are provided to accommodate the needs of Centennial’s residents.

Table 3-10 Recreation Plan Summary

AMENITY	QUANTITY
Planned Public Parks	163.0 acres ¹
Private Parkland	19.1 acres ²
Regional Trail	6.7 acres
Community-wide Recreational Facilities	10.0 acres
Private Recreation Facilities	9.75 acres ³
Recreation/ Entertainment	75.0 acres ⁴

Notes:

1. Park acreage may include internal slopes in some areas.
2. Total pocket park acreage is expected to range between 19 and 22.2 acres to meet the requirement of 10,000 sq. ft. of park per 200 units (see Section 3.11.5).
3. Number is approximate; it is assumed that each active adult community and/or multi-family residential complex will have its own private recreation facility, and each such facility will be at least 0.5 acre.
4. Recreation/Entertainment is a separate land use designation and is not counted toward total park acreage, see Table 3-11 for a breakdown of LA County Park requirements and planned parks within Centennial.

3.11.1 Park Requirements

The parks and recreation plan for the Project exceeds the state requirements of the Quimby Act. Established by state law, Quimby requires that every county and town meet a minimum standard of 3 acres of parkland per 1,000 residents. This Plan exceeds Quimby requirements and meets the Los Angeles County General Plan requirement as discussed below.

Los Angeles County General Plan

The Los Angeles County General Plan establishes a general plan policy that requires four acres of local park land per 1,000 residents. As of the date of adoption of this Specific Plan, population calculated pursuant to the methodology established by the County’s Parkland Dedication Ordinance (County Code Section 21.24.340) is provided in Table 3-11, *Recreation Requirements*.

This Specific Plan exceeds the General Plan’s policy objective by designating the required amount of land, trails and/or recreation facilities for public and private recreation use within the Specific Plan area. Both public and private park uses are eligible for meeting the General Plan’s local park land policy objective. In addition, private funds spent on public park improvements made under a park

development agreement with the County's Department of Parks and Recreation are eligible for park acreage credit toward the satisfaction of the General Plan's policy objective, pursuant to the terms and conditions of this Specific Plan. Table 3-11, *Recreation Requirements*, summarizes how the General Plan park land policy applies to Centennial and the order of hierarchy in applying acreage to satisfy the General Plan policy.

Compliance with the General Plan's local park acreage requirements will be monitored during the subdivision approval process. Each applicant for a Tentative Map or a Final Map within the Project Site shall submit to the Department of Parks and Recreation a table which specifies the amount of local park land provided within the proposed subdivision. In addition, the table shall specify the cumulative amount of local park land provided throughout the entire Project Site at the time of application, as previously approved by the County or under consideration by the County (if multiple subdivision maps are concurrently submitted for consideration). The table shall specify the number of acres devoted to each of the following:

1. Public parkland dedicated to the County (maximum slope 3% percent or less);
2. Equivalent public park acreage (which shall be based upon estimated public park improvement values derived from total project cost estimates required at the time of subdivision map clearance by the Department of Parks and Recreation and the County's Parkland Dedication Ordinance in effect at the time the application for the subdivision map is submitted);
3. Private park land planned to be transferred to a homeowners' association or other entity for long-term operation and maintenance;
4. Trail acreage planned to be transferred to a homeowners' association or other entity for long-term operation and maintenance;
5. Community-wide recreation facility acreage planned to be transferred to a homeowners' association or other entity that will operate community-wide recreation facilities to be constructed thereon; and
6. Private recreation facility acreage within an active adult community and/or a multifamily residential complex that will be developed by an entity that will construct the active adult community or multifamily residential complex.

This credit mechanism is in addition to the procedures established by Section 21.24.340 of the Subdivision Ordinance.

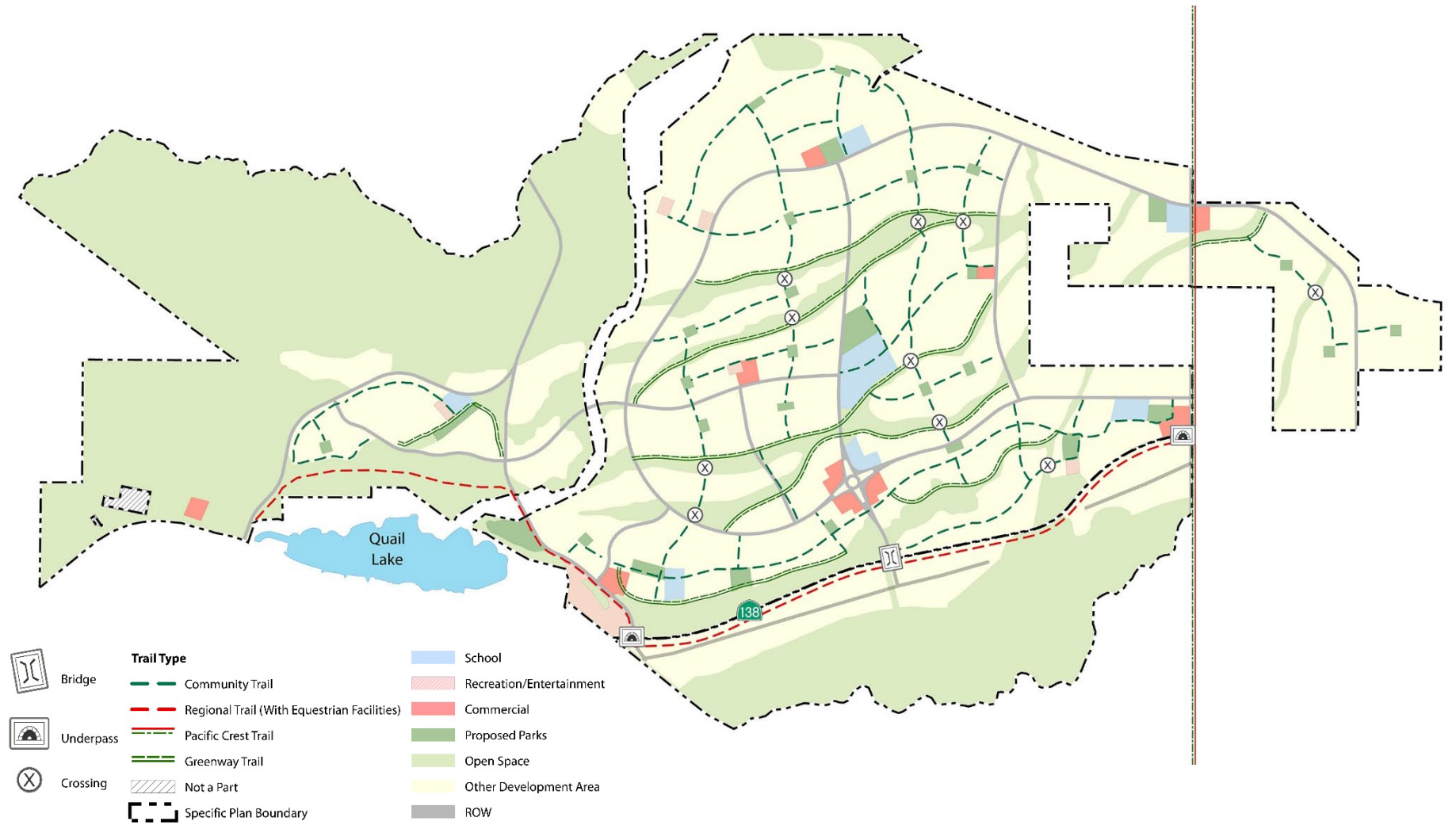
Parkland Dedication Ordinance

An applicant for a subdivision map within the Project Site must comply with the County's Parkland Dedication Ordinance, including without limitation, Section 21.24.340 of the County's Subdivision Ordinance (Title 21 of the Los Angeles County Code). Under the Parkland Dedication Ordinance, a subdivider of a residential subdivision must provide local park space to serve the subdivision, pay a fee in lieu of the provision of such park land, provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above.

The County's Parkland Dedication Ordinance divides the County into Park Planning Areas for purposes of determining the overall park land dedication requirement, applicable park fees, and the methodology for calculating equivalent park acreage for private funding of public park improvements. The Project Site lies entirely within Park Planning Area 48/West Antelope Valley. Table 3-11, *Recreation Requirements*, provides a calculation of the amount of undeveloped park land that should be set aside within the Project Site to meet the minimum requirements of the Subdivision Ordinance, as applied to Centennial. Only public park land dedicated to the County and equivalent acreage of public park land derived from park improvement expenditures pursuant to the Parkland Dedication Ordinance shall apply toward the satisfaction of the minimum acreage requirements for each subdivision map under the Parkland Dedication Ordinance.

Consistent with Title 21 of the Los Angeles County Code and the County's Parkland Dedication Ordinance, this Specific Plan requires each applicant for subdivision of the Project Site to provide parkland in a phased program as subdivision maps are approved.

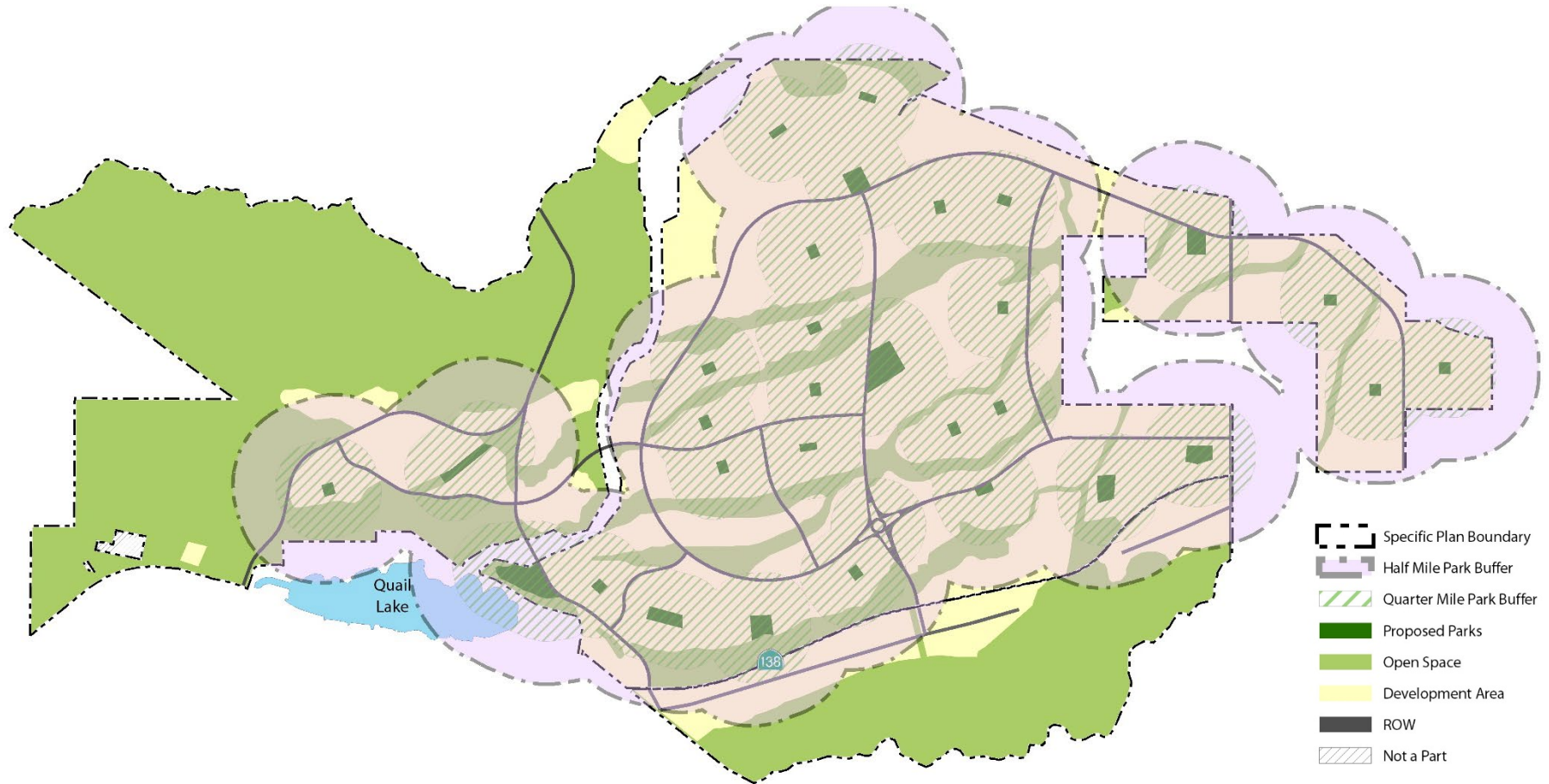
Figure 3-32 Conceptual Recreation and Trails Plan



Not to scale.



Figure 3-33 Park Service Areas



Not to scale.



Table 3-11 Recreation Requirements

AVERAGE PERSONS PER HOUSEHOLD BY HOUSING CATEGORY ¹	
Single-Family Detached/Attached	2.52
Multi-Family (<5 du/bldg)	3.80
Multi-Family (>5 du/bldg)	1.26
ESTIMATED NUMBER OF UNITS IN PROJECT BY HOUSING CATEGORY	
Single-Family Detached/Attached ²	14,098
Multi-Family (<5 du/bldg) ³	2,643
Multi-Family (>5 du/bldg) ⁴	2,592
Total	19,333
ESTIMATED POPULATION BY HOUSING CATEGORY ⁵	
Single-Family Detached/Attached	35,527
Multi-Family (<5 du/bldg)	10,043
Multi-Family (>5 du/bldg)	3,266
Total	48,836 ⁶
QUIMBY REQUIREMENT FOR PARKS IN ACRES ⁷	
Single-Family Detached/Attached	106.58
Multi-Family (<5 du/bldg)	30.13
Multi-Family (>5 du/bldg)	9.80
Total	146.51
LOS ANGELES COUNTY GENERAL PLAN POLICY OBJECTIVE IN ACRES ^{8, 9}	
Single-Family Detached/Attached	142.11
Multi-Family (<5 du/bldg)	40.17
Multi-Family (>5 du/bldg)	13.06
Total	195.34
LOS ANGELES COUNTY GENERAL PLAN POLICY OBJECTIVE – HIERARCHY OF CATEGORIES	
Public Parkland dedicated to County	163 acres
Private Parkland	19.1 acres ¹⁰
Regional Trail	6.7 acres ¹¹
Community-wide Recreation Facilities	10 acres
Private Recreation Facilities	9.75 acres ¹²
Total	209

Notes:

1. Based upon 2016 L.A. County Subdivision Code, Title 21, Section 21.24.340 for W. Antelope Valley.
2. Very Low and Low Residential assumed to be SFD.
3. Medium Residential assumed to be SFA (<5 du/bldg) for worst-case estimation purposes only. SFD product may be developed in Medium density. Actual number of multifamily units (with equal to or less than 5 units per building) and method of calculation to be determined with tract map submittal.
4. High and Very High Residential and Mixed-Use units assumed to be Multi-Family (>5 du/bldg) for purposes of this analysis. Actual number of multifamily units (with more than 5 units per building) and method of calculation to be determined with tract map submittal.
5. Persons per household for each category multiplied by estimated population for each housing category.
6. Population for calculation of parkland requirement only. Estimated population expected to be approximately 57,150.
7. Based on L.A. County ordinance requirement of 0.003 acres per person.
8. Based on L.A. County General Plan provision of 0.004 acres per person.
9. Equivalent acreage amount to be determined in accordance with applicable provisions in L.A. County Subdivision Code. Actual calculation to be of improvement value of public parks and corresponding equivalent acreage to be determined with tract map submittal.
10. Total pocket park acreage is expected to range between 19 and 22.2 acres to meet the requirement of 10,000 sq. ft. of park per 200 units (see Section 3.11.5).
11. Actual acreage of trail surface is included in Open Space/Greenway calculation.
12. Number is approximate; it is assumed that each active adult community and/or multi-family residential complex will have its own private recreation facility, and each such facility will be at least 0.5 acre.

The anticipated location of parks, trails, and open space is shown on Figure 3-32, *Conceptual Recreation and Trails Plan*. Parks and associated recreation facilities within the Project will be located within the Neighborhood, Community, and Community Regional Park land use overlays and may also be located within several other land use designations as described in Table 2-16, *Land Use Matrix*. Approximately 209 acres of land is dedicated to park and recreational use as shown in Table 3-11, *Recreation Requirements*. Land within the Park overlay designation may be either public or private parks. While the exact location and size of parkland may vary as necessary during engineering review as part of the subdivision map approval process, the approximate total of 163 acres of public parks shall be maintained for the Project as a whole, consistent with the land plan as specified in Chapter 2, Table 2-2, *Centennial Land Use Statistical Summary*.

Any park that is three acres or more may be considered a public park. Public parks within the Project Site shall not be less than three acres in size, unless approved by the County's Department of Parks and Recreation.

Each village within Centennial shall be required to provide adequate parkland to its residents. The minimum acreage requirement for each village is set forth in Tables 2-1, provided the location of parkland indicated on Figure 3-32, *Conceptual Recreation and Trails Plan*, does not materially change and a minimum of 209 acres of parkland shall be maintained for the Project as a whole. Thus, one or more villages within Centennial may be designed with the minimum required parkland and other villages within Centennial may exceed the minimums shown in the Centennial Land Use Statistical Analysis, as a result of subdivision mapping and land use transfers and conversions. Private recreation facilities and private parks are allowed to account for up to 10 percent of the total acres of land located within the Park Overlay land use designation. This is to encourage smaller neighborhood private park development throughout the Project. The phasing of park requirements will be established in the conditions of approval associated with each approved tentative map or parcel map, as mentioned above.

Transfers of parklands between villages are subject to the provisions of Chapter 4, Administration and Implementation. Subdivision applicants that request a transfer of park land must provide a tracking form to ensure adequate parkland is provided throughout the Project, consistent with the acreages provided in Table 2-1, *Centennial Land Use Statistical Analysis*. When approving a transfer,

the Department of Regional Planning shall ensure that a service area radius and coverage similar to that shown on Figure 3-33, *Park Service Areas*, will be maintained.

There are three general classifications for the planned public parks in Centennial: community regional parks, community parks and neighborhood parks, which are described in the following Sections 3.11.2, *Community Regional Parks*, 3.11.3, *Community Parks*, and 3.11.4, *Neighborhood Parks*.

County of Los Angeles Park Design Guidelines and Standards

The Park Design Guidelines and Standards document is intended to give design professionals, County staff, and other agencies guidance on how to design and develop parks that meet County standards and expectations. It incorporates input from DPR staff, other County departments, as well as outside partners such as non-profit organizations and private developers, which have an interest in park design. This manual addresses topics such as: spatial organization; buildings; circulation; recreational facilities; landscaping; stormwater management; utilities; preferred manufactured products to be used at the parks; and preferred plant lists for both potable and recycled water.

3.11.2 Community Regional Parks

Community regional parks are 20 to 100 acres and serve a broad range of regionally serving amenities such as, but not limited to, sports facilities, jogging/exercise courses, informal open play areas, playground equipment, group picnic areas, barbecues, public restrooms, a concession building, recreation offices, maintenance buildings, and onsite parking. The maximum service radius for a community regional park is 20 miles. Figure 3-33, *Park Service Areas*, conceptually shows the location of these parks throughout the community and the 1.5-mile service area. Figure 3-34 provides an illustrative site plan for a conceptual *Community Regional Park*. Additionally, Table 3-12, *Recreational Amenities Matrix*, contains a list of possible park features.



Community parks provide a wide range of facilities and amenities to accommodate the varied needs of project residents.

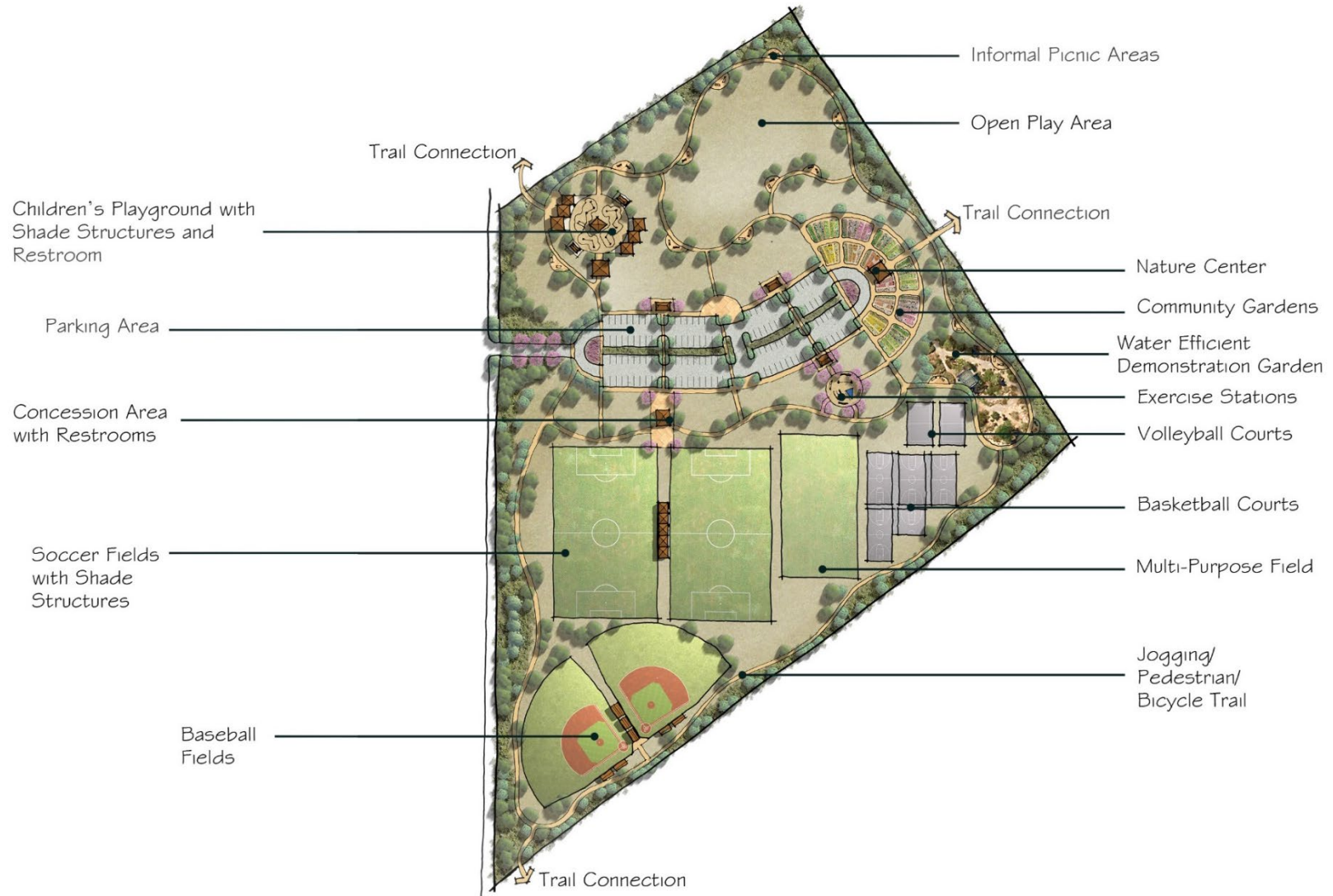
3.11.3 Community Parks

Community parks, which are parks larger than 10 acres, serve a broad range of purposes, from community-based recreation needs through a sports park component. They will have lighted facilities, which may include amenities such as tennis and basketball courts, soccer fields, baseball, and softball fields, play structures for children, picnic and barbecue facilities, bathrooms, drinking water, and telephone. Some features of these parks may be rented for special events and organized sports programs. Maximum service area radius for these parks as specified by the County is 1.5 miles. Figure 3-33, *Park Service Areas*, conceptually shows the location of these parks throughout the community and the 1.5-mile service area. See Table 3-12, *Recreational Amenities Matrix*, for a list of possible park features.

3.11.4 Neighborhood Parks

Neighborhood parks will serve the day-to-day recreational needs of nearby residences within a half-mile radius. This is the service radius used by Los Angeles County Parks and Recreation Department for neighborhood parks, defined as parks between 3 and up-to-ten acres. Figure 3-33, shows how these parks are dispersed throughout the community and the half-mile service radius. See Table 3-12, *Recreational Amenities Matrix*, for a list of possible park features. It is the intent of the plan to locate schools adjacent to parks and greenways to facilitate non-vehicular access and safe routes to schools. This will also increase activity and visibility and, therefore, safety in the parks. Neighborhood parks will generally include tot lots, turf areas, restrooms, and an active recreation component such as soccer, baseball, basketball, volleyball, and/or tennis. See Figures 3-35 and 3-36 for conceptual illustratives of future passive and active neighborhood parks.

Figure 3-34 Conceptual Community Regional Park



Conceptual illustrative depicts a 20-acre community regional park with space for active and passive use.

Table 3-12 Recreational Amenities Matrix

	COMMUNITY GARDENS	PICNIC SHELTERS	MULTI-PURPOSE FIELDS	TENNIS COURT	BASEBALL	BASKETBALL	PLAYGROUND	SOCCER	NATURE CENTER	RESTROOMS	SWIMMING POOL	DOG PARK	ADULT OUTDOOR EXERCISE	TEEN CENTER	BICYCLE STAGING AREA	SKATEBOARD PARK	WEDDING/ EVENT VENUE	ROCK CLIMBING WALL	PUTTING GREEN	ART FAIR/ FARMERS MARKET	BOCCIE BALL/ HORSE SHOES	COMMUNITY JOGGING TRAIL	TURF/ UNSTRUCTURED PLAY
Public Community Park		☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆	☆
Public recreation Center	☆	☆		☆		☆	☆			☆	☆	☆					☆						
Neighborhood Park—Families	☆		☆		☆	☆	☆	☆		☆		☆	☆	☆	☆	☆						☆	☆
Neighborhood Park—Active	☆			☆					☆	☆	☆	☆					☆		☆	☆	☆	☆	☆
Trails/Greenways		☆								☆			☆		☆							☆	



3.11.5 Private Parks

Private parks may vary in size and will be defined at the tract map stage and labeled as a private park. Like public parks, private parks may provide active and/or passive uses. Potential private typologies are described below. See Table 3-13 for a list of possible private park amenities identified by park type.

Squares and Plazas serve as centrally located public spaces where residents, employees, and shoppers can gather to relax and socialize. Squares and Plazas should be easily accessible and noticeable to pedestrians and read as open to the public. Squares and Plazas should be visually interesting and include a center focal point such as a fountain, sculpture, or other form of public art, as well as various types of seating. These areas are best located in areas with high pedestrian traffic, such as the high and very high-density residential, commercial, business park, institutional/civic, and mixed-use overlay land use designations. Specific locations will be determined by the Master Developer and will be maintained by HOA, assessment district, or other designated party. See Figure 3-37 for a conceptual illustrative of a plaza and other private community recreation facilities within the Centennial community.

Atriums provide the community with indoor space to socialize, lounge, and purchase retail goods. Atriums are generally located on the ground floor of commercial buildings such as offices or hotels and feature ample natural sunlight and focal points such as sculptures, art installations, or fountains. Atriums are most often used by employees and patrons of the local businesses but are open to the general public and provide seating areas as well as cafes, eateries, and restrooms. Atriums are best located in areas with high pedestrian traffic during business hours, such as commercial, business park, institutional/civic, and mixed-use overlay land use designations. Specific locations will be determined by the Master Developer and will be maintained by HOA, assessment district, or other designated party.

Marketplaces may be similar to a plaza or square but in addition to providing a gathering place, they also promote commercial opportunity by programming a space that allows the community to purchase a variety of goods and services. Indoor and outdoor seating, picnic areas, public art, and pet areas provide a place for shoppers to rest throughout the day. In addition to permanent retailers, additional open space is available to program farmer's markets, swap meets, and specialty fairs. Marketplaces are best located in areas with demand for retail goods, such as high and very high-density residential, commercial, institutional/civic, and mixed-use overlay land use designations. Specific locations will be determined by the Master Developer and will be maintained by HOA, assessment district, or other designated party.



Plazas should be centrally located and easily accessible to pedestrians; Marketplaces provide consumers with options for goods and services and promote local economic activity; Pocket parks are typically less than one-half acre and can be active or passive; Community gardens promote access to healthy foods and provide a place for community members to socialize.

Amphitheaters are used for musical, theatrical, and other art and entertainment performances. Amphitheaters should provide seating, stage area, natural or constructed shade, and visual features that complement the arts. Amphitheaters may be located anywhere, so long as performance noise is not disruptive to surrounding businesses or residences, such as very low, low, and medium-density residential, open space, institutional/civic, and recreation/entertainment land use designations. Specific locations will be determined by the Master Developer and will be maintained by HOA, assessment district, or other designated party. See Figure 3-36 for a conceptual illustrative of an amphitheater within the Centennial community.

Pocket Parks (or Mini-Parks) are intended to serve a wide range of purposes and are encouraged to be implemented throughout all land use designations. The intent is for an average of one 10,000-square-foot pocket park per 200 units to provide residents and employees with proximity to small areas of recreational opportunity. Due to their small size these parks may be active or passive and can easily evolve and change with the needs of the community over time. Pocket park locations will be determined by the Master Developer and will be maintained by HOA, assessment district, or other designated party.

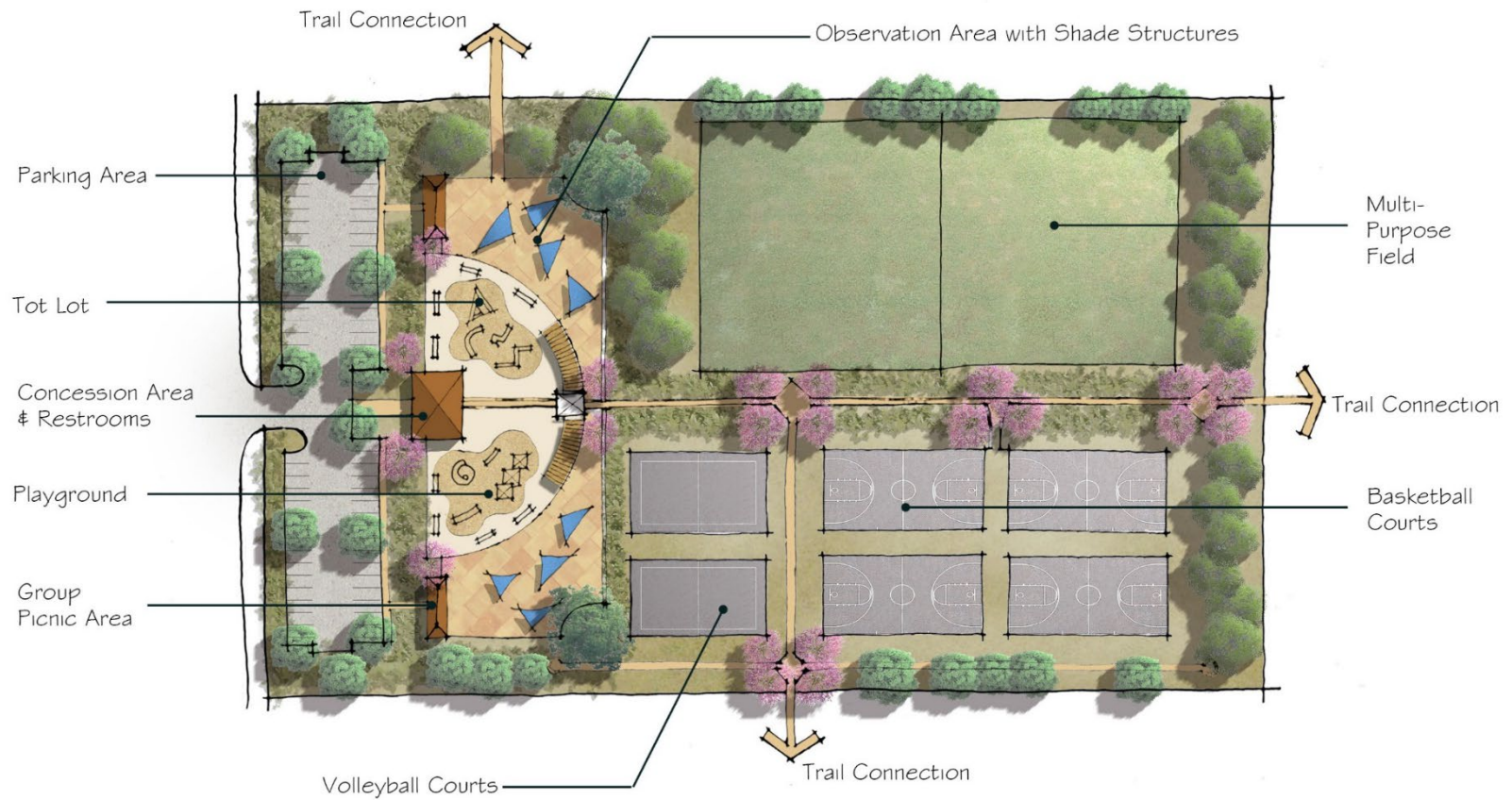
Community Gardens are edible gardens, or edible parks, that can stand alone or be a component within a park. Community gardens can be more than just a healthy source of food; they can facilitate social interaction, provide a common bond, and incorporate opportunities to partner with schools to teach gardening skills and healthy eating to children and teens. Community gardens will be programmed by the HOA, assessment district or other designated party and may require leasing or fee-based access by participating community members.

View Parks are another form of pocket park. Their purpose is for passive recreation like picnicking and the enjoyment of scenic vistas of the mountains and surrounding open space that frame Centennial. View parks will be maintained by the HOA, assessment district, or other designated party.

Table 3-13 Private Park/ Community Recreation Amenities Matrix

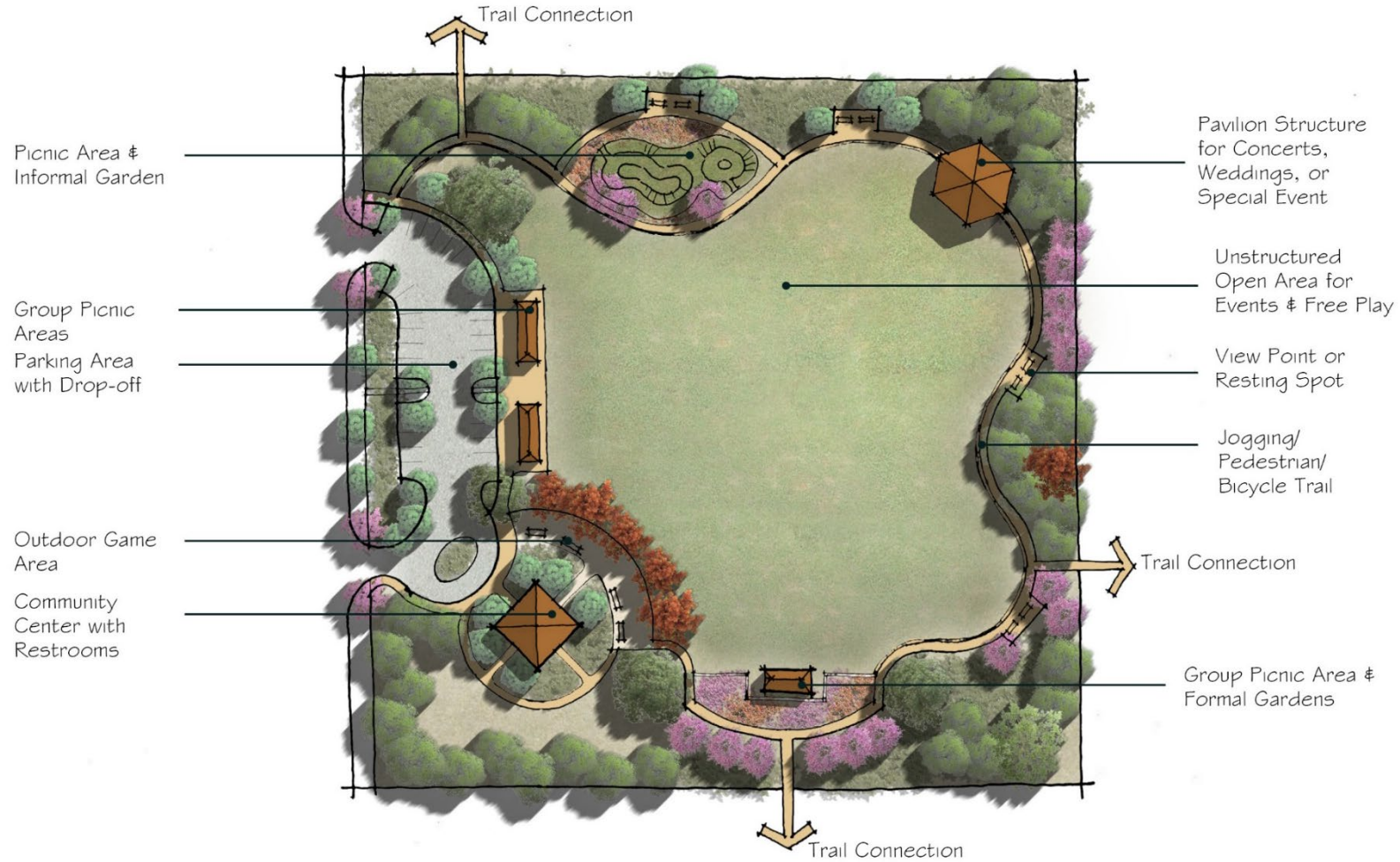
	GARDENS/ GREEN SPACE	PICNIC AREA	SEATING/ GATHERING PLACE	SCULPTURE GARDENS	FOUNTAIN/ WATER FEATURE ¹	ART INSTALLATION	RETAIL OPTIONS	RESTROOMS	DOG PARK/ AREA	EVENT SPACE	MARKET/ FAIR SPACE	TRAIL CONNECTIONS	TENNIS COURT	SWIMMING POOL	PLAYGROUND
Squares and Plazas <i>HDR, VHDR, C, BP, I/C, MU</i>	☆	☆	☆	☆	☆	☆	☆		☆	☆	☆				
Atriums <i>C, BP, I/C, MU</i>	☆			☆	☆	☆	☆	☆							
Private Secondary Rec Center <i>ALL RES, C, I/C, MU, R/E</i>	☆	☆	☆					☆		☆		☆	☆	☆	☆
Marketplace <i>HDR, VHDR, C, I/C, MU</i>		☆	☆		☆	☆	☆	☆	☆		☆	☆			
Amphitheaters <i>VLDR, LDR, MDR, I/C, R/E</i>	☆		☆		☆	☆	☆	☆		☆					
Greenways/Trails <i>ALL LAND USE DESIGNATIONS</i>	☆	☆	☆		☆				☆			☆			
Pocket/Mini Park <i>ALL RES, C, BP, I/C, MU, R/E</i>	☆	☆	☆						☆			☆			
Community Gardens <i>ALL RES</i>	☆	☆	☆		☆							☆			
View Parks <i>ALL RES, R/E</i>	☆	☆	☆									☆			
Community Recreation Center <i>ALL RES, R/E</i>			☆	☆	☆	☆	☆	☆		☆		☆	☆	☆	☆

Figure 3-35 Conceptual Neighborhood Park—Active Use



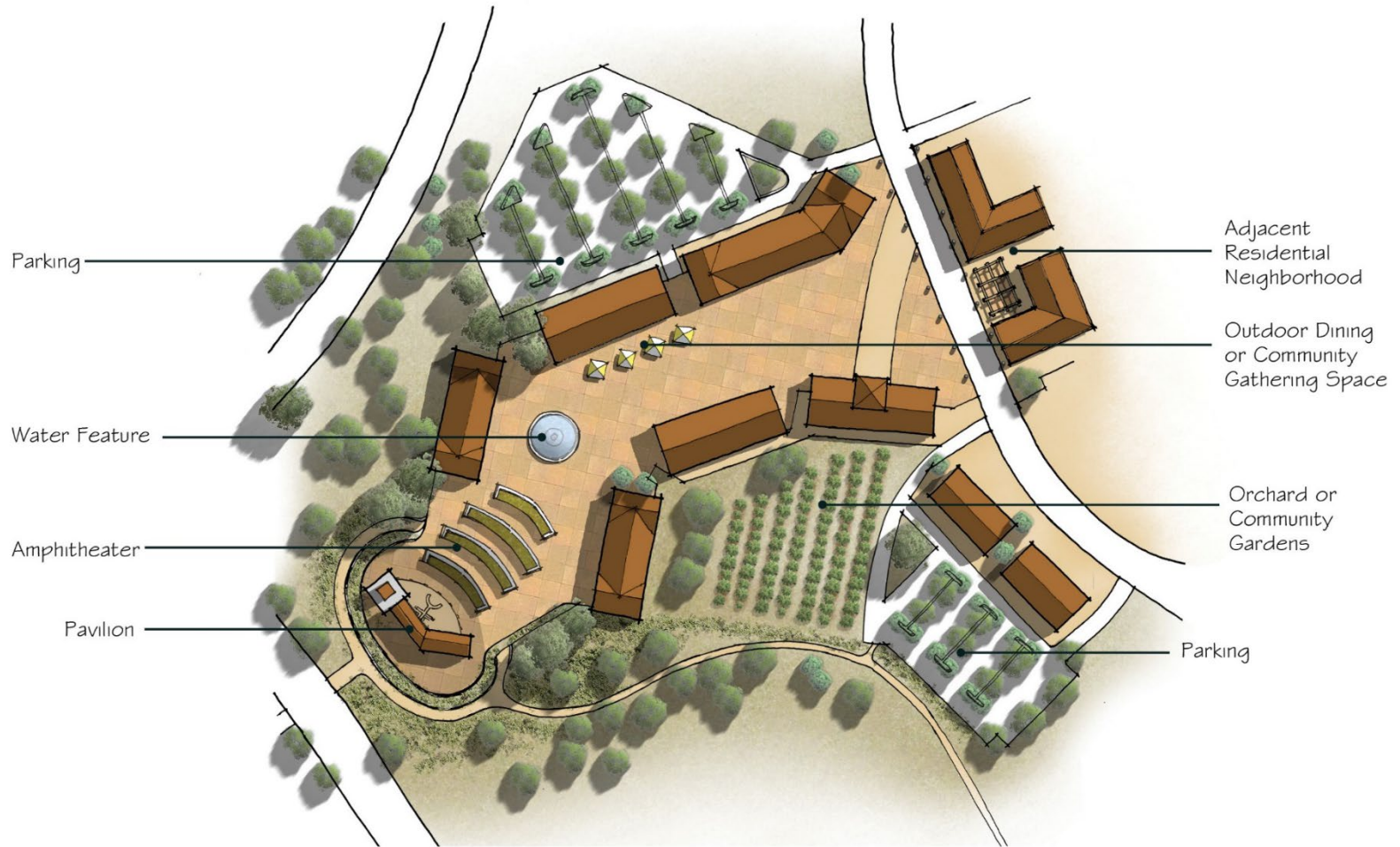
Conceptual illustrative depicts a 5-acre neighborhood park primarily planned for active use.

Figure 3-36 Conceptual Neighborhood Park—Passive Use



Conceptual illustrative depicts a 5-acre neighborhood park primarily planned for passive use.

Figure 3-37 Conceptual Private Parks



Conceptual illustrative depicts how privately maintained park/ recreation space could be integrated into development and made available to the public.

3.11.6 Community Recreation Centers

Community Recreation Centers provide space for additional programmed activities for the community. This Specific Plan requires the development of at least two community-wide centers, the first of which is required to be constructed when the 500th dwelling unit has been built. These facilities will be restricted to members of the Centennial Master HOA, which includes all residents. The Community Recreation Centers may include pools, sports courts, workout equipment, crafts, meeting rooms, ballrooms, on-site food service exclusive only to clubhouse activities, banquet facilities, etc. It is anticipated that these facilities will be located within the park or recreation/entertainment overlay areas. Other private recreation facilities onsite could include clubhouses for active adult communities and small recreation centers for multifamily developments that could include a pool, cabanas, meeting room, kitchen, gardens, etc. See Table 3-13 for a list of potential private park amenities, including those most appropriate for the Community Recreation Centers.



Centennial's residents will have access to unique recreational facilities as well as other public open spaces, including the Angeles National Forest, through use of the realigned Pacific Crest Trail.

3.11.7 Trails Plan

Community trails are the common thread binding the entire Centennial community together, providing opportunities for recreation and social interaction by connecting villages, neighborhoods, commercial centers, and recreational destinations to each other.

A diverse and comprehensive trails plan is an integral part of both the Mobility and Recreation Plans of this Chapter. The goal is to offer the widest-reaching, multimodal circulation system to facilitate and encourage cleaner and healthier forms of transportation. In most cases, the parks and schools of Centennial are conceptually sited adjacent to the trail system to facilitate safe routes to school via the trail system. The trails system for Centennial is shown on Figure 3-32, *Recreation and Trails Plan*. Design and construction of the trails system is subject to the provisions of Chapter 4, *Administration and Implementation*, and Appendix 2-A, *Green Development Program*.

The trails system is comprised primarily of shared pedestrian and bike paths that traverse the community and connect to the backbone road system. The overall trail system is open to the public and designed to offer choice and accessibility by connecting the various types of trails to each other and linking to commercial, employment, school, civic, and residential areas throughout the project area.

- *Greenway Trails.* Greenway trails will generally follow the natural contours of the site and/or existing drainage features within the Open Space-Disturbed Greenways designations, and may include stormwater management functions, as described in Section 3.6, *Drainage Plan*. They allow for both pedestrians and bicyclists to travel on a shared path. Greenway trails are located along the edges of the OS-DG and Residential land use designation, as shown on Figure 3-32. The trails are a minimum of eight feet wide and may be constructed of poly-pavement, decomposed granite, soilcrete, permeable asphalt, concrete, or other pervious surface permitted by Appendix 2-A, *Green Development Program*. A conceptual cross-section showing the potential configuration of a greenway trail is provided on Figure 3-38, *Community or Greenway Trail*. Residential areas should provide easy access to the trail network through openings in cul-de-sacs.

- **Regional Trail.** A regional multi-purpose trail extends across Centennial, connecting to the town of Gorman through the residential development on the west side of the Specific Plan area across SR-138 and across the Business Park designation in the southern portion of the site ultimately connecting to the Pacific Crest Trail (see Figure 3-32 for location). In the open space areas, this trail will be a porous surface trail, such as decomposed granite. It shall be a minimum of eight feet wide and will accommodate pedestrians and cyclists, as well as equestrian use. A conceptual cross-section showing the potential configuration of the regional trail is provided on Figure 3-39.
- **Community Trails.** These are minimum eight-foot wide shared bike and pedestrian pathways, conceptually located adjacent to the Centennial backbone road system and as connections traversing the greenways between development areas. Along backbone road community trails are located between the roadway and built areas to provide pedestrians and off-street bicyclists to Centennial via the backbone roads shown on the Circulation Plan. Some trails may also exist in landscaped areas between developments and not associated with a street right-of-way. Figure 3-32 shows the conceptual location of the community trail system. When associated with the road right-of-way, they are generally located on one side of the road, separated from the roadway by a planted strip referred to as a parkway. In cases where an eight-foot sidewalk or trail does not exist on both sides of the road, a five-foot sidewalk may be provided to exclusively serve pedestrians as long as on-street bicycle facilities are also provided. A typical community trail is shown on Figure 3-38. When trails cross drainage paths, a footbridge may need to be constructed, Figure 3-41 illustrates a conceptual drainage crossing.
- **Pacific Crest Trail.** The Pacific Crest Trail (PCT) is approximately 2,650 miles long and extends from the Mexican border to near the Canadian border, traversing California, Oregon, and Washington. Near the Centennial site, the PCT currently follows a north–south alignment several miles to the east of 300th Street West. However, in a proposed realignment for the PCT, the trail would come in from the north at 300th Street West, follow along the street south and connect to the Angeles National Forest southeast of the Centennial site (see Figure 3-32). A cross-section of how a typical portion of the PCT would look along 300th Street West in Centennial is shown on Figure 3-39. This PCT trail system allows for uses such as hiking and equestrian. An equestrian staging area, which is not part of the Centennial project, is planned just offsite to the north, along 300th Street West. The PCT must cross SR-138, and an underpass is planned in the general vicinity indicated on Figure 3-32, *Recreation and Trails Plan*. The underpass may be either in the form of a tunnel under SR-138 or a bridge structure on SR-138 with the trail underneath depending on the future design of the Caltrans improvements to SR-138. The conceptual illustration in Figure 3-40, *Conceptual Trail Underpass*, shows a cross section with the minimum height and width requirements for the underpass whether it is a tunnel or bridge.

3.11.8 Recreation/Entertainment

The Recreation/Entertainment overlay designation accommodates a variety of potential recreation uses to provide village themed amenities. Six areas have been established for Recreation/Entertainment. Possible uses within this designation could include but are not limited to a clubhouse with pool/spa and other recreation facilities, restaurants, ancillary pro shop and administrative offices, greenhouse/nursery areas, private schools, and childcare facilities, fitness and health clubs, convenience markets or farmer’s markets/ fresh fruit and vegetable stands, community gardens, as well as wine and beer tasting rooms. Standards for the Recreation/Entertainment Overlay designation as well as implementation of applicable metrics can be found in Chapter 2, *Development Standards*.



Trails can be connected to local streets and parks through openings in the cul-de-sacs as shown in the aerial photo above. Multi-purpose trails provide paths for bicycles and pedestrians.



Figure 3-38 Community or Greenway Trail



Figure 3-39 Typical Cross-Section of Pacific Crest Trail or a Regional Trail





Figure 3-40 Conceptual Trail Underpass

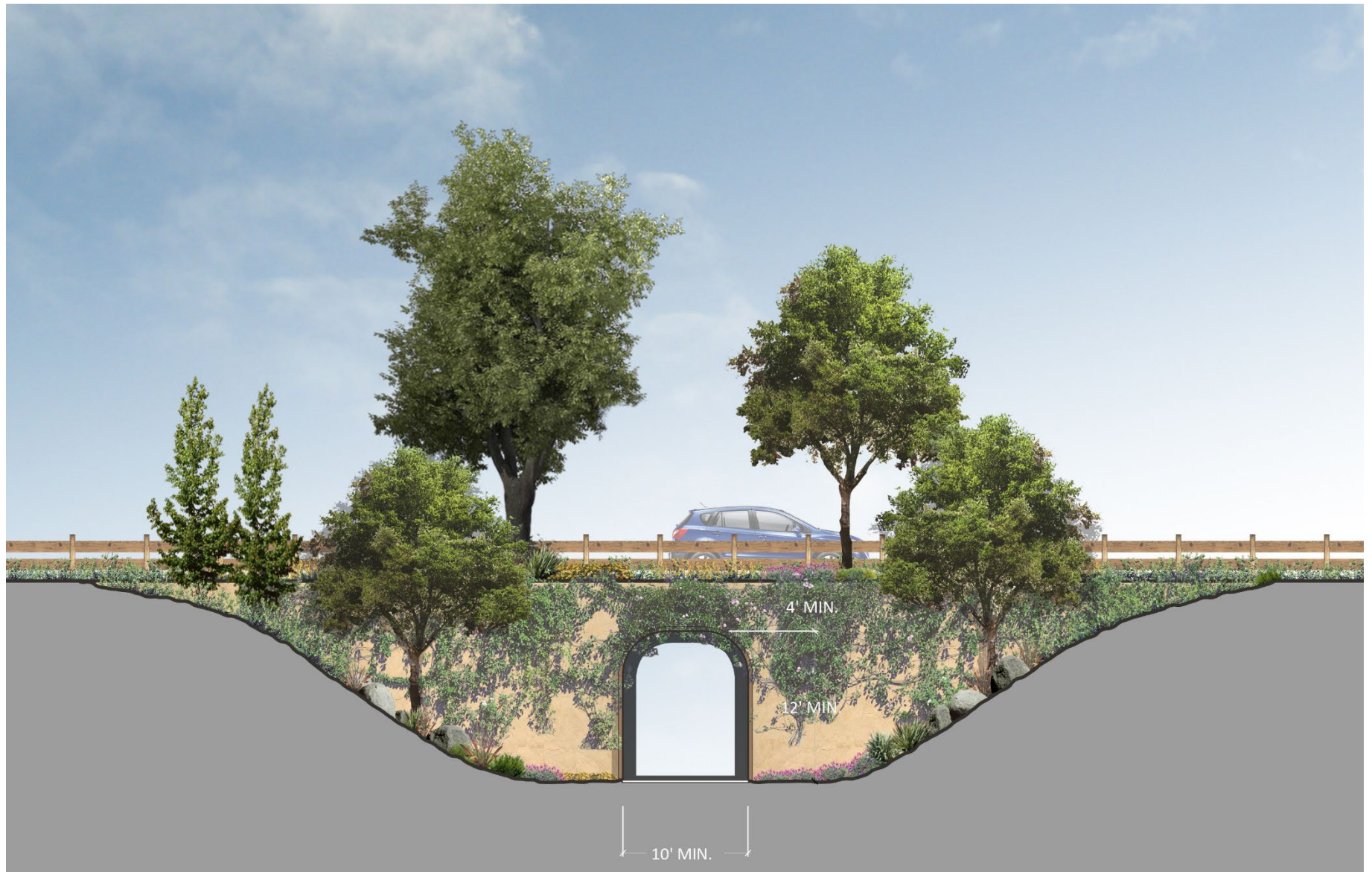


Figure 3-41 Conceptual Drainage Crossing



3.11.9 Open Space

Open space primarily consists of natural undisturbed areas, restored transition slopes, and greenways that have been conserved, restored, and/or enhanced. These areas have been intentionally set aside for conservation of natural and/or visual resources. Centennial will provide a conservation easement for the larger open space areas outside of the primary development footprint to ensure preservation of open space areas in perpetuity. The Open Space designation encompasses three sub-designations: Open Space-Preserve (OS-P), Open Space Undisturbed Greenways (OS-UG) and Open Space-Disturbed Greenways (OS-DG). The division of this designation is to distinguish between open spaces that permit active use and those that are intended strictly to preserve natural lands. A full description of the management of the Open Space areas is found in Section 3.12, *Open Space Management Plan*.

If a golf course is built it will be required to incorporate the design and management measures consistent with The Audubon Cooperative Sanctuary Program for Golf Courses, or other environmental review for new golf courses, as required in Section 2.3.7, *Performance Standards*. Appropriate management programs shall be established to protect natural resources. Golf courses in these locations would provide another opportunity for diverse multifunction sites. They can be designed to provide habitat and vegetative cover and incorporate recycled water storage, swales, or groundwater recharge basins.



The Natural Resource/Open Space Management Plan was created to protect sensitive environmental resources, both during construction and after buildout. Green infrastructure is a key component of stormwater management and will help to achieve the objectives of the Natural Resource/Open Space Management Plan.

3.12 OPEN SPACE MANAGEMENT PLAN

The Open Space Management Plan (OSMP) provides a guide for management of the natural resources within the designated open space of the Specific Plan area. The Open Space (OS) Designation as defined in Chapter 2, Development Standards, consists of acreage set aside as permanent open space. Land under this designation will remain in a natural condition, whether preserved in the present state or preserved with enhancement. Notable features within these lands include significant drainages, sensitive vegetation, and sensitive species habitat areas. As discussed in Section 3.11.9 and shown in Table 2-16, *Land Use Matrix*, active uses will only be permitted within the Open Space-Disturbed Greenways sub-designation.

3.12.1 Purpose and Intent

This guide is primarily intended to enhance and preserve the natural features of Oso Canyon, the oak woodlands in the western and southern edges of the Specific Plan Area, and grasslands throughout the open space designation. Additionally, the OSMP governs the provisions for access to open space areas for passive recreation use, which include managed grazing, as well as fuel modification zones. This plan also functions in tandem with Sections 3.4 *Landscape Plan* and 3.6 *Drainage Plan*.

The OSMP was developed after extensive biological studies were conducted onsite. The purpose of the biological studies was to identify the existing biological conditions of the project site, evaluate the status and quality of these resources, review available scientific literature for current knowledge on the resources present, and identify local, state, and/or federal regulations that might apply to these resources and affect the future land uses of the Centennial project. Biological resources on the project site were then evaluated using physical and biological criteria, such as biological complexity and diversity, habitat area extent, habitat quality, linkages to open space areas, uniqueness and sensitivity status, and level of regulatory impact. Preliminary studies were part of the constraints analysis that determined the best areas for development with the least amount of environmental impact. Subsequent studies have been conducted as part of the Specific Plan and EIR process to provide additional criteria for management of the natural resources on Centennial.

The majority of the Specific Plan area consists of undifferentiated grasslands, both native and non-native, with varying degrees of quality. Areas that have generally higher biological value include those lands that are the least disturbed and support unique and/or special-status species or habitats that would likely require more extensive mitigation and permits for impacts. Most of these higher biological value areas were subsequently designated in the Specific Plan as OS. In addition, the Specific Plan design has incorporated avoidance and/or minimization of impacts to drainages and riparian resources. Major drainage features within the OS designation include, but are not limited to, Oso Canyon and the creek located just north of and parallel to SR-138, extending from the National Cement Plant Road to near 300th Street West (see Figure 1-2). Where feasible, impacts to major tributaries of these creeks were largely avoided and/or minimized.

The biological resource management activities within the Open Space of the Specific Plan area will be subject to a variety of future requirements. Such requirements will be stipulated as conditions of approval within permits such as a Streambed Alteration Agreement pursuant to the California Fish and Wildlife Section 1603, a 401 Certification issued by the Los Angeles and Lahontan Regional Water Quality Control Board's, and a 404 Permit issued by the Army Corps of Engineers pursuant to the Clean Water Act. In addition, mitigation measures within the project's EIR may require further biological resource management activities within the Specific Plan area unrelated to the above-mentioned permits. The OSMP provides a framework for Open Space management that will be implemented through a combination of more detailed plans that are required by State and federal law, local ordinance, or the OSMP itself.

3.12.2 Guidelines

The OSMP provides the following guidelines to carry out the vision and goals of the Specific Plan to incorporate a comprehensive open space system within the Specific Plan Area.

1. Preserve and protect oak woodlands in the western and southern portions of the Specific Plan Area to the maximum extent feasible;
2. Preserve and protect significant drainage features and riparian habitat within the Specific Plan Area to the maximum extent feasible;
3. Establish buffers between development areas and preserved oak woodlands and major drainage features of the Specific Plan Area to the maximum extent feasible.
4. Preserve and protect Oso Canyon for its natural resource values and aesthetic value, its significance as a primary drainage feature, and as a substantial pathway for local wildlife movement;
5. Protect and preserve the natural resources within Los Angeles County's Andreas Rift Zone Significant Ecological Area (SEA No. 17);
6. Promote water conservation and effective watershed Best Management Practices (BMPs) that use "green" engineering techniques from the County's LID Manual, such as stormwater retention and filtration through greenways, and swales in parkways and dry wells;
7. Reduce the potential for wildfire at the urban interface through fuel modification measures described in Section 3.4, *Landscape Plan*, and Section 3.12.6, *Fuel Modification*, using drought-tolerant and native plants and grazing where appropriate and allowable;
8. All grading shall comply with the Conceptual Grading Plan of this Specific Plan as well as the policies and guidelines provided in Appendix 1-B, *Hillside Design Guidelines*. Limit the use of non-native plants per the guidelines in Section 3.4, *Landscape Plan*. Additional restrictions on the use of invasive species may be applicable per natural resources agency permits and EIR conditions.
9. Post signage restricting passage through sensitive areas where appropriate to avoid or minimize potential impacts to natural resources in the designated OS.
10. Allow grazing of grasslands to retain current species composition as prescribed per mitigation conditions in the EIR (see EIR for details).



3.12.3 Project Design Features

The refinement of the Specific Plan has occurred over the course of the planning process. Part of this refinement process is the incorporation of project design features that are intended to contribute to the implementation of the management objectives of the Open Space designation areas of the project. The OS designation encompasses three sub-designations: Open Space-Preserve (OS-P), Open Space-Undisturbed Greenways (OS-UG) and Open Space-Disturbed Greenways (OS-DG). The division of this designation is to distinguish between open spaces that permit active land uses and those that are intended strictly to preserve natural lands. The design features that apply to the respective OS designations include:

1. Designate approximately 46 percent of the Specific Plan Area (5,624 acres), including Oso Canyon, as open space, with the majority to be preserved in its natural condition, under the Open Space-Preserve sub-designation which emphasizes habitat enhancement, restoration and creation activities approved by the County, and does not allow for the development of any structures.
2. Incorporate natural or “green” infrastructure systems for drainage and groundwater recharge into the conceptual grading and utility plans of the project (see County LID Standards), within areas designated as OS-DG. The project will meet the requirements of the NPDES, both during construction and post construction to ensure the quality of water that percolates back into the aquifer.
3. Preserve sensitive drainage features within the OS-UG designation as described in Section 3.12.4 below. These drainage features provide open space buffers within the community, habitat for wildlife, natural or “green” infrastructure systems for drainage, and groundwater recharge.
4. Any roads crossing drainages in an area designated OS-DG on the Land Use Plan shall be designed with a soft bottom culvert or similar mechanism that allows for wildlife crossing.

3.12.4 Open Space Designation

The OS designation of the Specific Plan consists of approximately 5,624 acres of land not planned for habitable development, and is intended to be preserved in a natural condition. As discussed in Chapter 2 and Section 3.12.3, the OS designation encompasses three sub-designations: Open Space-Preserve (OS-P), Open Space-Undisturbed Greenways (OS-UG) and Open Space-Disturbed Greenways (OS-DG) which are differentiated by open spaces that permit active land uses and those that are intended strictly to preserve natural lands. The vast majority of the land in the OS designations is undeveloped and with past disturbance limited to grazing. Figure 3-42, *Open Space and Significant Ecological Areas*, shows the extent of the OS designations and how they are interconnected to other open space/recreation features of the plan. These OS designations encompass land prioritized as having high biological value, including: significant drainage features generally flowing west to east, oak woodlands, the drainage north and parallel to SR-138, grasslands, and designated SEA lands.

The OS-P designated areas can be roughly divided into two notable geographic areas: those found in the west-northwestern portion of the site and those found in the south-southeastern portion of the site. Much of the west and northwestern portion of Centennial's designated open space is comprised of terrain formed from the San Andreas Rift Zone, including compression ridges and other features unique to active faulting. Elevation in this portion of the project area ranges from 3,000 feet to approximately 3,600 feet. Vegetation in this area consists mainly of grasslands, oak woodlands, and sclerophytic vegetation. Tentrock Canyon, which traverses the south-southeastern boundary of the project area, also contains an intermittent stream. Its shape changes quickly as it moves across the site and into a designated 100-year floodplain, most of which occurs within the southernmost Not-a-Part (NAP) parcel, near 300th Street West as shown in Figure 2-8, *Safety Zones*. The stream then continues to the northeast portion of the project. These drainages generally infiltrate the pervious soils high in the watershed and are not connected to other waters. While these areas pose constraints to development, they provide opportunities to shape community form by providing both transitions and scenic resources to the communities and comprise the OS-DG sub-designation.

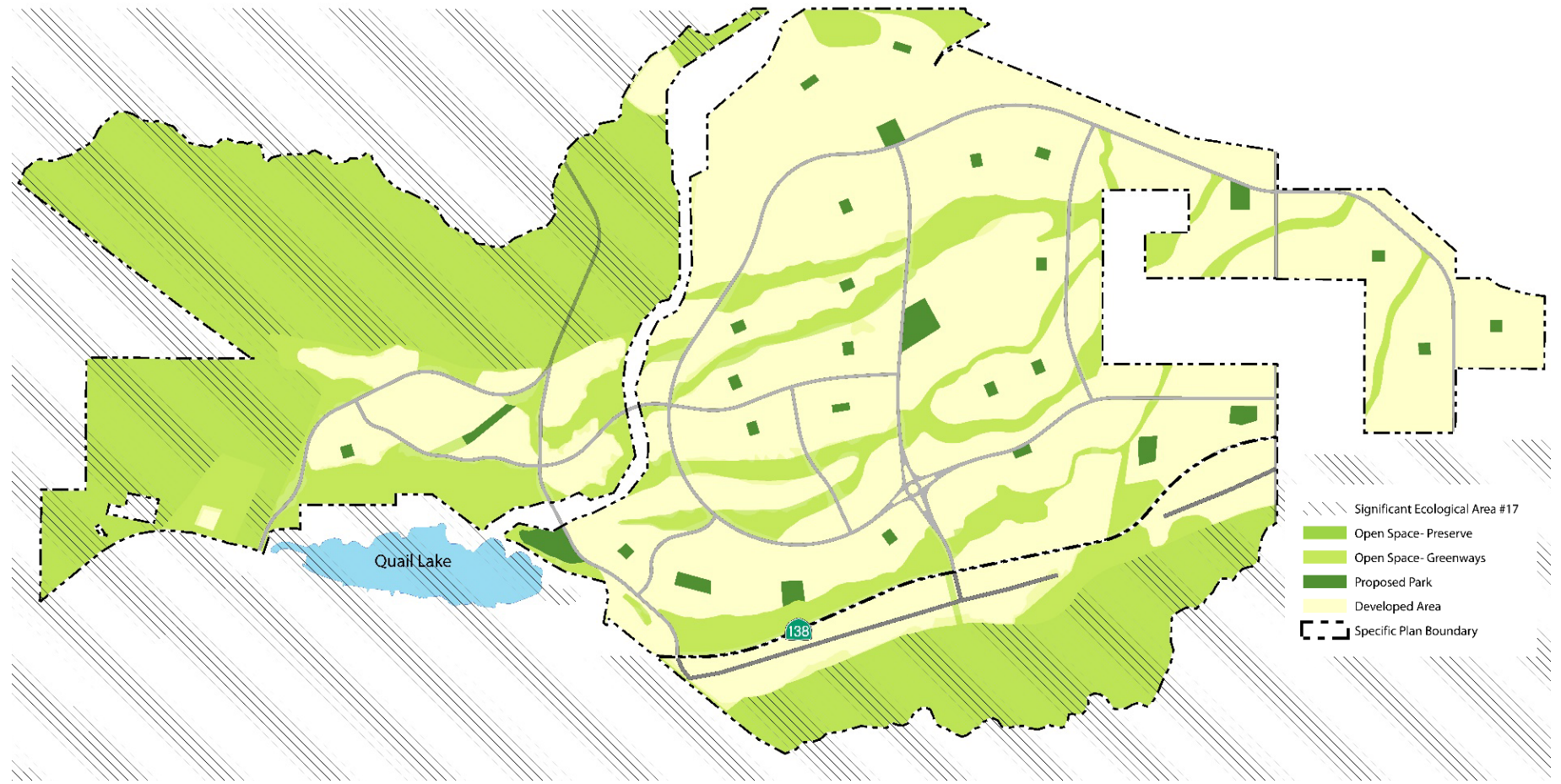
There are major drainage features that traverse the development footprint of the project site as shown on Figure 3-42. Some of these features may fall under the jurisdiction of the ACOE, RWQCB and/or the CDFW. The EIR provides details of all drainage features onsite. Jurisdictional drainages that are impacted may require federal Clean Water Act Section 401 and 404 permits and Fish and Game Code Section 1600 Streambed Alteration Agreement.

Additionally, environmental mitigation measures that require the preservation of off-site land are further discussed in the EIR.



Oso Canyon and other significant drainages onsite as shown above will be preserved and/or enhanced to improve natural drainage functions and prevent future erosion.

Figure 3-42 Open Space and Significant Ecological Areas



Not to scale.



Management Requirements- Open Space

Recreation and Access

The habitat values in the open space areas will benefit from limiting access to riparian areas and other sensitive natural areas. Greenways include a trail system, but signs shall be posted cautioning against disturbing any of the sensitive drainages. Grazing is permitted within the OS-P designation and is expected to be used as a tool to manage grasslands in portions of the OS-P designation. Grazing shall be coordinated with applicable mitigation measures set forth in the EIR.

Riparian Restoration

Avoidance of impacts to riparian resources shall be the primary goal during the design of the individual tract map phases of the project. Riparian resources in lower Oso Canyon and/or other sensitive drainage features that are impacted by the project shall be mitigated and maintained in accordance with the mitigation and monitoring plan developed through the EIR.

Where development lies adjacent to the boundary of SEA No.17, the transition slopes illustrated in Figure 3-22 and defined in Section 3.4.1, *Open Space Zone*, shall be designed with particular sensitivity to lessen the impact of development adjacent to the SEA. Figure 3-42, *Open Space*, indicates the relationship between SEA No. 17 and the development areas of the Specific Plan, and Figure 3-21, *Landscape Zones*, shows the conceptual location of transition slopes. A detailed plan view of a typical transition slope is also shown in Section 2.2, *Land Use Plan*.

Long-Term Maintenance and Management

The allowed uses and development standards for the Open Space land use designation are governed by the Land Use Plan and Development Standards of Chapter 2, and Chapter 4, *Administration and Implementation*.

Long-term maintenance of designated OS lands shall be the responsibility of the Tejon Ranch Conservancy or similar entity as governed by mitigation measures stated in the EIR.

3.12.5 Oak Resources Program

Oak resources include oak trees of sizes regulated under the County Oak Tree Ordinance (eight-inch diameter trunk) and oak woodland communities with trees of five-inch trunk diameter or greater regulated under the California Public Resources Code (Section 21083.4). The Specific Plan site is estimated to contain more than 180,000 oak trees, the majority of which are preserved in the OS designation. These include blue oaks, Tucker's oak, and valley oaks. Oak woodlands and savannahs occur primarily on the north-facing slopes and within the major canyons and drainages of the open space areas. Development of the Specific Plan will affect some existing oak resources. Potential impacts will be analyzed and documented in the EIR and the County Oak Tree Permit process.

Management Requirements- Oak Resources

Avoidance Requirements

- Prior to the commencement of grading or construction activities, the project biologist shall submit to operators of heavy machinery a plan depicting the "protected zone" of oak trees as defined in the L.A. County Oak Tree Ordinance.
- The project biologist shall direct the installation of temporary fencing delineating the oak tree "protected zone."

Oak Tree Replacement Requirements

Prior to issuance of a grading permit, an Oak Woodland Restoration Plan shall be developed by a qualified restoration specialist for the purpose of creating, enhancing and/or restoring the various oak woodland habitats to compensate for any loss of habitat values. The plan, subject to County approval, shall create and/or restore oak trees at the minimum ratios and preservation options prescribed by the biological resource mitigation program consistent with the analysis set forth in the EIR.

3.12.6 Fuel Modification

The Specific Plan area is within medium, high, and very high Fire Hazard Severity Zones (VHFHSZ) as identified by the LACFD. The VHFHSZ designation is based on a number of factors as described in Section 1.5.6, *Fire*. The development of homes potentially exposes residences of the Specific Plan area to wildfire hazards. Fire-fighting capabilities shall be provided by a minimum of three fire stations within the Specific Plan area at full buildout (see Figure 3-30, *Public Services Plan*), assisted by the nearby Gorman station. A system of improved roads and an urban water system with adequate fire flows as required by LACFD will also provide protection. Property damage and public safety risks associated with wildfire are greatest where homes will be located adjacent to large natural open areas dominated by flammable vegetation. This condition will occur primarily in the southern and west-northwestern portions of the Specific Plan area. Access is currently provided to the LACFD for fire prevention and control within the Specific Plan area. Access will continue to be provided as the Specific Plan is implemented.

Management Requirements

To minimize the potential exposure of the development areas, open space area, and the SEAs to fire hazards, the Specific Plan is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. Before permitting construction in development areas that are adjacent to the open space areas and the SEAs, a fuel modification plan shall be prepared and coordinated with the LACFD upon request during the tentative map submittal process.

According to the Fuel Modification Plan Guidelines and revised PRC 4291 and GC 51182 defensible space guidelines, a Fuel Modification Program consists of three zones within a buffer between 100 feet and 200 feet wide. These zones are subject to partial or total replacement of the native or ornamental vegetation with drought-tolerant and fire-retardant plants. The actual width of each zone can vary from one site to another depending on the ability to provide acceptable clearance distances and concurrence from the LACFD and County of Los Angeles Department of Regional Planning. The location of the fuel modification zones in relationship to development is shown conceptually on Figure 3-22 in Section 3.4, *Landscape Plan*. While Table 3-8, *Plant List*, in Section 3.4 provides a good reference for plant selection, the final plant palette for the fuel modification

zones must be approved by the LACFD. The following descriptions are the landscape characteristics of each zone:

Zone A—Setback Zone

- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high live-fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing Table 3-8, *Plant List*, in Section 3.4, *Landscape Plan*. Other species may be utilized subject to approval by the HOA and/or the LACFD.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A, but are not prohibited.
- Vines and climbing plants shall not be allowed on any combustible structure.
- Any growth (i.e. canopy) of target tree species (including but not limited to Eucalyptus, Pine, Juniper, Cypress, Cedar, Canary Island Date Palm, California Fan Palm, Mexican Fan Palm and Bougainvillea) shall not be allowed within 10 feet of combustible structures. (See Section 3.4.4, *Prohibited Plant Species* for tree species that are not allowed within Centennial.)

Zone B—Irrigated Zone

- Irrigation shall be provided to landscaping to maintain healthy vegetation with high live-fuel moisture and greater fire resistance, consistent with Appendix 2-A, *Green Development Program*, and the County Code to the extent not inconsistent therewith.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, and/or adequately spaced shrubs and trees. The

overall characteristics of the landscape shall provide adequate defensible space in a fire environment.

- Plants in Zone B shall be fire-resistant and spaced appropriately. Species selection should be made referencing Table 3-8, *Plant List*, in Section 3.4, *Landscape Plan*. Other species may be utilized subject to approval by the HOA.

Zone C—Native Brush Thinning Zone

- Irrigation systems are not required for this zone.
- Landscaping and vegetation in this zone may consist of existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or less flammable native species to meet minimum slope coverage requirements of County Public Works or Parks and Recreation Landscape or Hillside Design Guidelines (Appendix 1-B of this Specific Plan). In all cases the overall characteristics of the landscape will provide adequate defensible space in a fire environment.
- Existing native vegetation will be controlled by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Please reference the L.A. County Fuel Modification Plant Reference and County of Los Angeles Fire Department Prevention Services Bureau Forestry Division's, Fuel Modification Plan Guidelines.
- Fuel loads shall be reduced by pruning up the lower one-third of remaining trees or shrubs and removing dead wood.
- Native plants may be removed or thinned closer to development, as the distance from development increases plants should not be disturbed and may grow in a natural, undisturbed form.
- Trees should be limbed up to at least 6' above bare earth and a minimum of 3 times the height of underlying plant material.
- General spacing for existing native shrubs is 15 feet between the edge of canopies.

The distance requirements for each zone are described below:

200-Foot Setback

- Zone A extends 20 feet from the edge of any combustible structure, accessory structure, appendage, or projection.
- Zone B extends from the outermost edge of Zone A to 100 feet from structure (or 80 feet from the outermost edge of Zone A).
- Zone C extends from the outermost edge of Zone B to 200 feet from structure (or 100 feet from the outermost edge of Zone B).

150-Foot Setback

- Zone A extends 20 feet from the edge of any combustible structure, accessory structure, appendage, or projection.
- Zone B extends from the outermost edge of Zone A to 50 feet from the structure (or 30 feet from the outermost edge of Zone A).
- Zone C extends from the outermost edge of Zone B to 150 feet from the structure (or 100 feet from the outermost edge of Zone B).

100-Foot Setback

- Zone A extends 20 feet from the edge of any combustible structure, accessory structure, appendage, or projection.
- Zone B extends from the outermost edge of Zone A to 50 feet from the structure (or 30 feet from the outermost edge of Zone A).
- Zone C extends from the outermost edge of Zone B to 100 feet from the structure (or 50 feet from the outermost edge of Zone B).

Hillside Preservation

As mentioned in Section 1.5, *Constraints and Opportunities*, the site is framed by the Tehachapi Mountains to the north and west, and the San Gabriel Mountains to the south. Figure 3-19, *Preliminary Slope Analysis*, illustrates areas of the site that contain slopes that are greater than 25 percent.

The majority of the steepest slopes are located in the western and southeastern portions of the project site. In the west-northwestern portion of the site, hillsides contain sporadic stands of oak trees; in the southern portion of the site, south of SR-138, the hillsides are steeper and covered with denser stands of oak. Most of these areas are not proposed for development and have been preserved in the design of the development and captured in the Specific Plan as OS, as depicted in Figure 3-42. The Business Park designation is proposed for an area immediately south of SR-138. Section 3.3 includes a conceptual grading plan and addresses development standards, including grading guidelines for hillside areas. Hillside design guidelines established in Appendix 1-B should be followed in those areas. Adhering to the conceptual grading plan ensures that development will be aesthetically pleasing, the safety threat associated with development in areas of steep slopes will be eliminated, and the majority of hillsides will be preserved.



Contoured grading, native plantings, and varied sizes and forms of landscape materials can improve the visual impact of manufactured slopes. Existing landforms should be recontoured to provide a gradual transition to graded slopes.

3.13 CENTENNIAL AFFORDABLE HOUSING PROGRAM

3.13.1 Introduction and Description

The Centennial Affordable Housing Program creates opportunities for housing that is affordable to very low, low, and moderate income households. The Centennial Affordable Housing Program is consistent with the following goals of the Los Angeles County Housing Element, 2014-2021 (adopted February 4, 2014) that apply to affordable housing:

Goal 1. A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.

Goal 2. Sustainable communities with access to employment opportunities, community facilities and services, and amenities.

Goal 3. A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

Goal 4. A housing delivery system that provides assistance to low and moderate income households and those with special needs.

Goal 5. An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.

Goal 6. Accessibility to adequate housing for all persons without discrimination in accordance with federal and state fair housing laws.

Goal 7. Planning for and monitoring the long-term affordability of adequate housing.

The Los Angeles County Housing Element, 2014-2021 identifies vacant and underutilized lands adequately zoned to accommodate densities at or above 30 units per acre as having lower income housing development potential. Likewise, areas of Centennial that permit housing at or above 30 units per acre may count as housing opportunities for very low and low income households in future Los Angeles County housing elements. In accordance with Government Code Section 65583.2(c)(3)(B), the California Department of Housing and Community Development (HCD) considers housing at densities of 30 units per acre and above to have the potential to serve very low and low income households without subsidy. This is the State’s default density for creating affordable housing potential without deed restrictions or subsidies.

The Centennial Affordable Housing Program will facilitate deed-restricted, subsidized, and trackable affordable housing opportunities through collaboration with affordable and mixed-income developers, non-profit organizations, and participation in public, private, and non-profit funding programs. Affordable housing will address a range of housing needs and be distributed throughout the community. This approach also encourages the creation of a variety of affordable housing types and sizes, as well as both rental and for-sale affordable units. The affordability status of homes participating in the Centennial Affordable Housing Program (not solely HCD’s default densities) will be annually monitored through the County of Los Angeles who shall report HCD and Los Angeles Community Development Commission.



Affordable housing will be integrated into most areas of the community as rental units and for sale homes.



3.13.2 General Requirements

Affordable Housing Units shall be designated and made available at rental rates or sales prices to very low, low and moderate income individuals and households as herein defined in Section 3.13.3, *Definitions*. A minimum of 18 percent of the units constructed in the Specific Plan Area will be made available as affordable units. Affordable housing units shall be constructed simultaneously with the overall residential developments of Centennial pursuant to Section 3.13.5, *Affordable Housing Locations and Appearance*.

3.13.3 Definitions

The following definitions are used for the Affordable Housing Program described in this Specific Plan:

Affordable Housing Unit. A housing unit that is made available for rent or sale within affordability parameters established by the requirements of the funding subsidy resource, Section 50105 of the Health and Safety Code, or the California Department of Housing and Community Development (HCD) Regional Housing Needs Assessment process.

Area Median Income (AMI). The midpoint of household income within Los Angeles County. Half of the County incomes are below the AMI, and half of the incomes are above the AMI.

Household. All of the people who occupy one housing unit together, regardless of their relationship to one another. A household can also be one person living alone.

Very Low-Income Household. A household earning up to 50 percent of the AMI for the household size.

Low-Income Household. A household earning between 51 and 80 percent of the AMI for the household size.

Moderate-Income Affordable Household. A household earning between 81 and 120 percent of the AMI for the household size.

3.13.4 Affordable Housing Locations and Appearance

Affordable housing may be located in any planning area that allows residential development. It is anticipated that most affordable units will be single-family attached, multifamily, and mixed-use units. Affordable Housing Units shall be distributed throughout whichever communities they are in with the intent to integrate them with other market rate housing. Best efforts will be made to ensure that Affordable Housing Units have a similar exterior in terms of quality of appearance as other housing units in Centennial.

3.13.5 Implementation Criteria—Affordable Housing Implementation Plan

The general criteria for implementation of the Centennial Affordable Housing program is provided in this section. The precise details of the implementation plan for the Affordable Housing Program will be contained in an *Affordable Housing Implementation Plan* that will be prepared for the Centennial Specific Plan Area with the participation of the County of Los Angeles Community Development Commission and the County’s Planning Director prior to the approval of the first tentative tract map that includes residential units.

General criteria guiding the preparation of the Affordable Housing Implementation Plan will include:

- Establishment of the mix of affordable units (i) among very low, low and moderate AMI thresholds and (ii) among rental and for-sale housing types.
- Establishment of substantive requirements to be contained in deed restriction and affordability covenants applicable to affordable units.
- Compliance with County Code Sections 22.166.060 (monitoring) and 22.250.010 (payment of fees).
- Timing by which affordable units will be made available, which shall be reasonably contemporaneous with the overall development of housing units permitted as part of the Specific Plan.
- Parameters and content of a marketing plan for affirmative marketing, selling and renting of affordable units.
- Provisions requiring compatibility of affordable units with respect to the design or use of market rate units in terms of exterior appearance, materials and finished quality.



C E N T E N N I A L
" TEJON RANCH

This page is intentionally left blank.

Chapter 4: Administration and Implementation



C E N T E N N I A L

at TEJON ✨ RANCH

4.0 ADMINISTRATION AND IMPLEMENTATION

4.1 INTRODUCTION

The principal purpose of this Chapter is to describe the processes and procedures for implementing this Specific Plan, including the processes and procedures for subsequent Project approvals. In addition, this Chapter establishes mechanisms that allow flexibility in the development of the Project to respond to market conditions over the anticipated buildout of the Project while ensuring consistency with the purpose and intent of the Specific Plan.

4.2 EFFECT ON OTHER REGULATIONS

Whenever the regulations contained in this Specific Plan conflict with the regulations of Title 21, *Subdivisions* (Subdivision Ordinance), or Title 22, *Planning and Zoning* (Zoning Ordinance), of the County Code, the provisions of this Specific Plan shall prevail.¹ These County Codes shall supplant any standard or regulation not specifically covered by this Specific Plan.

The County has adopted green building development standards. This Specific Plan was drafted to meet or exceed the objectives of Title 31, Los Angeles County Green Building Standards Code and Drought Tolerant Landscaping Resources (collectively referred to herein as the Green Building Program). Therefore, this Specific Plan, including Appendix 1-A, *Definitions*, and Appendix 2-A, *Centennial Green Development Program*, shall supersede the County's Green Building Program.

This Specific Plan establishes a comprehensive, integrated approach to environmental sustainability and green building for the Project with the implementation of the Centennial Green Development Program. To the extent that the Centennial Green Development Program achieves equivalent or better metrics than the County's new or amended requirements, the Centennial Green Development Program (which has been adopted by ordinance) will continue to supersede alternate or less stringent County ordinances (as amended). The

¹ 1 Per Section 21.04.010 of Title 21 of the Los Angeles County Code, this Specific Plan refers to the "Subdivision Ordinance" as the ordinance codified in Title 21 of the Los Angeles County Code.

County shall determine whether the Centennial Green Development Program is functionally equivalent to and in compliance with the objectives of the County's new or amended County-wide requirement at the time of approval of a new, revised or amended Tentative Map. The applicant for a Tentative Map or amended or revised Tentative Map may submit to the Department of Regional Planning for concurrent review by the Department of Public Works a consultant's report that reviews the new or amended Green Building Program and analyzes whether the Centennial Green Development Program, as applied to the proposed development project, achieves equivalent or better metrics and is in compliance with the objectives of the new or amended County ordinance. The Department of Regional Planning and the Department of Public Works shall review the consultant's report and make a recommendation to the Hearing Officer or the Regional Planning Commission, as applicable, as to whether the requirements of the new or amended County ordinance shall apply to development within the subdivision. If the Department of Regional Planning and the Department of Public Works find that the Centennial Green Development Program is functionally equivalent and overall supports the objectives of any new or amended County Green Building Program, then the Hearing Officer or Regional Planning Commission shall include, in its approval or conditional approval of the Tentative Map or amended or revised Tentative Map, allowances to utilize the Centennial Green Development Program for new construction within the subdivision in place of amended or new ordinances that come into effect after the date of adoption of this Specific Plan.

4.3 ENFORCEMENT

Chapters 1, 2, 3, and 4 of this Specific Plan have been adopted by ordinance and are subject to the penalty provisions of the Los Angeles County Code. Subdivision map, variance, conditional use permit, deviations from standards, building, or other permit conditions imposed pursuant to this Specific Plan shall also be subject to penalty provisions and citation procedures of the County Code. The Mission and Vision as well as Appendices 1 and 2 have been adopted by resolution and Appendix 3 contains reference materials including a copy of Title 21 and 22 (Appendix 3-C and 3-D).

4.4 RESPONSIBILITIES

The Department of Regional Planning is responsible for the overall administration and enforcement of this Specific Plan, including: administering the application process, interpreting provisions of the Specific Plan, and administering the phasing program, adjustment, and transfer regulations. Section 4.5, *Development Processing*, describes the scope of ministerial and discretionary authority of the Department of Regional Planning, in conjunction with the Department of Public Works, as appropriate.

As it relates to this Specific Plan, the Regional Planning Commission, Hearing Officer, or Board of Supervisors are responsible for approving matters subject to discretionary review, in accordance with the Subdivision Ordinance and the Zoning Ordinance. The Regional Planning Commission, a Hearing Officer, or the Director may certify California Environmental Quality Act (CEQA) documentation, as appropriate, for permits or other approvals for which they have discretionary decision-making authority pursuant to state law, this Specific Plan, the Subdivision Ordinance, or the Zoning Ordinance. The Regional Planning Commission acts on appeals from decisions of the Department of Regional Planning or the Hearing Officer. The Regional Planning Commission also makes recommendations to the Board of Supervisors regarding matters such as Specific Plan amendments or other legislative actions and any associated CEQA documentation.

With respect to amendments to this Specific Plan, other legislative actions, calls for review, or actions on the final maps, the Board of Supervisors is responsible for making such

determinations, acting on appeals of Regional Planning Commission decisions, and adopting and certifying associated CEQA documentation.

4.5 DEVELOPMENT PROCESSING

Applications for permits, subdivision maps, or other matters pursuant to this Specific Plan, the Subdivision Ordinance, or the Zoning Ordinance shall be acted upon in accordance with the decision-making processes established in this Specific Plan, as well as the applicable sections of the Subdivision Ordinance and the Zoning Ordinance that do not conflict with this Specific Plan. The type of application requested determines the process that shall be followed for each application. Section 4.5 describes the processes for various types of

development approvals. Section 4.6 describes the criteria for adjustments, transfers, and conversions to allow for flexibility during future build-out of the Project under the Specific Plan. Any permits not set forth in this Specific Plan shall be considered in accordance with the provisions of the Subdivision Ordinance, Title 21, or Zoning Ordinance, Title 22, as applicable.

This Specific Plan was also adopted on [DATE X,XXXX] when the Board of Supervisors certified the environmental impact report entitled the "Centennial Specific Plan Draft Environmental Impact Report (Los Angeles County, California)" (State Clearinghouse #2004031072) (EIR).

After all certificates of occupancy have been issued for the initial proposed development of a newly created lot or parcel, additional future development applications after the initial build-out on that lot or parcel that are not associated with the land use regulations and development standards set forth in Chapter 2 and Chapter 3 of this Specific Plan nor a Design Notebook (such as interior remodels) shall not be processed pursuant to this Chapter 4 but instead shall be processed using the standard review and permit processing procedures provisions of the Zoning Ordinance.

4.5.1 Ministerial Conformance Review

Ministerial Review is an administrative process to provide interpretations and grant minor deviations and other approvals that substantially conform to this Specific Plan.

Matters Under Ministerial Review

- Interpretations (4.5.1.1)
- Equivalent Development Standards (4.5.1.2)
- Specific Plan Text and Figure Changes (4.5.1.3)
- Minor Deviations from Development Standards (4.5.1.4)
- Exhibit Map Change Not Requiring a Tentative Map Modification (4.5.1.5)
- Changes in the Order or Configuration of Phasing on an Approved Tentative Map (4.5.1.6)
- Minor Transfers Within a Village (4.5.1.7)
- Use Approvals (4.5.1.8)



- Modifications to Signs and Sign Programs (4.5.1.9)
- Conversions (4.5.1.10)
- Off-Site Haul Routes (4.5.1.11)
- Procedure (4.5.1.12)

4.5.1.1 Interpretations

Every effort has been made to provide policies and regulations in this Specific Plan that are clear; however, interpretations may be necessary should unanticipated issues arise. The Director is responsible for interpretation of the Specific Plan, including each of its appendices.

If an applicant requests a written interpretation of this Specific Plan, the Director shall consider the following factors in making a decision:

- a. The interpretation is consistent with the vision, intent, and purpose of the Specific Plan;
- b. The interpretation does not alter the intent of the Specific Plan as defined by the vision for development, standards, and/or Specific Plan elements; and
- c. The interpretation is consistent with good planning practice.

4.5.1.2 Equivalent Development Standards

If an applicant's development project application proposes alternative development standards, sign regulations, green development program, hillside design guidelines or parking regulations that substantially conform with this Specific Plan and/or the Zoning Ordinance, as applicable, such requests shall be ministerially approved by the Director upon written request by the applicant.

- a. For items required by this Specific Plan, substitute construction materials or methods for materials or methods that are functionally equivalent or superior;
- b. Substitute required landscaping materials for like or similar materials;
- c. A minor modification in the location or grouping of landscaping plantings on a lot or a group of related lots that is substantially equivalent to the

location or grouping that was originally approved with the applicable site plan or other applicable landscaping plan; or

- d. Satisfy parking requirements on a lot or parcel with surplus parking on an adjacent lot or parcel that is not required for use on that adjacent lot or parcel. The off-site parking facilities shall be controlled by the owner that requires the additional parking through ownership, lease or license (with a term of not less than twenty (20) years) or other arrangement and such facilities shall be conveniently accessible to the main use. The applicant seeking to satisfy parking requirements on an adjacent lot or parcel shall provide evidence of ownership, or a legally enforceable license, lease, easement or covenant to the satisfaction of the Director. The applicant seeking to satisfy parking requirements on an adjacent parcel shall furnish and record an agreement in the Office of the County Recorder as a covenant running with the land for the benefit of the County. If the right to park pursuant to such license, lease, easement or covenant in favor of the applicant should terminate, the applicant or its successor in interest will develop the parking spaces needed to bring the new use or occupancy in conformance with applicable parking standards or otherwise obtain necessary permits. The development standards for the parking lot or facilities used on the adjacent lot or parcel shall meet the requirements of this Specific Plan and the Zoning Ordinance, as applicable.
- e. Satisfies the intent of the hillside design guidelines through functionally equivalent grading features.
- f. Satisfies the intent of the green development program through functionally equivalent design features.

4.5.1.3 Specific Plan Text and Figure Changes

If an applicant requests additions, deletions, or changes to the Specific Plan figures or text that otherwise substantially conform with the Specific Plan or are authorized by Section 4.6, *Adjustments and Transfers Regulations*, the Director shall approve such requests if the Director determines that the proposed changes meet the following criteria:

- a. The changes consist of correcting typographical, calculation, or map errors to accurately reflect the facts in the administrative record prepared during the course of the approval of the Specific Plan;

- b. The changes consist of modifications to maps to reflect approved boundary adjustments and transfers pursuant to Section 4.6; or
- c. The changes consist of other changes to the Specific Plan text or figures that are consistent with an approved Tentative Map, Final Map, CUP, or other approval issued pursuant to this Specific Plan and/or the Los Angeles County Code, except as would otherwise require a Specific Plan amendment.
- d. Other minor changes not otherwise covered by Sections 4.5.1.7 or 4.5.1.10.

4.5.1.4 Minor Deviations from Development Standards

If an applicant requests a deviation from the development standards in this Specific Plan (excluding standards applicable to interim and temporary uses pursuant to this Chapter 4), the Director shall approve such request if the Director determines the requested deviation does not exceed the following:

- a. Building/landscape setback reduction, of no more than 10 percent of the minimum required setback area;
- b. Fence or wall height increase of no more than 10 percent of the maximum allowable fence or wall height;
- c. Projections into required setback of no more than 10 percent of the minimum required setback area;
- d. Non-residential and residential building height increase of no more than 10 percent of the maximum allowable building height;
- e. Reduction in off-street parking spaces for non-residential uses of no more than 10 percent of the minimum required parking spaces;
- f. Decrease in the required distance between buildings of no more than 10 percent of the minimum required separation distance, but in no event shall the separation be less than 10 feet unless otherwise permitted under this Specific Plan or the Zoning Ordinance;
- g. Deviation in area, height, setbacks, or separation of signs on residential and non-residential property of no more than 10 percent of the maximum allowable area or height or the minimum required setback or separation,

and deviations of no more than 10 percent of any other allowable or required specifications applicable to signs in Section 2.3.9, *Sign Standards and Guidelines*;

- h. Deviations from similar development standards that do not exceed 10 percent;
- i. Extension by no more than two (2) weeks of the period of time by which a previously approved sign must be removed pursuant to this Specific Plan or the Zoning Ordinance, whichever may control.

4.5.1.5 Exhibit Maps Change Not Requiring a Tentative Map Modification

If an applicant requests a change to an approved Exhibit Map, the Director shall approve the request, in consultation with Subdivision Committee if the Director determines:

- a. The revision does not require the submittal of an Amendment or Revised Tentative Map application pursuant to the Department of Regional Planning's Subdivision and Zoning Ordinance Interpretation No. 2016-2 Amendment Map and Revised Map Criteria dated January 28, 2016.
- b. The proposed change to the Exhibit Map does not adversely affect pedestrian, vehicular, or emergency access or circulation on or to the subject lot or parcel, and does not prevent adequate drainage or the location of necessary infrastructure on the subject lot or adjacent lots.

Examples of Exhibit Map Changes. Examples of changes that may be requested to an Exhibit Map include, but are not limited to:

- 1) changes in product type;
- 2) changes to product layout or building configurations/footprints;
- 3) changes to building setbacks consistent with Development Standards in Chapter 2 of this Specific Plan, as such standards may be modified pursuant to provisions of Chapter 4 of this Specific Plan;
- 4) changes to internal circulation (private driveways and fire lanes) as long as:



- (i) access points onto a public street are not changed so as to adversely affect ingress and egress from the lot or
- ii) the change complies with the County's Fire Code;
- 5) decreases in the number of units within a particular lot or parcel;
- 6) increases in the number of residential units for one or more lots or parcels within a designated phase of an approved Tentative Map where the total number of units within the approved Tentative Map does not increase;
- 7) decreases in building square footage for a non-residential lot or parcel;
- 8) increases in building square footage on non-residential lot(s) or parcel(s) within a designated phase of an approved Tentative Map where the total non-residential square footage within an approved Tentative Map does not increase.
- 9) a transfer of residential units within a Village as evidenced by an Exhibit Map change pursuant to Section 4.5.1.7 [Minor Transfers Within a Village];
- 10) a transfer of non-residential building square footage within a Village as evidenced by an Exhibit Map change pursuant to Section 4.5.1.7 [Minor Transfers Within a Village].

Timing of Application Submittal. For residential and non-residential lots or parcels, the application for the proposed change to the Exhibit Map shall be submitted prior to the issuance of the first building permit for the initial proposed development of the applicable newly created lot or parcel.

4.5.1.6 Changes in the Order or Configuration of Phasing on an Approved Tentative Map

If an applicant requests a change to the phasing design (order of phasing or configuration of each phase map) of an approved Tentative Map, the Director, in consultation with the subdivision committee, shall approve such change if the

Director determines that the new order or configuration substantially conforms to the approved Tentative Map.

If the Director makes such a determination, the change in phasing design shall be reflected in a revised Exhibit Map to the previously approved Tentative Map. If the proposed change to the phasing design does not meet the foregoing requirements, the change shall be processed in accordance with Section 4.5.3.2 [Amended Tentative Map] or Section 4.5.3.3 [Revised Tentative Map], as applicable.

4.5.1.7 Minor Transfers within a Village

If an applicant requests a transfer of residential units or non-residential building square footage within a village and the proposed transfer increases the number of residential units or non-residential building square footage by 10 percent² or less than the maximum allowable residential units or non-residential building square footage within a village, the Director shall approve the requested transfer if the Director determines that the transfer satisfies the following conditions:

- a. The transfer shall not result in an increase in the number of residential units or non-residential square footage within any land use designation by more than 10 percent;
- b. The transfer shall not result in a density shift up or down greater than one sequential designation (e.g., from LDR to MDR);
- c. If the property has a residential land use designation, the transfer shall not result in an increase in density above the then current highest residential range allowed in the Specific Plan (e.g., Very High Density Residential, 25–50 du/ac). If the property has a non-residential land use designation, development on the receiving parcel shall not exceed the maximum FAR for the non-residential land use specified for the land use designation, as set forth in Tables 2-1, and 2-2, *Centennial Land Use Statistical Analysis and Summary*;

² For any minor transfer, transfers within a village will be aggregated so they do not cumulatively exceed 10% based on the pre-conversion maximum number of units allowed within that village.

- d. The transfer of dwelling units shall not result in an increase in the total number of dwelling units permitted in this Specific Plan. The transfer of any non-residential square footage shall not result in an increase in the total non-residential square footage permitted in this Specific Plan;

If the foregoing criteria applicable to residential units are satisfied, single family residential lots shown on an approved Tentative Map may be converted to multifamily residential units and transferred to a lot with a multifamily residential land use and residential units may be transferred from one lot with a multifamily residential land use to another lot with a multifamily residential land use, so long as the Exhibit Map for the multifamily lot is changed in accordance with Section 4.5.1.5 and the applicable Final Map reflects the transfer pursuant to the process described in the Tentative Map's conditions of approval. The decrease in single family residential lots following a transfer pursuant to this section will not require an amended Tentative Map or revised Tentative Map and such change shall be processed in accordance with the *Processing of Final Maps* discussion in Section 4.5.3 [Subdivision Maps].

If the foregoing criteria applicable to residential units is satisfied, residential units may be transferred from within an approved Tentative Map to a designated lot with a mixed-use overlay pursuant to this section, so long as the number of residential units on the designated lot is not increased by more than 10 percent than the number shown on the approved Tentative Map for designated lot with the mixed-use overlay. The increase in residential units on the designated lot with a mixed use overlay shall be evidenced by an Exhibit Map change in accordance with Section 4.5.1.5 and the Final Map to be recorded shall be updated to reflect the transfer pursuant to the process described in the Tentative Map's notes or conditions of approval. For purposes of this section, a "designated lot with a mixed-use overlay" shall be considered a lot on an approved Tentative Map with a C designation and where the MU Overlay has been applied.

If the foregoing criteria applicable to non-residential land uses is satisfied, non-residential building square footage shown on an approved Tentative Map may be transferred to another lot with a non-residential land use (or to a mixed use lot with a non-residential land use), in accordance with Section 4.5.1.5, if the Tentative Map conditions of approval allow for transfers of non-residential building square footage within the subdivision.

If the proposed transfer will increase the number of residential units or non-residential building square footage by more than 10 percent within any land use designation, then the proposed transfer shall be subject to Discretionary Review.

4.5.1.7.1 Transfers of Park Use

If an applicant requests a transfer of a neighborhood or community park acreage from one Village to another, a redistribution of neighborhood or community park acreage within a Village, or reclassification of park by size within a Village (e.g., a neighborhood park is expanded to a community park or a community park is reduced to a neighborhood park), the Director, in consultation with the Director of the Department of Parks and Recreation as necessary, shall approve such transfer, redistribution, or reclassification if the Director determines that:

- a. Service area requirements noted in Section 3.11, *Parks and Recreation Plan*, and as illustrated in Figure 3-33, *Park Service Areas*, are met;
- b. The total park acreage provided in Table 2-1, *Centennial Land Use Statistical Analysis*, is maintained through acreage provided by public parks and private parks.

Application Requirements. A transfer, redistribution, or reclassification of park use may be requested with a Conceptual Plan pursuant to Section 4.5.3 prior to submittal of an application for a Tentative Map, amended Tentative Map, or revised Tentative Map.

4.5.1.8 Use Approvals

If an applicant requests approval of a use identified in Table 2-16, *Land Use Matrix*, of this Specific Plan that requires ministerial review, the Director shall approve the use if the Director determines:

- a. The use substantially conforms to the standards of the land use designation;
- c. The use is suitable for the proposed site based on the requirements of Section 2.3.8, *General Development Standards*.

4.5.1.8.1 Similar Land Uses and Title 22

If an applicant requests approval of a land use that is not listed in Table 2-16, *Land Use Matrix*, an applicant may request that the Director determine whether the proposed use is equivalent or similar to other uses listed in the Land Use

Matrix. Upon such a determination, the proposed use shall be subject to the permitting requirements of the similar or equivalent use listed in Table 2-16.

In addition to the foregoing, the Director shall have the authority to approve any matters typically delegated to the Director or otherwise considered ministerial pursuant to the Los Angeles County Zoning Ordinance (Title 22).

4.5.1.9 Modifications to Signs and Sign Programs

Except as provided in Section 4.5.12 [Equivalent Development Standards], if an applicant requests the approval of a sign or a sign program within the Project Site, the Director shall approve or modify a sign or sign program pursuant to the provisions of Section 2.3.9, *Sign Standards and Guidelines*. The application shall include the information required by Section 2.3.9 of this Specific Plan.

The Director shall approve an application to erect and maintain an outdoor advertising sign, as defined by Section 2.3.9(3) of this Specific Plan, if it meets the following criteria:

- a. The sign complies with the conditions of use specified in Section 22.114.070 of the Zoning Ordinance;
- b. The sign directs attention to businesses and/or activities that are provided within the Specific Plan boundaries; and
- c. The sign is monument-style, with a solid base extending at least 75 percent of the width of the sign, or is not single-pole-mounted.

The Director shall approve a maximum of six outdoor advertising signs meeting the aforementioned criteria along the Route 138 corridor within the Specific Plan boundaries, with a maximum of three signs on the north side of Route 138 and a maximum of three signs on the south side of Route 138.

Any additional outdoor advertising signs, or any outdoor advertising signs that do not meet the aforementioned criteria, shall require a Conditional Use Permit in accordance with the conditions of use specified in Section 22.114.070 of the Zoning Ordinance.

4.5.1.9.1 Signage Consistency

If an applicant requests a sign permit that is subject to ministerial review pursuant to Tables 2-18 or 2-19 of this Specific Plan. The Director shall determine

whether the proposed sign satisfies the requirements of Table 2-18 or 2-19 of this Specific Plan.

4.5.1.10 Conversions

Because of the scale of the Project and the extended period of build-out, market conditions may dictate conversions of some land uses that were approved under this Specific Plan to other land uses during the development of the Project that are consistent with the overall vision and intent of this Specific Plan. During the course of development, an application may be submitted to the Director by an applicant requesting a conversion of square footage from (i) non-residential land use designations to residential use, (ii) residential land use designations to non-residential, (iii) residential uses to school uses, (iv) business park uses to institutional/civic uses, (v) institutional/civic uses to business park uses, (vi) business park uses to commercial uses, (vii) commercial to business park uses, (viii) recreation/entertainment to commercial, or commercial to recreation/entertainment.

If a proposed conversion of square footage pursuant to this Specific Plan requires an amended or revised Tentative Map, or a modification to an approved Exhibit Map, then the applicant shall process such modifications consistent with the requirements of this Chapter 4. If the transfer requires an amendment to a recorded final map, then the applicant shall pursue such change in accordance with the provisions of this Chapter 4 or the County's Subdivision Ordinance and the Subdivision Map Act, whichever may apply.

4.5.1.10.1 Conversion of Non-Residential to Residential Designations

An applicant may request the conversion of Mixed-Use Overlay, Commercial Business Park, Recreation/Entertainment Overlay, Institutional/ Civic, or Utility land use or any portion thereof, to residential land use designations within a Tentative Map. The Director shall approve such conversion if the Director determines that the following conditions are satisfied:

1. The conversion shall not increase the cumulative total number of dwelling units permitted for the Specific Plan as provided in Table 2-1 Centennial Statistical Summary.
2. The conversion of commercial land uses within a Tentative Map, Village Core, Neighborhood Center, or Town Center shall not exceed 10% of the

commercial land use area originally prescribed for these cores/centers by the Specific Plan. Commercial land use transfers which exceed 10% will require a discretionary review.

3. The conversion of a mixed-use development to an exclusive residential use will require a conditional use permit pursuant to Title 22, section 22.140.350.A.3.c.
4. The conversion shall not result in deviation from the jobs/housing balance goal prescribed by the Specific Plan.
5. The conversion shall not result in deviations from the specified site development standards for the applicable residential category, except as otherwise provided in this Specific Plan and/or to maintain consistency with adjacent non-residential uses.

4.5.1.10.2 Conversion of Residential to Non-Residential or Mixed-Use Overlay

An applicant may seek the approval of the Director for the conversion of any residential land use, or portions thereof, to Mixed-Use Overlay, Commercial Business Park, Recreation/Entertainment Overlay, or Institutional/Civic, or Utility land use designations within a Tentative Map. The Director shall approve such conversion if the Director determines that the following conditions are satisfied:

1. The conversion shall not result in an increase in density above the highest range allowed in the Specific Plan for Mixed Use overlay conversion.
2. The conversion shall not increase the cumulative total number of dwelling units permitted for by the Specific Plan as provided in Table 2-1 Centennial Statistical Summary,.
3. The conversion shall not result in deviations from the jobs/housing balance goal prescribed by the Specific Plan.
4. Sites proposed for conversion to non-residential square footage shall have direct access to and front onto a collector, secondary highway, or higher classification roadway.
5. The conversion shall not increase the total amount of non-residential square footage allowed in this Specific Plan.

6. The conversion shall not result in deviations from the specified site development standards for the applicable non-residential category, except as otherwise provided in this Specific Plan and/or to maintain consistency with adjacent land uses.

The conversion of residential to Commercial, Mixed Use Overlay, Business Park, Recreation/Entertainment Overlay, or Civic/Institutional square footage shall not result in deviations from the specified site development standards for the applicable commercial or business park category, except as permitted by this Specific Plan.

4.5.1.10.3 Conversion of Business Park to Commercial or Commercial to Business Park

An applicant may request the conversion of Business Park to Commercial or Commercial to Business Park land use or any portion thereof, within a Tentative Map. The Director shall approve such conversion if the Director determines that the following conditions are satisfied:

1. The conversion shall not increase the cumulative total amount of non-residential square footage allowed in this Specific Plan as provided in Table 2-1 Centennial Statistical Summary.
2. The conversion shall not result in deviations from the specified site development standards for the applicable land use designation, except as otherwise provided in this Specific Plan
3. No more than 3% of the overall business park square footage will be used for commercial-retail.
4. The conversion shall not result in deviations from the jobs/housing balance goal prescribed by the Specific Plan.
6. The conversion shall not result in deviations from the specified site development standards for the applicable land use designation, except as otherwise provided in this Specific Plan.

4.5.1.10.4 *Conversion Between Business Park and Institutional/Civic Uses*

If an applicant requests a transfer of Business Park to Institutional/Civic or Institutional/Civic to Business Park, the Director shall approve the requested transfer if the Director determines that the transfer satisfies the following conditions:

1. Sites proposed for conversion to Business Park or Institutional/Civic square footage shall have direct access to, and front onto, a collector, secondary highway, or higher classification roadway.
2. The conversion shall not increase the total amount of non-residential square footage allowed in this Specific Plan.
3. The conversion shall not result in deviations from the specified site development standards for the applicable land use designation, except as otherwise provided in this Specific Plan.

4.5.1.11 **Off-Site Haul Routes**

If an applicant requests approval of the transport of excavation or fill materials, or a combination thereof, on public roads outside of the geographical boundaries of the Project Site, the Department of Regional Planning shall approve such transport in conjunction with Public Works and a permitted grading operation. Section 4.5.1.11 of this Specific Plan replaces Section 22.140.240 of the Zoning Ordinance. The term "off-site" as used in this Section 4.5.1.11 means outside the geographical boundaries of the Project Site.

Determinations: The Director shall approve a requested off-site haul route if the Director determines:

- a. The proposed transported earthwork sending and receiving areas are both located within the Centennial Specific Plan project boundaries.
- b. The proposed transport of excavation or fill materials, or a combination thereof, is restricted to a route approved by the Director in consultation with Public Works and complies with all applicable legal requirements of the County Code and other governmental agencies with jurisdiction over the Project Site.

- b. Notice of the proposed off-site transport of earthen materials has been provided to property owners along or within five hundred (500) feet of the proposed haul route.

Application Submittal Requirements. Applications for off-site transport of material shall contain a map showing in sufficient detail the location of the site from which material is proposed to be removed, the proposed route over streets and highways, and the location to which material is to be deposited.

Other Permitted Activities. Requests for off-site transport of excavation materials totaling less than 100,000 cubic yards within any six (6) month period are permitted and do not require additional approval pursuant to Sections 22.140.240 of the Zoning Ordinance. In addition, transport of materials within the boundaries of the Project Site is governed by Section 3.3 of this Specific Plan, so pursuant to a grading permit does not require additional approval.

4.5.1.12 **Procedure**

Determinations. The Director shall approve or deny an application for a Ministerial Review in writing within 45 days of the date that the application is determined to be complete by the Director.

Submittal Requirements. All applications for Ministerial Review shall include the following information:

- a. Name, signature, and address of the applicant and of all persons owning any or all of the property included in the application;
- b. Evidence that the applicant, through submission of an Ownership and Consent Affidavit on the Department of Regional Planning's standard form:
 - 1) Is the owner of the property involved or;
 - 2) Has written permission of the owner or owners to make such application
- c. Location of subject property (address or vicinity);
- d. Legal description of property (including assessor's parcel number);
- e. Specific Plan land use designation(s) on the property;

- f. Description of the proposed use or deviation from standard being sought;
- g. If necessary, a site plan of at least 24 inches by 36 inches, or other size or format required by the Department of Regional Planning, illustrating the use, development of land, structure(s), building(s), or modification(s) of standards, if required. Site plans must be drawn to a scale satisfactory to, and in the number of copies prescribed by, the Department of Regional Planning indicating the use, location, and size of all buildings and structures, yards, driveways, access and parking areas, landscaping, walls, fences, and other similar features or any other feature requested by the Director. The applicant may submit the plans and exhibits required for a subdivision map or a conditional use permit, or other form of illustration determined by the Department of Regional Planning to provide the required information to the satisfaction of the Department of Regional Planning;
- h. A fee as specified in the County Zoning Ordinance; and
- i. Any other forms and/or documents necessary to determine compliance with the provisions of the Specific Plan.
- j. A written statement explaining how the application satisfies the requirements of Section 4.5.1.

An application is complete when the Department of Regional Planning has received the information described in items (a) through (j) above. Existing County application forms may be used for a Ministerial Review permit, to the satisfaction of the Department of Regional Planning.

4.5.2 Discretionary Conformance Review

Discretionary Review matters are set forth below and in Section 4.5.3 [Subdivision Maps]. Review and decision by the Approval Body—Hearing Officer, Regional Planning Commission, or Board. Public notice/hearing required; Appeal process set forth; Additional CEQA analysis may be required.

Matters Under Discretionary Review

The following matters are subject to Discretionary Review:

- Major Transfers Within a Village (4.5.2.1)

- Procedures (4.5.2.2)
- Conditional Use Permits (4.5.4)

4.5.2.1 Major Transfers within a Village

If an applicant requests a transfer of more than ten percent (10%) of the pre-transfer maximum allowable residential units or non-residential building square footage within a Village in connection with an application for a Tentative Map, amended Tentative Map, or revised Tentative Map, the transfer may be approved if the Approval Body determines that the transfer satisfies the following conditions:

- a. The transfer shall not result in a density shift up or down greater than one sequential designation (e.g., from LDR to MDR).
- b. The transfer shall not result in an increase in density above the then current highest residential range allowed in the Specific Plan (e.g., Very High Density Residential, 25–50 du/ac). If the Property has a non-residential land use designation, development on the receiving parcel shall not exceed the maximum FAR for the non-residential land use specified for the land use designation, as set forth in Tables 2-1, and 2-2, Centennial Land Use Statistical Analysis and Summary.
- c. The transfer of dwelling units shall not result in an increase in the cumulative total number of dwelling units permitted in this Specific Plan as provided in Table 2-1 Centennial Statistical Summary, to be tracked as described herein. The transfer of any non-residential square footage shall not result in an increase in the total non-residential square footage permitted in this Specific Plan.
- d. The transfer shall not result in deviations from the specified development standards for each land use designation as detailed in Section 2.2, Land Use Plan.
- e. The Director is able to make the required findings for certain transfers and conversions set forth in Section 4.6.

4.5.2.1.1 Transfers of Residential Units from Village to Village

If an applicant requests a transfer of residential units from a land use designation in one Village to the same or a different land use designation in another Village,

the Director may approve such transfer in accordance with the provisions set forth in Section 4.6.2 [Transfers of Residential Units from Village to Village].

4.5.2.1.2 *Transfer of Non-Residential Building Square Footage from Village to Village*

If an applicant requests a transfer of non-residential building square footage from a land use designation in one Village to the same or a different land use designation in another Village, the Director may approve such transfer in accordance with the provisions set forth in Section 4.6.3 [Transfers of Non-Residential Building Square Footage from Village to Village].

4.5.2.2 Procedure

4.5.2.2.1 *Determinations*

Except as otherwise provided in this Specific Plan, an application for a Discretionary Review permit may be approved, conditionally approved, or denied by the Approval Body subject to the standards applicable to the request set forth within each specific request area listed above.

Notice of Pending Decision. At least thirty (30) days prior to taking action pursuant to this Section 4.5.2, the Approval Body shall cause a notice of receipt of a complete application for a Discretionary Review permit to be mailed by first class mail, postage prepaid to:

1. The applicant and all persons listed in the application or petition as owners of the property under consideration;
2. All persons whose names and addresses appear on the verified lists of property owners required to be submitted by the applicant; and
3. Any person who has filed a written request therefore with the Approval Body.

The notice shall set forth (i) the name of the applicant and name of the property owner, if different, (ii) the location of the property by reference to a street address or nearest cross-street if there is no street address, and (iii) a summary of the application request. Written information that is timely provided to the Approval Body shall be reviewed by the Approval Body prior to rendering a decision on the application.

Unused Permits. Discretionary Review permits that are not used within the time period specified in such permit, or, if no time is specified, for two (2) years after approval, automatically expire, except that the Approval Body may grant one extension for up to one additional year upon the written request of the applicant, submitted with the necessary fees at any time prior to expiration.

Effective Date of the Decision. The decision shall be effective on the 15th calendar day following the date of the decision, except or unless the decision is timely appealed or called up for review. If the 15th day falls on a holiday or weekend day, the effective day shall be the next business day.

4.5.2.2.2 *Application Submittal Requirements*

Submittal Requirements. All applications for Discretionary Review shall include the following information:

- a. Name, signature, and address of the applicant and of all persons owning any or all of the property included in the application;
- b. Evidence that the applicant, through the submission of an Ownership and Consent Affidavit on the Department of Regional Planning's standard form:
 - 1) Is the owner of the property involved or;
 - 2) Has written permission of the owner or owners to make such application;
- c. Location of subject property (address or vicinity);
- d. Legal description of property (including APN);
- e. Specific Plan land use designation(s) on the property;
- f. Information necessary to determine the appropriate level of CEQA review for the proposed action;
- g. Description of the proposed use or deviation from standard being sought;
- h. A site plan of at least 24 inches by 36 inches, or other size or format required by the Department of Regional Planning, illustrating the use, development of land, structure(s), building(s), or modification(s) of standards, if required. Site plans must be drawn to a scale satisfactory to,

and in the number of copies prescribed by, the Department of Regional Planning indicating the use, location, and size of all buildings and structures, yards, driveways, access and parking areas, landscaping, walls, fences, and other similar features or any other feature requested by the Approval Body. The applicant may submit the plans and exhibits required for a subdivision map or a conditional use permit, or other form of illustration determined by the Department of Regional Planning to provide the required information to the satisfaction of the Department of Regional Planning;

- i. A fee as specified in the County Zoning Ordinance;
- j. Any other forms and/or documents necessary to determine compliance with the provisions of the Specific Plan, Subdivision Ordinance or the Zoning Ordinance, if applicable.
- k. A written statement explaining how the application satisfies the factual requirements of this Section 4.5.2.

An application is complete when the Department of Regional Planning has received the information described in items (a) through (k) above. Existing County application forms may be used for Discretionary Review if requested by the applicant and deemed appropriate by the Approval Body.

4.5.2.2.3 Appeals

Unless otherwise provided in this Specific Plan, the Regional Planning Commission or the Board of Supervisors shall hear appeals of Discretionary Review decisions subject to the following:

Rights of Appeal. Any interested person dissatisfied with the action of the Director may file an appeal from such action.

Initiation of Appeals. An appeal from the Hearing Officer or Planning Commission's decision shall be filed with the secretary of the Regional Planning Commission on the prescribed form, along with any accompanying appeal fee, and shall state specifically whether (i) a determination or interpretation is not in accord with the purposes of this Specific Plan or the applicable provisions of the Subdivision Ordinance or the Zoning Ordinance; (ii) whether it is claimed there is an error or abuse of discretion; (iii) whether the record includes inaccurate

information; (iv) whether the decision is not supported by the record; or (v) other grounds as substantiated by the appellant.

County Code Procedures. Except as expressly provided herein, the appeal provisions of Chapter 22.240 of the Zoning Ordinance shall apply.

Timing of Appeals. An appeal shall be filed prior to the effective date of the decision.

Power to Act on the Decision at Appeal Hearing. At the conclusion of the appeal hearing, the Regional Planning Commission may affirm, reverse, or modify the decision of the Director.

Matters Not Subject to Further Appeal by Interested Persons. Once an appeal has been heard and decided by the Regional Planning Commission in accordance with this Specific Plan and the applicable provisions of the Los Angeles County Code, the decision of the Regional Planning Commission with respect to the Discretionary Review permit shall be final and effective on the date of the decision; however, an appeal of the Regional Planning Commission's review of the Hearing Officer's decision on a transfer pursuant to Section 4.5.2.1.1 through 4.5.2.1.5 may be made to the Board of Supervisors pursuant to the appeals procedures of Title 22 of the Los Angeles County Code.

4.5.3 Subdivision Maps

Initial Approval. Divisions of land for the purpose of sale, lease, or financing will be governed by the Subdivision Map Act, and this Specific Plan. Except as provided in this Section 4.5, the procedures and processing of Parcel Maps, Tentative Maps, and final maps within the Project Site shall be in accordance with the Subdivision Ordinance (Title 21). As provided below, the Hearing Officer or Regional Planning Commission will exercise all of the duties associated with the approval, conditional approval, or disapproval of applications for Tentative Maps, Tentative Map amendments, and revised Tentative Maps.

Tentative (subdivision) maps and the Tentative Map process will be used to establish the precise boundaries of all lots and their corresponding land use designations and villages. The Tentative Maps will also establish the exact location of streets illustrated in the Circulation Plan and other infrastructure. Adjustments to the boundaries of land use designations and villages prior to final map approval are discussed in Section 4.6, *Adjustment and Transfer Regulations*. When approving a Tentative Map, including any amendment or revision thereto,

the advisory agency reviewing an application for a Tentative Map shall include the applicable notes listed in Appendix 1-C, *Standard Centennial Subdivision Map Notes*. The *Standard Centennial Subdivision Map Notes* are approved as part of the tentative map but are not considered as conditions of approval.

An application for a Tentative Map may also be combined with other land use permits and approvals described in this Specific Plan and the provisions of the Subdivision Ordinance and the Zoning Ordinance that are not inconsistent with this Specific Plan. If a combined application is submitted to the County, the applicable decision-making authority pursuant to this Specific Plan shall consider and have the discretion to approve, conditionally approve, or deny the requested discretionary permits and approvals concurrently with the applicable decision-making authority's consideration of the Tentative Map application. If an application for a development project requests both discretionary and ministerial permits and/or approvals, decisions on the ministerial permits and approvals shall be processed separately by the Director. When a subdivision map application is submitted concurrently with one or more requests for additional permits or approvals, such requests shall be considered concurrently by a single body in accordance with Section 4.5.3.

Processing of Final Maps. Notwithstanding any of the following provisions, unless otherwise required pursuant to the Subdivision Map Act, any changes or modifications made on a Final Map or final unit map shall not require an amended Tentative Map or a Revised Map if such changes or modifications are made pursuant to: (i) an approved or amended request under the Specific Plan; (ii) engineering-related requests noted on an approved Tentative Map (including the Tentative Map notes) or a decrease of 5 percent or less of developable (of lots), (iii) conditions of approval for an approved Tentative Map, or (iv) requirements by the Department of Public Works during final engineering design.

In addition, single family residential lots within a Village may be transferred from one location to another location within the same Village's approved Tentative Map without an amended Tentative Map or revised Tentative Map if (i) the transfer does not increase the number of residential units permitted by this Specific Plan within any land use designation by more than 10 percent, (ii) the Tentative Map notes or conditions of approval allow for transfers of single family residential lots, (iii) any lot boundary adjustments or reconfigurations of the single family detached lots are shown on the Final Map to the satisfaction of the

Department of Public Works and the Department of Regional Planning and (iv) the supporting offsite infrastructure, such as public streets and utilities, for the new and existing single family residential lots as depicted on the previously approved Tentative Map is not affected as determined by DPW and DRP. A Final Map that conforms to the requirements of this paragraph shall have satisfied the requirements necessary to substantially conform to this Specific Plan and the previously approved Tentative Map.

Notwithstanding the foregoing, if during final engineering design the Department of Public Works determines that the originally approved Tentative Map contained engineering errors that could result in a danger to public health and safety if not corrected, the applicant may be required by the Director to apply for a Tentative Map amendment or Revised Map.

Processing Transfers of Reduced Density. In addition, an applicant may request a decrease in the total number of residential units or in the total non-residential building square footage in an approved Tentative Map prior to issuance of the first building permit for the applicable lot or parcel, and such decrease shall not require an amended or revised Tentative Map, if unused units or square footage are transferred to a future Tentative Map or Village. Moreover, a decrease in the total number of single-family lots or units may be made prior to final unit map recordation of the affected lots, and shall not require an amended or revised Tentative Map, if unused units or lots are transferred to a future Tentative Map or Village. (Refer to Appendix table)

Any request to include gated residential streets shall be included in connection with the approval of a tentative tract map. Such request shall demonstrate that the gated area is: (1) for a senior community or (2) is located within a single-family neighborhood with either a low or very low density land use designation and would not be for more than 500 units cumulatively in the Specific Plan area. In addition, any such gating shall not adversely impact vehicular and non-vehicular circulation, including the connectivity of the recreation and trails plan.

4.5.3.1 Conceptual Plan Review

Prior to submission of an application for a Tentative Map, an applicant may submit a "Conceptual Plan" as part of the Regional Planning Land Divisions One-Stop process for subdivisions, and as defined by this section, to the Department of Regional Planning for review pursuant to this section. The purpose of the

Conceptual Plan is to provide the opportunity for early County staff input on a project, allowing the County and the applicant to potentially resolve key policy, design and technical issues before the applicant prepares detailed engineering plans for a Tentative Map and, if required, associated Exhibit Map submittal.

Upon its own determination and/or at the request of the applicant, Regional Planning may request additional County departments participate other than those typically present at the One-Stop meeting (i.e., Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health).

Substantial Conformance. The Conceptual Plan shall be reviewed by County departments for conformance with the Specific Plan, to include: (a) the Design Notebook; (b) the provisions of the Los Angeles County Code that are not inconsistent with this Specific Plan; and (c) and other applicable laws, regulations, and standards. The County review shall outline corrections and recommended modifications for the proposed development from each department to ensure consistency with the Specific Plan and applicable requirements. Regional Planning shall be responsible for coordinating and consolidating all department comments into one report to be delivered to the applicant, and indicating an overall status or recommendation for the Conceptual Plan in the report. Regional Planning shall provide such consolidated report to the applicant within sixty (60) calendar days following the applicant's submittal of the Conceptual Plan, provided that the applicant has submitted all required application materials per this section.

Conceptual Plan Submittal. The Conceptual Plan shall consist of the following:

1. A conceptual site plan for the proposed development project on 24 x 36-inch paper or in a digital format, to the satisfaction of DRP that contains:
 - a. The location of the subject property;
 - b. Grading elevations, including estimated grading quantities;
 - c. Existing highway, arterial and collector road locations;
 - d. Total acres and a breakdown of acreage for each land use area;
 - e. Identification of the applicable villages;
 - f. Applicable development standards for each land use area;

- g. A depiction of proposed public and private rights-of-way/circulation (i.e. roadways, intersections, alleys, cul-de-sacs, etc.);
- h. Depictions of the following:
 - i. proposed area and approximate unit count anticipated for single-family detached lots;
 - ii. single-family lots and multi-family lots, with the unit count anticipated for the multi-family lots (the Conceptual Plan shall at minimum describe in text the number of buildings and building types anticipated for multi-family lots);
 - iii. retail, business park, and other lot locations (such as mixed-use, live-work, open space, recreation/entertainment, and public facility/civic) with approximate square footage anticipated;
 - iv. public park locations with approximate total acreage for each public park; and
 - v. school pad locations with approximate total acreage for each school pad.
2. The following additional information:
 - a. A text description of the proposed development project;
 - b. Centennial Specific Plan land use designations for the proposed property; and
 - c. A cost recovery based filing fee established by a trust account or supplemental fee agreement.
3. Other details or information typically associated with an application for a Tentative Map or Exhibit Map shall not be required in a Conceptual Plan submittal. (For example, the design, type, and/or the location of buildings shall not be required.)³

4.5.3.2 Amended Tentative Map

If an applicant requests a proposed amendment to an approved Tentative Map, and any related changes to the corresponding Exhibit Map, if any or if required, the Hearing Officer, after Subdivision Committee consultation, may approve such amendment if the Hearing Officer determines that the proposed

³ The submittal minimums are acknowledged; however, the more information and detail provided by the applicant, the more helpful the staff input will be.

amendment does not otherwise directly conflict with the intent of (i) this Specific Plan or (ii) the applicable provisions of the Subdivision Ordinance or the Zoning Ordinance.

Matters Appropriate for an Amended Tentative Map. The following matters require an amendment to an approved Tentative Map (not all-inclusive):

- a. An elevation change of pad grades, contours, or spot grades of more than 5 feet above or below the elevation shown on an approved Tentative Map.
- b. A change in lot type from alley-accessed single family to front-accessed single family or vice-versa, so long as the number of single-family lots remains the same or is decreased, and the number of single-family lots within an approved Tentative Map is not increased outside of the designated phase in which the number of single-family lots were decreased. For purposes of this Chapter 4, the term "alley-accessed" refers to single family lots with vehicle parking accessible from side or rear alleys. "Front-accessed" refers to single family lots with parking accessible from the main street in front of the home.

An increase in the number of single-family lots shall not trigger an amended Tentative Map if the additional lots are the result of a transfer permitted by Section 4.5.1.7 [Minor Transfers within a Village] or the *Processing of Final Maps* discussion in Section 4.5.3 [Subdivision Maps].

- c. An increase of no more than 10 percent of the total number of residential units established by (a) an approved Tentative Map or (b) by the land use designation of the recipient Village, whichever is greater, if:
 - i. the transfer occurs prior to issuance of the first building permit for the initial proposed development of the recipient residential lot or parcel; and
 - ii. the transfer of residential units is from the same land use designation or another land use designation in the same Village pursuant to Section 4.5.2.1 [Major Transfers within a Village]; or
 - iii. the transfer of residential units is from the same land use designation or another land use designation in another Village pursuant to Section 4.6.2 [Transfers of Residential Units from Village to Village];

- d. An increase of no more than 10 percent of the total non-residential building square footage established under an approved Tentative Map, if:
 - i. the transfer occurs prior to issuance of the first building permit for the initial proposed development of the recipient non- residential lot or parcel, and
 - ii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in the same Village, or
 - iii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in another Village pursuant to Section 4.6.3 [Transfers of Non-Residential Building Square Footage from Village to Village];
- e. Other modifications to approved Tentative Maps which require an Amendment Map pursuant to the Department of Regional Planning's Subdivision and Zoning Ordinance Interpretation No. 2016-2 Amendment Map and Revised Map criteria, dated January 28, 2016.

Timing of Application Submittal. The application for a proposed amendment to a Tentative Map shall be submitted before the date of recordation of the applicable final unit map affecting the applicable lot(s); provided, however, an application for an amendment to an Exhibit Map for multifamily, condominium, apartment, or non-residential units and/or buildings may be submitted before the date of issuance of a building permit for new construction on the newly created parcel or lot that would be affected by such revisions, as further described below.

Exhibit Map Changes. If an applicant seeks changes to an Exhibit Map at the time it seeks to amend a Tentative Map, the Hearing Officer may also concurrently approve corresponding changes to an Exhibit Map, which are consistent with changes to the Tentative Map. If the Regional Planning Commission considers the Amended Tentative Map for approval in lieu of the Hearing Officer, the Regional Planning Commission may also consider for approval a related amendment to an Exhibit Map.

Advisory Agency. A Hearing Officer may act as the County's "Advisory Agency" as defined by California Government Code Section 66415 with respect to Tentative Map amendments and is assigned the responsibility to approve, conditionally

approve, or deny Tentative Map amendments in accordance with this section and Government Code Section 66474.7. Notwithstanding any provision of this Specific Plan, appeals from this section may be made to the Regional Planning Commission and/or the Board of Supervisors in accordance with the Subdivision Ordinance and the Subdivision Map Act and procedures described in this Chapter 4.

4.5.3.3 Revised Map

If an applicant requests a revision to an approved Tentative Map, and any related changes to the corresponding Exhibit Map, if any or if required, a Hearing Officer or RPC may approve such revision in consultation with the Subdivision Committee, only if the Hearing Officer or RPC determines that the proposed change does not otherwise directly conflict with the intent of (i) this Specific Plan or (ii) the provisions of the Subdivision Ordinance or the Zoning Ordinance that apply because they are not inconsistent with the Specific Plan.

Matters Appropriate for a Revised Map. The following matters require a revision to an approved Tentative Map:

1. A change in the boundary of the map when more area is added to an approved Tentative Map.
2. The addition of single-family detached residential lot(s) to an approved Tentative Map, unless the subdivision map notes or conditions of approval allow for the transfer of one or more single-family detached residential lots into the subdivision prior to the recordation or filing of a Final Map pursuant to the provisions of this Chapter 4.
3. An increase in the total number of residential units established on an approved Tentative Map by more than 10 percent of the maximum residential units permitted within the receiving land use designation of the recipient Village if:
 - i. the transfer occurs prior to issuance of the first building permit for the initial proposed development of the recipient residential lot or parcel, and
 - ii. the transfer of residential units is from the same land use designation or from another land use designation in the same Village pursuant to Section 4.5.2.1 [Major Transfers within a Village], or
 - iii. the transfer of residential units is from the same land use designation or from another land use designation in another Village pursuant to Section 4.6.2 [Transfers of Residential Units from Village to Village], or
 - iv. another permitted transfer or conversion pursuant to Section 4.6.
4. If a transfer of non-residential building square footage does not qualify for a transfer by Tentative Map amendment, an increase within any non-residential land use designation of the recipient Village of the total non-residential building square footage established under an approved Tentative Map by more than 10 percent if:
 - i. the transfer occurs prior to the issuance of the first building permit for the initial proposed development of the recipient non-residential lot or parcel, and
 - ii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in the same Village; or
 - iii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in another Village pursuant to Section 4.6.3 [Transfer of Non-Residential Building Square Footage from Village to Village], or
 - iv. another permitted transfer or conversion pursuant to Section 4.6.
5. Unless otherwise permitted pursuant to an Exhibit Map change or Tentative Map amendment, a change in the over-all subdivision design (i.e., lot lay-out and re-alignment or re-design of street system beyond that contemplated by the existing map notes and conditions of approval).
6. Change from no grading to grading proposed, but only if the impact of such proposed grading goes beyond the grading impact boundary that was analyzed in the EIR for this Specific Plan. For purposes of this paragraph, the term "grading impact boundary" means 50 feet beyond the grading limit line or fuel modification zone, whichever is greater.
7. Substantial change in grading, requiring review by Drainage/Grading, Geology/Soils, and/or Road sections of the Department of Public Works.



8. Change in method of sewage disposal or relocation of facilities or expansion of service area.
9. Other modifications to approved Tentative Maps which do not qualify for an Amendment Map and require a Revised Map pursuant to the Department of Regional Planning's Subdivision and Zoning Ordinance Interpretation No. 2016-2 Amendment Map and Revised Map criteria, dated January 28, 2016.

Timing of Application Submittal. The application for a proposed revision to a Tentative Map shall be submitted before the date of recordation of the applicable final unit map affecting the applicable lot(s); provided, however, an application for revisions to an Exhibit Map for multifamily, condominium, apartment, or non-residential units and/or buildings may be submitted on or before the date of issuance of a building permit for new construction on the newly created parcel or lot that would be affected by such revisions, as described below.

Exhibit Map Changes. If an applicant seeks changes to an Exhibit Map at the time it seeks to revise a Tentative Map, the Hearing Officer or Regional Planning Commission, as applicable, may also concurrently approve corresponding changes to an Exhibit Map which are consistent with proposed changes to the Tentative Map. Changes that are requested to an Exhibit Map that are independent of a subdivision map submittal shall be processed pursuant to Section 4.5.1.7 [Minor Transfers Within a Village] or as otherwise permitted pursuant to the notes shown on an approved Tentative Map or pursuant to existing County Code.

Appeals. Appeals of a decision by the Hearing Officer's may be made to the Regional Planning Commission, and appeals of a decision by the Regional Planning Commission may be made to the Board of Supervisors in accordance with the Titles 21 and 22 and the Subdivision Map Act. A proposed change to a Tentative Map and Exhibit Map that does not meet the foregoing conditions shall be processed in accordance with Section 21.16.015 of the Subdivision Ordinance or as otherwise provided in the Subdivision Ordinance of the Los Angeles County Code.

4.5.3.4 Initial Approval of Exhibit Maps

With the submittal of an application for a Tentative Map in the Mixed-Use Overlay, the C or BP designations, or in connection with a proposed multi-family or condominium development, the applicant shall also prepare and submit an Exhibit Map. Prior to preparation of an Exhibit Map, it is recommended that a "conceptual plan" be submitted to the Department of Regional Planning to solicit County comments on the design concept. An Exhibit Map shall not be required if the development project requires a concurrent conditional use permit or Ministerial or Discretionary Review permit that addresses the location of buildings and access thereto on the project site. The Exhibit Map may trigger new or revised conditions (such as Quimby fee report or updated fire flow).

The Exhibit Map may be a refinement of the preliminary concept plan if one is prepared. The purpose of the Exhibit Map is to document and ensure that commercial, multifamily, or any condominium map (i.e., a Tentative Map that subdivides property into more than one three-dimensional space) and/or mixed-use areas are comprehensively planned with respect to site layout for buildings, parking, internal circulation, ingress/egress points, pedestrian circulation, and linkages to adjacent uses. The Exhibit Map shall include a conceptual building footprint, conceptual distances between buildings and structures, general building setbacks, and parking/circulation layout with dimensions. Building footprints that are shown on the approved Exhibit Map are only for illustrative purposes. Actual building locations and footprints may be changed pursuant to the provisions of this Specific Plan or the County Code. The Exhibit Map level of detail is intended to provide the context for approval of the subsequent site plan approval before issuance of building permits.

Such a detailed site plan shall not be filed until after Tentative Map approval. Such site plans may be subject to an application fee. Other design program elements, such as conceptual landscape and hardscape plans, utility connections, overall drainage, and phasing of such improvements shall be included as part of the detailed site plan prepared following Tentative Map approval.

Exhibit Maps shall be reviewed and approved concurrently with the applicable Tentative Tap.

4.5.4 Conditional Use Permits

A Conditional Use Permit (CUP) is the method by which the County controls the location and operation of certain types of land uses. A CUP may also establish limitations under which a use may operate. Approval of a CUP is based on an analysis of a proposed project's consistency with the General Plan, the intent and provisions of this Specific Plan, compatibility with surrounding land uses, adequacy of public facilities and services, and potential environmental impacts. An application for a CUP shall be processed in accordance with the provisions of the Zoning Ordinance, Chapter 22.158, Conditional Use Permits; therefore, Hearing Officer or Regional Planning Commission approval may be required depending on the nature of the conditional use, unless otherwise provided in this Specific Plan.

This section describes the Specific Plan's procedures for new conditional use permits, including modifications to conditional use permits within the Project Site. In addition, this section sets forth terms and conditions with respect to the uses existing at the Project Site as of the date of adoption of this Specific Plan.

An applicant may seek the permits described in this section at any time. If an applicant requests a conditional use permit concurrently with another discretionary permit, subdivision map or other discretionary approval, a Hearing Officer or the Regional Planning Commission, as applicable, shall determine whether to approve, conditionally approve or deny the conditional use, consistent with the terms and conditions of this Specific Plan.

4.5.5 Existing Legal Uses

Existing uses that were legally established as of the date this Specific Plan was adopted shall be considered legal nonconforming uses and shall be allowed to continue without additional permits so long as there are no material changes or substantial additions to the existing legal use(s), notwithstanding the applicable provisions of Chapter 22.172 of the Zoning Ordinance, until such time as any existing permit authorizing the use expires (and is not renewed by the County) or the use conflicts with build-out of permanent uses under this Specific Plan.

Legally established existing uses that may continue within the Specific Plan Area include: livestock grazing, watering points for livestock, farming and agricultural operations including crop production, hunt club, hunting and hunting related facilities, trail rides and other equestrian activities, subject to permits in effect

on the date of adoption of this Specific Plan, water wells, water pipelines, utility easements, maintenance and operation of existing easements and pipelines, including access roads, and existing housing and recreational vehicles.

All such legally established uses in existence as of the adoption of the Specific Plan shall be allowed to continue as indicated above, notwithstanding any omission of such a particular use in the Land Use Matrix, Table 2-16.

Nothing in this section shall be construed as authorizing or legalizing the maintenance of any public or private nuisance.

4.5.6 Interim Use Permits

Definition of an Interim Use. An interim use is defined as a land use, which because of certain characteristics, cannot be properly classified as a permitted use in the land use designation within which it is proposed. By its nature, an interim use will be allowed for a limited period of time (i) while a permanent location for the use is under construction, or (ii) until the lot or parcel on which the interim use is established is developed with a permanent land use.

Purpose. On the date of adoption of this Specific Plan, the Project Site has been largely devoted to agricultural uses. The implementation of the project contemplated by this Specific Plan will take many years. As the property transitions from largely agricultural use to the more urbanized land use plan described in this Specific Plan, this Specific Plan allows the Project Site to be put to use during the phased development of the Project. In addition, some interim uses may be necessary to facilitate the orderly development and sale and leasing of the Project Site. Therefore, interim uses of some portions of the Project Site are allowed while phases of the Project are being developed. An interim use contributes to the continued productivity of the land even though it is not intended to be part of the permanent development pattern as shown on Figure 2-3, Land Use Plan. Applicable fees for interim use permits will be determined by the Approval Body at the time of application.

4.5.6.1 Ministerial Interim Use Permit

Ministerial Interim Use Permit. An applicant may request the issuance of a Ministerial Interim Use Permit on any lot or parcel within the Project Site for the categories of interim uses identified in Table 2-16 for the purpose of conducting



a non-permanent use, and detailed further below, which require a Ministerial Interim Use Permit:

- a. Agricultural uses, including crop production and grazing. This category also allows for livestock watering facilities; fencing and/or corrals; shade structures for livestock; non-habitable structures (e.g., barns) for livestock, equipment, or feed storage; pumps, wells, and irrigation equipment. This category also allows establishing community gardens.
- b. Equipment and vehicle storage yard associated with approved project construction, with proper screening.
- c. Model home complexes, sales trailers and related parking.
- d. Marketing and promotional activities such as hanging banners and setting directional signage for weekend sales and rental events for new residential dwellings within the project.
- e. Nursery stock and storage. This category includes growing of nursery stock or storage of potted nursery stock. Non-habitable structures, such as open or enclosed sheds, are also allowed for storage of fertilizer or other growing supplies, plants, or equipment, with proper screening.
- f. Temporary maintenance yard related to development pursuant to this Specific Plan, with proper screening.
- g. Home builder sales or leasing events, including property tours, marketing presentations, and entertainment programming.
- h. *Water and wastewater treatment facilities.*
- i. Solar power generating systems that support the foregoing interim uses.
- j. Basins for stormwater retention, recycled water storage, and water recharge. This category includes related equipment such as wells, pumps, tanks, and access roads.
- k. Indoor/outdoor sales facilities. This category includes facilities for providing periodic events such as farmer's markets and art shows.
- l. Special event facilities for recurring periodic events such as circuses and rodeos.

- m. Facilities for recreational activities. Facilities allowed in this category include recreational camps, miniature golf course, golf course, driving range, batting cage, tennis court, archery range, campground, athletic fields (excluding stadiums), and equestrian facilities and associated stables.
- n. Special events, such as education fairs, community fairs, custom/antique auto shows, concerts and festivals.
- o. Other interim uses determined by the Department of Regional Planning to be similar to the above listed uses may be also be granted by Ministerial Interim Use Permit.

Application, Contents. An application for a Ministerial Interim Use Permit shall be submitted in writing on forms designated by the Department of Regional Planning and accompanied by the necessary fee. Such application shall include the information required for a Special Event Permit under Sections 22.188.030 of the Zoning Ordinance.

Time Limit. The Department of Regional Planning shall either establish a time limit, (which may include a term of not more than five (5) years including extensions) or a description of the circumstances under which the interim use may continue until replaced by a permanent use. A ministerial interim use permit shall not have a term, with extensions, longer than five (5) years without renewal by submission of a new application. This Specific Plan contemplates that the interim uses will continue for longer periods of time than the timeframes specified for temporary uses in Section 22.188 of the Zoning Ordinance.

Cessation of Interim Use. Provisions shall be included in the approval of an interim use that require either that property be returned to its original condition upon cessation of the interim use or that require the interim use be conducted and subsequently discontinued in a manner that creates no impediment to subsequent use of the property in accordance with this Specific Plan.

Development Standards and Compatibility. Interim uses shall be compatible with and provide appropriate transitions to adjacent permanent uses and related improvements. In the event this cannot be achieved sufficiently by design of the interim use, appropriate screening or buffering shall be required. The land uses described in paragraphs (a) through (o) above shall require a Ministerial Interim Use Permit pursuant to Section 4.5.4.2.1 if the permit seeks such land uses within

an open space land use designation identified in this Specific Plan. All applications for a Ministerial Interim Use Permit shall also demonstrate how the proposed use complies with the applicable use and development standard requirements of this Specific Plan and the Zoning Ordinance. The Approval Body shall deny applications that do not meet the express development standards and use requirements for the applicable use set forth in the Specific Plan and the Zoning Ordinance, as applicable.

Parking. Adequate temporary parking to accommodate vehicular traffic generated by the interim use shall be made available either on-site or at alternate locations to the satisfaction of the Director and Public Works.

4.5.6.1.2 Special Events Permit

Applications for and issuance of a Special Events Permit by the County shall be consistent with the County provisions contained in Section 22.188, of the Zoning Ordinance.

4.6 ADJUSTMENTS AND TRANSFER REGULATIONS

Purpose and Intent. The adjustment, and transfer regulations are intended to provide flexibility during implementation of the Specific Plan, while ensuring that the overall limits of development are monitored and maintained. Flexibility is needed over the build-out of the Project to respond to future market dynamics that change the demand for the mix and type of residential, commercial, and business park land uses without deviating from the purpose and intent of this Specific Plan. This flexibility may be exercised by an applicant seeking a Tentative Map, an amended Tentative Map, or a revised Tentative Map as more particularly described below. Such flexibility allows for minor adjustments to land use boundaries, the transfer of dwelling units or non-residential building square footage within a Village or from one Village to another, or the conversion of one land use designation to another, within the parameters contained herein.

Applicability. Conditions and requirements under which adjustments, transfers, or conversions can occur without a Specific Plan amendment are documented in this Section 4.6.

Guidelines have been developed below for adjustments, transfers, and conversions that respond to the need to maintain the goals of this Specific Plan

as well as the development limits analyzed in the EIR over the long-term buildout period of this Specific Plan.

To facilitate the ongoing documentation of boundary adjustments and land use transfers, a Land Use Statistical Tracking Report and land use maps shall be prepared and updated by each applicant that results in an adjustment, transfer or conversion pursuant to this Section 4.6. All updates to the Land Use Statistical Tracking Report shall be kept on file with the Department of Regional Planning. These tools are the record-keeping devices for tracking the development totals by Village over the life of this Specific Plan. The Land Use Statistical Tracking Report will be jointly developed by the County and by Centennial Founders, LLC, or a successor to the master developer of the Project Site. The Land Use Statistical Tracking Report will also monitor Metrics conformance, affordable housing, parkland development and phasing, with revisions and updates made concurrently with transfers and conversions involving changes to residential designations. This Report will ensure that transfers made to villages are consistent with the Specific Plan and do not result in total planned units and total planned non-residential square footage in excess of those adopted for this Specific Plan.

Subject to the terms and conditions of this Section 4.6, unused residential unit density or non-residential building square footage in one or more villages may be used elsewhere within the Specific Plan, so long as consistent with the Specific Plan, Metrics, and the maximum number of planned residential units and maximum non-residential square footage within the Project as a whole is not exceeded. Without limiting the foregoing and notwithstanding any prior transfer or build-out of a lot, parcel or phase, it is the intent of this Specific Plan that unused residential unit density or non-residential building square footage may be allocated and used in future phases consistent with the terms and conditions of this Specific Plan.

Required Findings for Certain Transfers and Conversions. The Director of the Department of Regional Planning shall approve the requested transfer pursuant to Section 4.6.2 [Transfers of Residential Units from Village to Village of 10 percent or less], Section 4.6.3 [Transfer of Non-Residential Building Square Footage from Village to Village of 10 percent or less] if the Director finds the following:

- a. The request is consistent with the goals and Metrics of this Specific Plan;



- b. The request will not exceed the total number of residential units or the total non-residential square footage allowed within the entire Project site pursuant to this Specific Plan;
- c. The request was filed as part of an application for a Tentative Map, Amended Tentative Map, Revised Tentative Map for a major or minor land division;
- d. The request will not result in substantial deviation to (i) the *Conceptual Grading Plan* shown on Figure 3-20, (ii) the Circulation Plan shown on Figure 3-2, (iii) the Conceptual Domestic Water System shown on Figure 3-25, (iv) the Conceptual Wastewater System shown on Figure 3-26, (v) the Conceptual Recycled Water System shown as Figure 3-27, (vi) the Conceptual Drainage System shown as Figure 3-26, (vii) the Dry Utilities Concept shown as Figure 3-29, (viii) the Public Services Plan shown as Figure 3-30, (ix) the Recreation and Trails Plan shown as Figure 3-32, or (x) the Open Space Plan shown as Figure 3-42;
- e. The request is consistent with the Design Guidelines and Development Standards applicable to development within the Project;
- f. The request does not conflict with planned or developed uses of adjoining lots within the Specific Plan.

4.6.1 Land Use/Village Boundary Adjustments

Adjustments in Village boundaries resulting from final road alignments, roadway classifications, more precise surveys, and detailed subdivision mapping and engineering will not require a Specific Plan Amendment. Precise Village and land use designation boundaries will be established through the Tentative Map process. Changes to the Land Use Plan resulting from Caltrans realignment of SR 138 shall allow the conversion of Right-of-Way to the adjacent land use. The allowable development for each Village with regard to unit count and building square footage, established in the statistical analysis in Table 2-1, shall apply; provided, however, revisions, transfers and conversion of land uses are permitted as set forth in this Specific Plan. Village boundary adjustments may be made concurrently with land use transfers or conversions, in accordance with the provisions of this Chapter.

4.6.2 Transfers of Residential Units from Village to Village

The transfer of residential units from one Village to another Village shall be approved by the Director, if the Director determines that the transfer satisfies the following conditions:

- a. The transfer of dwelling units shall not result in a density shift up greater than one sequential designation (e.g. from LDR to MDR) in each land use designation in the receiving Village. The transfer of dwelling units may result in a density shift down by one or more sequential designations.
- b. The transfer of dwelling units shall not result in an increase in density above the then current highest range allowed in the Specific Plan (e.g., Very High Density Residential, 25–50 du/ac).
- c. The transfer of dwelling units shall not result in an increase in the total number of dwelling units permitted in this Specific Plan, to be tracked as described herein.
- d. The transfer of dwelling units shall not result in deviations from the development standards for the applicable land use designation as detailed in Section 2.2, *Land Use Plan*.

Proposed transfers from Village to Village that do not meet the foregoing criteria shall require the applicant to seek an amendment to this Specific Plan prior to the transfer.

4.6.3 Transfers of Non-Residential Building Square Footage from Village to Village

The transfer of non-residential building square footage from one Village to another Village regardless of land use designation (e.g., commercial to commercial designation, business park to business park designation, commercial designation to business park designation, business park designation to commercial designation), or the transfer of the Mixed-Use Overlay between designations or Villages in this Specific Plan may be approved by the Director under the Ministerial Conformance Review process. Such transfers may be appropriate in the future to respond to changing market conditions, retail dynamics, and location preferences and/or other circumstances. The Director shall consider such transfers at any time prior to the issuance of the first building permit for the initial proposed development on a newly created lot or parcel that

will receive the increased building density/intensity. The Director shall approve such transfers if the Director determines that the transfer satisfies the following conditions:

1. The transfer of non-residential building square footage from Village to Village and respective land use designations shall not result in an increase in the overall total non-residential square footage allowed in this Specific Plan as set forth in Tables 2-1 and 2-2, *Centennial Land Use Statistical Analysis and Summary*.
2. The transfer of non-residential building square footage from Village to Village and respective land use designations shall not result in deviations from the specified development standards for each land use designation as detailed in Section 2.2, *Land Use Plan*.
3. The transfer shall not increase the maximum FAR for the non-residential uses within a given Village by more than the maximum FAR specified for the land use designation, detailed in Sections 2.3.2 *Commercial/Employment Designations*, 2.3.3 *School, Recreation, and Park Designations*, and 2.3.4 *Utility and Institutional Designations*.
4. The transfer is consistent with the Specific Plan goals and Metrics, and does not reduce the non-residential square footage of the Village Cores, Neighborhood Centers, and/or Town Center/CCD greater than 10% from their originally approved square footage/acreage under Chapter 2 of the Specific Plan.

Proposed transfers from Village to Village that do not meet the foregoing criteria shall require the applicant to seek an amendment to this Specific Plan.

4.7 PHASING PLAN

4.7.1 Purpose and Intent

The Phasing Plan provides an organizational framework for staff and the applicant to review development under this Specific Plan while ensuring the provision of land uses, open space, infrastructure and public facilities necessary to support the Specific Plan. It is for informational purposes only and changes to the Phasing Plan do not require a Specific Plan amendment. Buildout of the Specific Plan will generally follow the sequence of phasing depicted in Figure 4-1, Conceptual Phasing Plan; however, some permanent and temporary

infrastructure facilities may be needed in locations that do not follow precisely the Conceptual Phasing Plan. The nine phases presented in the Phasing Plan generally combine portions of the "communities" described in Chapter 2. Each Specific Plan phase offers a range of residential densities, as well as retail, business park, school, and park uses to achieve the vision of this Specific Plan.

The primary factors influencing the ultimate timing of development are: (1) the state of the economy; (2) market demand for uses on the site; and (3) the timing of regional/off-site infrastructure conditions and needs. At this time, build-out under this Specific Plan can be expected over a series of construction phases, extending over approximately 20 years.

4.7.2 Phasing Mechanisms

Tentative Parcel Map and Tentative Tract Map. The basic phasing mechanism of this Specific Plan is the Tentative Map. In addition, a Parcel Map will be prepared for the purpose of dividing the project site into large lot parcels. This Parcel Map will enable the creation of easements and dedications that may be necessary to serve future development within the project site pursuant to this Specific Plan. The permanent uses contemplated in Table 2-16 of this Specific Plan will be established following the approval of a major, minor or other land division permitted by the Subdivision Map Act and Title 21 of the Los Angeles County Code. As each Tentative Map is processed, infrastructure requirements for that subdivision will be set. The infrastructure requirements for each Tentative Map will substantially conform to the conceptual infrastructure plans laid out in Chapter 3, *Plan Elements*, as determined by the Hearing Officer or Regional Planning Commission, as applicable, after consideration of input from the Department of Public Works, at the time of approval of the Tentative Map. If the applicant's proposed infrastructure does not substantially conform to Chapter 3 of this Specific Plan, no Specific Plan amendment is required, and the Tentative Map application may still be approved if, after consideration of input from the Subdivision Committee, the Hearing Officer or Regional Planning Commission finds that adequate infrastructure has been provided for the proposed development. Appropriate grading is assumed to take place prior to development of the required infrastructure.

Adjustment, Transfer, and Conversion Regulations. The Adjustment, Transfer, and Conversion Regulations set forth in this Specific Plan provide the flexibility



to adapt development phasing to the changes precipitated by a fluctuating economy and regional infrastructure/public facility conditions.

Public Recreational and School Facilities. The development of public parks, trails, and recreation facilities will coincide with the development of individual communities in accordance with the County Local Park Ordinance and agreements between the project applicant and the County's Parks Department. Conceptual locations of parks have been designated in the Land Use Plan, Figure 2-3. These locations are preliminary and will be defined at the time of subdivision map submittal and pursuant to the provisions for transfers of park uses in this Specific Plan.

Development of schools, including temporary facilities if needed, will be determined by the respective school districts in cooperation with the applicant for a development project within the Project Site. Conceptual locations of schools have been identified on the Land Use Plan, Figure 2-3 and on the Conceptual School Plan, Figure 3-31. These locations are preliminary and will be defined at the time of subdivision map submittal, in coordination with the respective school districts, and subject to the transfer and conversion provisions of this Specific Plan.

Other public services will be phased in response to development of each phase and the overall development of the Specific Plan.

4.8 FINANCING AND MAINTENANCE OF IMPROVEMENTS

A facilities financing program is important to the implementation of this Specific Plan. The financing program needs to ensure the timely financing of public streets, utilities, schools, parks, and other necessary capital improvements.

Various options are available for the financing of capital improvements associated with project development and for funding the future operations and maintenance costs of public improvements. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. Some of the possible funding mechanisms for public improvements are listed below:

- Developer-paid impact fees
- Ad valorem real estate taxes paid by property owners in the Project Site
- Assessment District

- Community Facilities District (i.e., Mello-Roos Community Facilities Act of 1982)
- Community Service District
- Facilities Benefit Assessment
- Conventional subdivision financing
- Turn-key construction by project applicants
- Land reservation, offers of dedication, fee dedications and/or easements
- Landscape and Lighting District and other Maintenance Districts
- Per unit utility hook-up charges
- Reimbursement agreements
- State and/or Federal grants and loans (e.g., MTA, Federal Transportation Funds, and various infrastructure financing programs)
- Public Utility District
- Homeowner's Associations
- Transportation Management Association or entity with similar functions
- Tejon Ranch Conservancy (maintenance and management of mitigation lands)

4.9 SPECIFIC PLAN AMENDMENTS

Approval of this specific plan indicates acceptance by the Board of Supervisors of general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the Centennial Specific Plan. It is anticipated that certain modifications to the specific plan text, exhibits, and/or project may be necessary during the development of the project. Any modifications to the specific plan shall occur in accordance with the specific plan amendment process and are required to be reviewed for approval by the Regional Planning Commission and Board of Supervisors. In all cases, specific plan amendments must be found to be in conformance with the objectives and intent of the Centennial Specific Plan.

Amendments may be requested at any time pursuant to Article 8, Chapter 3, Division 1, Title 7 of the Government Code. Depending upon the nature of the proposed specific plan amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), section 15162.

The following sections of the Government Code shall apply to any specific plan amendment:

Section 65453 (a). A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

Section 65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

Section 65455. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

Section 65456 (a). The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs

incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.

Section 65456 (b). Notwithstanding Section 66016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.

Section 65456 (c). Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies, and shall be made available to the general public as follows:

- 1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.
- 2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.

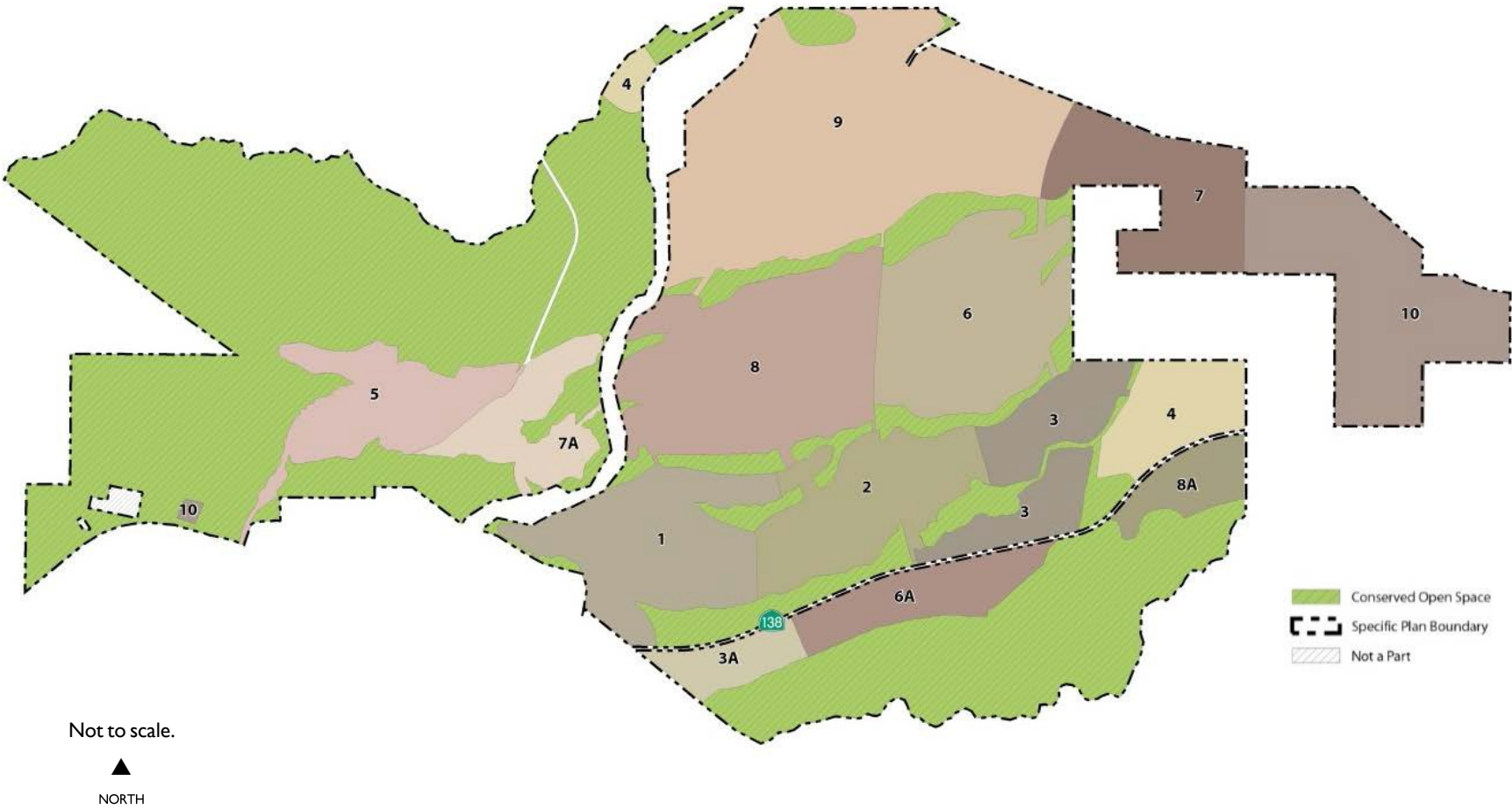
Section 65456 (d). A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.



4.10 SEVERABILITY

If any section, subsection, sentence, clause, phrase, exhibit, figure, attachment, table, or portion of this Specific Plan is found to be invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not invalidate the remaining portions in whole or in part of this Specific Plan.

Figure 4-1 Conceptual Phasing Plan





This page is intentionally left blank.

Appendix 1-A: Definitions



C E N T E N N I A L
at TEJON ✨ RANCH

Glossary

TERM	DEFINITION
Accessory use	Per Section 22.08.010 of Title 22 of the Los Angeles County Code (Zoning Ordinance), a use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. "Appurtenant use" means the same as accessory use.
Advertising, Outdoor	Signs that advertise or direct attention to products or activities that are not provided on the site where the sign is located.
Advisory Agency	The Regional Planning Commission, a Hearing Officer, or the Director may act as the County's "advisory agency" pursuant to California Government Code Section 66415. The Hearing Officer or Director shall exercise all of the duties associated with submission, review and approval of maps and reversions to acreage which are delegated to each of them by this Specific Plan or the Subdivision Ordinance, unless the Regional Planning Commission determines to and itself exercises such duties.
American Public Works Association	The American Public Works Association is an international educational and professional association of public agencies, private sector companies, and individuals dedicated to providing high quality public works goods and services.
Amphitheater-large	A partially enclosed structure used for public functions, seating 200 or more people.
Amphitheater-small	A partially enclosed structure used for public functions, seating 199 or less people.
Animal hospital	A place where animals (no larger than the largest breed of dogs) are given medical and surgical treatment. Boarding of such animals shall be incidental to recuperation and care only.
Appurtenance	Appurtenant means the same as accessory (use) except that appurtenances are typically part of a building and smaller in scale than an accessory use. For example, a free-standing maintenance shed would be an accessory use while an air conditioning unit attached to a structure is considered an appurtenance.
Audubon Cooperative Sanctuary Program (ACSP)	Audubon International is the leading environmental organization to provide comprehensive environmental education and conservation assistance to golf course superintendents and industry professionals through programs that involve environmental planning, wildlife and habitat management, chemical use reduction and safety, water conservation, water quality management, and outreach and education
Back of Curb	A point approximately six inches from the face of the curb measured horizontally. The face of the curb is the vertical portion of a curb that faces the roadway. In the case of a rolled curb, the back of the curb is the point where the concrete curb ends away from the roadway surface. See illustration on p. 2-29.
Bakery, Retail	A business whose principle service is retail sales of baked goods, which may be produced in the same building.
Beer Gardens	As permitted by LA County Code, an outdoor area designated for the consumption of food and beer, different from typical outdoor cafe seating in that it is in a garden-like setting.
BMP	Best Management Practice. Preferred practices in the design and function of the built environment intended to reduce the impact(s) of development.

Glossary

TERM	DEFINITION
Building Height, maximum	The vertical distance measured from the average elevation of the finished grade at the front of the building or parking structure to the highest point of the structure, exclusive of any allowed projections pursuant to this Specific Plan. Where this measurement results in the calculation of some portion of an additional story, the maximum number of stories identified in the Development Standards for the applicable land use category shall apply.
Business Park (BP)	One of the Commercial/Employment land use designations, as described in Chapter 2, <i>Land Use Plan and Development Standards</i> .
CAL Green or CAL Green Code	California Code of Regulations, Title 24, Part 11, California Green Building Standards Code.
CAL Green Tier 1	Refers to the green building measures necessary to meet the threshold of "CALGreen Tier 1" pursuant to California Code of Regulations, Title 24, Part 11, California Green Building Standards Code.
Car washes, self-service and full-service	A business whose principal service is the cleaning of automobiles for the public, including automatic, self-serve machine wash facilities and/or an attendant hand wash area.
Centennial Green Development Program	The Centennial Green Development Program attached as Appendix 2-A to this Specific Plan.
CEQA	California Environmental Quality Act, codified at California Public Resources Code Section 21000 et seq.
Circulation Plan	The Circulation Plan shown in Figure 3-2 of this Specific Plan.
Cocktail lounge	An establishment serving alcohol for consumption on premise with a maximum occupancy of less than 200 people.
Collaborative for High Performance Schools (CHPS)	The Collaborative for High Performance Schools is a 501 (c)(3) non-profit organization committed to environmentally sound design of high performance schools by facilitating environments that are not only energy efficient, but healthy, comfortable, well-lit schools that contain the amenities needed for a quality education.
Collector	A public road as described in the Mobility Plan, Chapter 3, <i>Plan Elements</i> , of this Specific Plan.
Commercial (C)	One of the Commercial/Employment land use designations, as described in Chapter 2, <i>Land Use Plan and Development Standards</i> .
Community Center	A facility which includes amenities such as recreation centers, both public and private, that serve the educational, social and/or recreation needs of residents of Centennial.
Conceptual Grading Plan	The Conceptual Grading Plan described in Chapter 3, <i>Plan Elements</i> , of this Specific Plan.
Conceptual Phasing Plan	The Conceptual Phasing Plan shown on Figure 4-1 of this Specific Plan.
County	The County of Los Angeles.

Glossary

TERM	DEFINITION
County Code	The Los Angeles County Code.
County Local Park Ordinance	Sections 21.24.340 and 21.24.350 of the Subdivision Ordinance.
CUP or Conditional Use Permit	Means a Conditional Use Permit as described in this Specific Plan and, when applicable, the Zoning Ordinance.
Design Guidelines	The design guidelines are architectural criteria and standards prepared by the Project Applicant and submitted to the Director of the Department of Regional Planning for approval pursuant to the Design Principles appendix of this Specific Plan. The design guidelines applicable to residential units will be adopted by one or more master homeowners association(s) formed by the Project Applicant. The design guidelines applicable to commercial property will be adopted by one or more commercial property owners associations or, at the request of the applicant, as otherwise approved by the Director of the Department of Regional Planning.
Development Standards	The development standards established by this Specific Plan and, to the extent not inconsistent therewith, Title 22 of the Los Angeles County Code.
Director	The Director of the Department of Regional Planning of the County of Los Angeles, unless otherwise specified.
Discretionary Substantial Conformance Review	The process described in Chapter 4 of this Specific Plan that may result in the issuance of a Discretionary Substantial Conformance Review Permit.
DOT/NHTSA	Department of Transportation/National Highway Traffic Safety Administration.
Drainage Chimney	A BMP that may be utilized at the edge of a parking lot to allow runoff to percolate into the soil, allow water to reach the roots of adjacent trees, decrease site runoff and increase water quality.
DWR	The State of California Department of Water Resources.
EIR	An Environmental Impact Report certified by the applicable County decision-making body in accordance with CEQA, this Specific Plan and the County Code.
Electronic Message Center	A variable-message sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs, or other technology.
Energy Star	Energy Star is a government sponsored energy efficiency and certification program that offers businesses and consumers energy efficient solutions helping to save money while protecting the environment for future generations.
Exhibit A	An exhibit (i.e., site plan) included with a conditional use permit pursuant to the Los Angeles County Code.
Exhibit Map	A depiction of the location and dimensions of all structures, buildings, building setbacks, parking and the vehicular and pedestrian access to proposed buildings and parking.

Glossary

TERM	DEFINITION
FAR	Floor-Area-Ratio. The numerical value obtained through dividing the above ground gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land.
Final Map	A final map filed for record in the office of the County recorder pursuant to California Government Code Section 66429.
Flag Lot	A parcel of land that lies at the end of a long driveway, often not visible from a road and generally out of view due to buildings on nearby lots.
GHG	Greenhouse gas as defined in California Health and Safety Code Section 38505(g).
Golf car(t)	An electric powered motor vehicle having not less than three wheels in contact with the ground and an unladen weight of less than 1,300 pounds which is designed to be and is operated at not more than 15 miles per hour and is designed to carry golf equipment and not more than two persons, including the driver. These may be retrofitted to meet the safety standards required for use outside of golf oriented neighborhoods areas.
Green Building Standards Code	Title 31 of the Los Angeles County Code and Chapter 12.84.440, Low Impact Development Standards, of Title 12 of the Los Angeles County Code.
Greenways	Multipurpose areas as described in Chapter 3, <i>Plan Elements</i> , of this Specific Plan.
Gross acreage	Total number of acres in an area including graded slopes and roads.
Hearing Officer	The person designated by the County pursuant to Section 21.08.075 of the Subdivision Ordinance (with respect to consideration of subdivision maps pursuant to this Specific Plan or the Subdivision Ordinance) or Section 22.60.010 and 22.60.020 of the Zoning Ordinance (with respect to matters governed by the Zoning Ordinance).
Helipad	Clearly marked hard surface for helicopter landing that is typically constructed out of concrete and marked with a circle and/or a letter "H", so as to be visible from the air. A helipad usually does not have fuel and service facilities for aircraft but parking a single helicopter is allowed. Commonly placed on the roof of hospitals for emergency air lift.
Helispot	An improved landing site utilized on a recurring basis for the purposes of transporting personnel and/or cargo to or from the site.
High Density Residential (HDR)	One of the residential land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
Hillside Management Area (HMA)	A Los Angeles County General Plan designation for areas of greater than 25% slope.
HOA	A nonprofit corporation or unincorporated association created for the purpose of managing a "common interest development" as defined in Section 1351 of the California Civil Code.
Home Delivery Service	A business whose primary service is the compilation, organization, and/or transportation of goods for individual home deliveries.

Glossary

TERM	DEFINITION
Homeless/Emergency Shelter	As defined in California Health and Safety Code Section 50801 (e), as may be amended by future state law: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.
Industrial Collector	A public road as described in the Mobility Plan of Chapter 3, <i>Plan Elements</i> , of this Specific Plan.
Information Center, Home Finding	Temporary or permanent structure, free standing or attached, devoted to the dissemination of information about the community including sales information on housing, commercial and business uses.
Institutional/Civic (I/C)	One of the Utility/Institutional land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
Intensity, Maximum	The Maximum FAR allowed for the given use.
Intensity, Minimum/ Planned	The Minimum/Planned Intensity is an established FAR that Village Commercial areas must at least obtain.
Intensity, Probable/ Planned	The Probable/Planned Intensity is the assumed FAR that will be achieved on average within a particular designation. A particular site may go above or below the Probable/Planned Intensity, but a project may not go above the Maximum Intensity.
Internal Slopes	Engineered slope banks within a planning area.
Invasive exotic species	Plants from other countries or regions which can spread very aggressively and out-compete native species and usually offer no ecological or habitat value.
Land Use Plan	The Land Use Plan described in Chapter 2, <i>Land Use and Development Standards</i> , of this Specific Plan.
Land Use Statistical Tracking Form	The form used by the County to track adjustments, transfers and conversions of land use designations pursuant to Chapter 4 of this Specific Plan.
LEED (Leadership in Energy and Environmental Design)	The national level leader of consensus driven guidelines setting a framework and measuring system for the development and certification of environmentally sensitive and resource efficient commercial buildings and development practices.
Local	A public road as described in the Mobility Plan in Chapter 3, <i>Plan Elements</i> , of this Specific Plan.
Lot Area, minimum net	The area of a lot or parcel of land exclusive of streets, highways, alleys, or other public sites or facilities proposed within a development project or other public or private easements where the owner does not have the right to use the entire surface of the land.
Lot Width, average	The sum of the length of the front and rear lot line divided by two. In the case of irregularly shaped lots having four or more sides, "average lot width" is the sum of the length of two lines, drawn perpendicular to one side line at the widest and narrowest portions of the lot, divided by two. In the case of flag lots, average lot width shall be determined in the same manner as for irregularly shaped lots but the flag portion of the lot may be excluded when determining the narrowest point of the lot.

Glossary

TERM	DEFINITION
Lot Width, minimum	The minimum horizontal distance between the side lot lines, measured at the front property line.
Lot, Flag	A lot with access provided to the bulk of the lot by means of a narrow corridor.
Low Density Residential (LDR)	One of the Residential land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
LSV (Low-Speed Vehicle)	Any four-wheeled electric vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour (mph), has a 17-digit vehicle identification number, and a gross vehicle weight of less than 3,000 pounds. This group includes NEVS* and speed-modified golf cars whose top speed is greater than 20 mph, but not greater than 25 mph.
Maintenance Entity	A company regulated by the California Public Utilities Commission (CPUC), a Community Services District (CSD), or other agency approved by the County, that will own, operate and maintain the water, sewer, recycled water and storm drain facilities (including the water quality treatment and hydro modification control facilities) within the Project site.
Major Highway	A public road as described in the Mobility Plan of Chapter 3, <i>Plan Elements</i> , of this Specific Plan.
Master HOA	An "association" (as defined by Section 1351 of the Civil Code) with jurisdiction over one or more communities within Centennial.
Master Plan of Highways	The Los Angeles County Master Plan of Highways, as reflected in the County's General Plan.
Medium Density Residential (MDR)	One of the residential land use designations, as described Chapter 2, <i>Land Use and Development Standards</i> .
Micro-brewery	Small-scale brewery operation that typically is dedicated solely to the production of specialty beers; some may have a restaurant or pub on site.
Ministerial Substantial Conformance Review	The process described in Chapter 4 of this Specific Plan that may result in the issuance of a Ministerial Substantial Conformance Review permit.
Mixed Use Overlay (MU)	One of the Commercial/Employment land use designations that also provides flexibility by allowing for a mix of both non-residential and residential uses, as described in Chapter 2, <i>Land Use and Development Standards</i> .
MTA	Metropolitan Transit Authority.
Neighborhood	A district or area with distinctive characteristics identified by a border and/or land use type or style of housing.
Net Land Use	The area available for development of land uses. The area remaining for development after the area dedicated for major roads (collector size and larger) and internal or transition slopes have been excluded. Local roads (with access driveways) are included in the net land use calculation.

Glossary

TERM	DEFINITION
NEV (Neighborhood Electric Vehicle)	Any four-wheeled electric vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour (mph), has a 17-digit vehicle identification number, and a gross vehicle weight of less than 3,000 pounds.
NRPA	National Recreation and Park Association.
Open Space (OS)	Land use designation that encompasses lands that will remain in a natural condition, whether preserved and/or enhanced, including significant drainages, sensitive habitat areas, and steep slopes. This designation includes sub-designations as described in Chapter 2, <i>Land Use and Development Standards</i> .
Outdoor dining	Any restaurant, or other eating establishment, including food take-out, where food or beverages are served, on private property, and where there is not a roof and walls on all sides.
Parcel Map	A parcel map that may be filed for record in the office of the County recorder pursuant to California Government Code Section 66429 and the applicable provisions of the County's Subdivision Ordinance.
Park Overlay	One of the School, Recreation, and Park land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
Parks	Generic term referring to private and/or public parks.
Patio home	Small lot Single Family Detached homes that are characterized by narrow, deep lots with a side patio and entrance that may encroach into the side yard setback zone of the adjacent structure. One side of the structure may also be placed on the lot line (zero lot line).
Ped-shed	A defined area in which pedestrians are an equal distance from a given point, also known as a walk circle. At Centennial this distance is usually defined as a 1/4-mile radius circle drawn from the village core areas, a commonly accepted indicator of walkability.
Pocket Park	Small park, less than one acre in size that may contain but are not limited to community gardens, tot lot playground, picnic area, or overview benches. These parks will be identified at the track map level of development and are not included in the total acreage for parks.
Private Park	Real property owned and maintained by a private individual or entity and that is open to the general public or local residents for recreation or other park purposes.
Project	The totality of the development proposed by this Specific Plan.
Project Site	The geographical area described in Chapter 1, <i>Introduction</i> , of this Specific Plan.
Public Park	Real property owned or maintained by the County that is designated by the County as a public park.
Recreation/Entertainment Overlay (R/E)	One of the School, Recreation, and Park land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .

Glossary

TERM	DEFINITION
Recreation Plan	Refers to the Parks and Recreation Plan as described in Chapter 3, <i>Plan Elements</i> of the Specific Plan.
Regional Planning Commission	The regional planning commission of the County of Los Angeles as defined in Chapter 2.108 of the County Code.
School District	The applicable public school district(s) with jurisdiction over the Project.
School Overlay	One of the School, Recreation, and Park land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
Sclerophyte	A group of plants that have a waxy leaf surface in order to retain water, commonly found on south facing slopes, used in this case to describe species such as Quercus (Oak), Arcostaphylos (Manzanita), Yucca, Juniperus (Juniper) and Adenostoma (Chamise).
Accessory Dwelling Unit	An additional dwelling unit accessory to a primary dwelling unit, sometimes called a granny flat, located on the same lot as a residence that does not require subdivision. It may have kitchen facilities and be rented without age restrictions, but not sold.
Secondary Highway	A public road as described in Chapter 3, <i>Plan Elements</i> , of this Specific Plan.
Setback, Minimum Front Yard	A minimum building setback creating a front yard extending the full width of the lot from the front lot line or planned street width line, unoccupied and unobstructed by buildings, except for the encroachments permitted by this Specific Plan. The front yard setback is measured from the future street right of way line or lot line.
Setback, Minimum Interior Side Yard	A minimum building setback creating a side yard extending the full width of the lot from the side lot line, unoccupied and unobstructed by buildings, except for the encroachments permitted by this Specific Plan.
Setback, Minimum Rear Yard	A minimum building setback creating rear yard extending the full width of the lot from the rear lot line of planned street width line, unoccupied and unobstructed by buildings, except for the encroachments permitted by this Specific Plan.
Site Coverage, Maximum	The area of a lot or parcel covered by buildings including eaves, covered patios or similar features, and parking structures; but excluding ground level parking lots, landscaping, sheds less than 120 sq. ft., and open recreation facilities.
Smart Growth	A movement towards growth that is economically sound, environmentally friendly, and supportive of community livability with the goal of enhancing quality of life.
Solar Access	Availability to receive sunlight generally between the hours of 9 a.m. and 3 p.m.
Solar Orientation	An orientation that allows for maximum solar access, in this case within 35 degrees counterclockwise of east-west.
Solar System, active	A system that uses mechanical devices and an external energy source, in addition to solar energy, to collect, store, and distribute thermal energy.

Glossary

TERM	DEFINITION
Solar System, passive	A system that utilizes the structural elements of a building, and is not augmented by mechanical components, to provide for collection, storage, and distribution of solar energy for heating and cooling.
Southern California Association of Governments (SCAG)	The largest of councils of government in the United States that functions as the Metropolitan Planning Organization for the following six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated Metropolitan Planning Organization, the Association of Governments is mandated by the federal government to research and draw up plans for transportation, growth management hazardous waste management, and air quality.
Specific Plan	The Centennial Specific Plan establishes the planning concept, design and development guidelines, as well as administrative procedures necessary to achieve orderly and compatible development of the project area. It is also intended to be consistent with and carry out the goals, objectives, and policies of the LA County General Plan and the Antelope Valley Area Plan.
Stealth	The quality or characteristic of being covert, seamless, or invisible.
Subdivision Committee	The committee established by Chapter 21.12 of the Subdivision Ordinance.
Subdivision Map Act	Division 2 of Title 7 of the California Government Code.
Subdivision Ordinance	Title 21 of the Los Angeles County Code.
Supportive Housing	<p>As defined in California Government Code 65582(h), as may be amended by future state law: Housing: (a) with no limit on length of stay; (b) that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by the following target population (as defined in subdivision (g) of Government Code Section 65582):</p> <p>A. Adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions and may, among other populations, include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people; or</p> <p>B. Individuals eligible for services provided B. Individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code), who include individuals with a disability that originated before the individual was eighteen (18) years old, but not including handicapping conditions that are solely physical in nature.</p> <p>Supportive housing shall be considered a residential use of property, and may be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>
Tasting Room	An area of a winery or brewery that is designated to provide consumers with samples of wine or beer.
Temporary Use	A use established for a specified period of time, with the intent to discontinue the use at the end of that period of time.
Tentative Map	Includes a "tentative map" as defined by California Government Code Section 66424.5(a), a "vesting tentative map" as defined by California Government Code Section 66424.5(6), a tentative tract map, tentative parcel map, a vesting tentative tract map, a vesting tentative parcel map, or any other tentative map for a major land division, minor land division, or other land division pursuant to the County's Subdivision Ordinance.

Glossary

TERM	DEFINITION
Transitional Housing	As defined in California Government Code 65582(h), as may be amended by future state law: Housing configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from beginning of assistance. Transitional housing shall be considered a residential use of property, and may be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
Transitional Slopes	Areas where a transition, typically slope areas, from natural open space or major greenways to a planning area occurs.
Utility (U)	One of the Utility/Institutional land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
Very High Density Residential (VHDR)	One of the Residential land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
Very Low Density Residential (VLDR)	One of the Residential land use designations, as described in Chapter 2, <i>Land Use and Development Standards</i> .
Village(s)	The nine designated communities identified in this Specific Plan.
Wastewater treatment, mechanical	Primary and secondary treatment plants using mechanical/chemical treatment processes.
Winery	An establishment that sells wine to distributors or consumers for consumption off the premises or for consumption on the premises in a bona fide eating place or area designated for wine tastings.
Xeriscape	Landscaping which requires only a small amount of water to survive.
Yard Side Adjacent to Public Street	A minimum building setback on a corner lot creating a side yard extending the full width of the lot from the side lot line or planned street width line, unoccupied and unobstructed by buildings, except for the encroachments permitted by this Specific Plan.
Zero Lot Line	One side of the building footprint is congruent with the lot line on one side of the lot.
Zoning Ordinance	Title 22 of the Los Angeles County Municipal Code.



This page is intentionally left blank.

Appendix 1-B: Hillside Design Guidelines



C E N T E N N I A L
at TEJON ✨ RANCH

1-B HILLSIDE DESIGN GUIDELINES

0.1 INTRODUCTION

The hillside design guidelines in this appendix support the grading plan and goals provided in Chapter 3 of the Centennial Specific Plan and should be used when pursuing approval of a conceptual grading plan, site plan, subdivision or tentative map for development in the project area. The following set of guidelines provides 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.

0.1.1 Guidelines

- I. Locate at least 50 percent of the development footprint on the flattest portions of the site (i.e., those areas having slopes of less than 25 percent) when that area does not contain rare, sensitive, or State or federally listed threatened or endangered species.
- II. For new land divisions, utilize a variety of small, medium, and large lot sizes (such as 5,000, 10,000, and 20,000 square feet) in such a manner that it will produce different building layouts and sizes.
- III. Utilize at least 25 percent of the overall project's disturbed (improved) open space for recreational purposes.
- IV. Provide private (connector) trails or pedestrian paseos that link together all of the project's parkland (one acre or larger) and connect to any onsite or offsite public trails.
- V. Locate visually intrusive structures (such as water tanks) so that they are hidden from public view, placing them behind hills, buildings, landscaping, existing trees or other more appropriate and attractive screening objects.
- VI. Utilize undulating banks for graded slopes to maintain the natural pattern of the topography to the greatest extent feasible.
- VII. Use attractive designs and materials that are compatible with, or that enhance, community character for any walls or fencing used to enclose public facilities (such as debris and retention basins), especially when such facilities are in highly-visible locations and/or are designed as "multi-purpose" site features. (Note. Safety and security shall be maintained for the facilities when using a more attractive wall or fence design.)
- VIII. Design drainage facilities as multi-purpose site features that are attractively landscaped, conserve water, improve water quality, and provide opportunity for recreational activity. (Note. These features may be counted towards required open space acreage, as improved open space, if designed to the County's satisfaction. Such features should be located in areas already designated for improvement such as park sites, roadsides, or previously-graded flat areas.)
- IX. Provide at least two points of paved roadway access to a County highway (major or secondary) for any project (or portion of development) greater than 50 dwelling units and 10 acres in size. (Note: This practice should only be considered when the second road connection will not require a substantial amount of additional grading, special consideration may be given when connecting to an adjacent community or providing access to community services such as schools and parks.)

-
- X. Use undulating patterns and varying grades for roadway segments exceeding 1,000 feet in length.
 - XVII. Retain and incorporate 50 percent or more of existing on-site trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan.
 - XI. Provide unpaved trail or paved pedestrian path thru-connections (e.g., pedestrian paseos) for cul-de-sacs¹. (Note: Fee-dedicated strips are recommended instead of easements on private lots.)
 - XVIII. Landscape all graded slopes and improved open spaces in an attractive manner that accomplishes at least two or more of the following beyond a State or County-required minimum (whichever is more restrictive):

 - a. restores habitat;
 - b. conserves water or improves water quality;
 - c. provides shade for pedestrians and bicyclists;
 - d. enhances slope stability (must landscape all slopes \geq 5 feet high);
 - XII. Use bridge design techniques that are attractive, maximize the preservation of natural watercourses, and allow easy wildlife migration beneath the bridge (minimum six feet of vertical and horizontal clearance recommended).
 - XIX. Use a wide variety of local and non-invasive plant species within the project's improved open space areas, matching or exceeding the variety found onsite and listed in the project's plant surveys and biota reports. (e) Increases fire protection; and (l) provides recreational opportunities.
 - XIII. Use a variety of house, garage, and other building placements that better responds to the hillside terrain and creates a more interesting and attractive streetscape.
 - XX. Vary the height, placement, and color of appropriate landscaping materials throughout the site.
 - XIV. Use a wider variety of architectural treatments and materials for the facades and exteriors of buildings that are located in highly-visible areas on the site. (such as main entryways, higher elevations, and isolated lots or building pads that can be seen from public view).
 - XV. Utilize architectural design techniques to screen rooftop mechanical equipment from public roadway view.
 - XVI. Limit all signs so that they project upward no higher than the roofline of the building (or nearest adjacent building), and do not disrupt sightlines to the horizon.

¹ Some situations may require an exception i.e. 50 percent or greater slopes, title/ownership limitations, etc.



This page is intentionally left blank.

Appendix 1-C: Subdivision Map Notes



C E N T E N N I A L
at TEJON  RANCH



1-C SUBDIVISION MAP NOTES

0.1 GENERAL NOTES

1. GRADE ELEVATIONS SHOWN ON THE [INSERT MAP TYPE] AS PAD GRADES, CONTOURS OR SPOT GRADES ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY ± 5 FEET. ELEVATION CHANGES MAY BE GREATER THAN ± 5 FEET BUT ONLY IF APPROVED BY DPW AND DRP AND THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SPECIFIC PLAN AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED TENTATIVE MAP IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.
2. MINOR GRADING CHANGES (ADJUSTMENTS MADE DUE TO ELEVATION CHANGES OF ± 5 FEET) MAY BE MADE DURING THE COURSE OF FINAL ENGINEERING DESIGN WITHOUT THE NEED FOR AN AMENDED TENTATIVE MAP PURSUANT TO SECTION 4.5.1.1.6 OF THE SPECIFIC PLAN OR REVISED TENTATIVE MAP PURSUANT TO SECTION 4.5.3.3 OF THE SPECIFIC PLAN WITH APPROVAL BY DPW AND DRP, SO LONG AS SUCH GRADING CHANGES OCCUR WITHIN THE GRADING IMPACT BOUNDARY. FOR THIS PURPOSE, "GRADING IMPACT BOUNDARY" MEANS 50 FEET BEYOND THE GRADING LIMIT LINE OR FUEL MODIFICATION ZONE IDENTIFIED IN THE TENTATIVE MAP, WHICHEVER IS GREATER.
3. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW. ADDITIONAL OPEN SPACE LOTS MAY BE CREATED IF NEEDED TO FACILITATE TRANSFER OF LAND OR MAINTENANCE RESPONSIBILITIES. NO ADDITIONAL LOTS FOR DEVELOPMENT MAY BE CREATED UNLESS SUCH NEW LOTS ARE TRANSFERRED INTO THE SUBDIVISION PURSUANT TO CHAPTER 4 OF THE SPECIFIC PLAN. ANY ADJUSTMENTS OR ADDITIONAL RESIDENTIAL DENSITY OR NON-RESIDENTIAL BUILDING INTENSITY SHALL BE CONSISTENT WITH THE INTENT OF THE SPECIFIC PLAN, THE SUBDIVISION MAP ACT AND THE APPLICABLE PROVISIONS OF THE COUNTY CODE.
4. PERMISSION IS REQUESTED FOR UNIT PHASING.
5. PERMISSION IS REQUESTED TO COMBINE LOTS.
6. PERMISSION IS REQUESTED TO CREATE ADDITIONAL LOTS FOR PUBLIC FACILITIES OR UTILITY PURPOSES TO THE SATISFACTION OF THE COUNTY.
7. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., TRAILS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE AND/OR LANDSCAPE LOTS.
9. PRIVATE DRIVEWAYS WILL BE DEDICATED AS LOTS OR EASEMENTS.
10. (IF DEPICTED ON THE TENTATIVE MAP): LOCATION AND ALIGNMENT OF REGIONAL TRAIL (SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF PARKS AND RECREATION) AND OTHER TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
11. PERMISSION IS REQUESTED TO ALLOW APARTMENTS AND CONDOMINIUM LOTS TO BE INTERCHANGABLE PRIOR TO FINAL MAP RECORDATION PROVIDED REQUIRED PARKING AND OTHER APPLICABLE STANDARDS ARE SATISFIED.
12. PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL LOTS TO BE INTERCHANGABLE PROVIDED REQUIRED PARKING IS SATISFIED.
13. GRADING PLANS SHALL NOT BE SUBMITTED UNTIL APPROVAL OF DRAINAGE CONCEPT AND/OR HYDROLOGY HAS BEEN OBTAINED, OR ARRANGEMENTS ARE MADE WITH DPW TO SUBMIT GRADING PLANS AFTER SUBMITTAL OF THE DRAINAGE CONCEPT REPORT BUT PRIOR TO APPROVAL OF THE DRAINAGE CONCEPT REPORT.

14. GRADING OF THE [INSERT MAP NUMBER] MAY BE DONE IN GRADING PHASES, INCLUDING ADJOINING LAND WITHIN THE SPECIFIC PLAN BOUNDARY, OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN [INSERT MAP NUMBER] AND ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT GRADING PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY, OR EVEN EXTEND INTO [INSERT NEIGHBORING MAP NUMBER] IN ORDER TO ACHIEVE A PHASED GRADING BALANCE. AN INTERIM HYDROLOGY REPORT WILL BE PREPARED FOR EACH PHASED GRADING AREA AND REQUIRED DRAINAGE DEVICES WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
15. (IF FAULT ZONE IS WITHIN BOUNDARY OF THE TENTATIVE MAP): FAULT ZONE SHOWN ON [INSERT TYPE OF MAP] REPRESENTS MAXIMUM EXTENT OF FAULT LINE SETBACK.
16. SINGLE FAMILY LOTS MAY BE SUBSTITUTED FOR ALLEY LOADED LOTS AS LONG AS THE NUMBER OF UNITS REMAINS THE SAME. CHANGE IN LOT TYPE MUST BE PROCESSED AS AN AMENDED TENTATIVE MAP PRIOR TO FINAL MAP RECORDATION.
17. PERMISSION IS REQUESTED TO RECORD RECIPROCAL EASEMENT FOR ACCESS AND/OR SHARED PARKING. EASEMENTS TO BE RECORDED WITH FINAL MAP OR BY SEPARATE INSTRUMENTS PRIOR TO ISSUANCE OF BUILDING PERMIT, SUBJECT TO THE DISCRETION OF THE COUNTY.

0.2 DRAINAGE CONCEPT NOTES

1. LOCATION AND SIZE OF WATER QUALITY AND INFILTRATION BASINS ARE APPROXIMATE. SIZES ARE DEPENDENT ON THE AMOUNT OF WATER QUALITY FILTRATION PROVIDED IN UPSTREAM PROJECTS.
2. DEPENDING ON BASIN SIZE, DURING FINAL DESIGN, ANY EXCESS AREA NOT WITHIN EASEMENTS OR LOTS CAN BE INCORPORATED INTO ADJACENT LOTS AND THEIR LAND USE.



This page is intentionally left blank.

Appendix 2-A: Green Development Program



C E N T E N N I A L
at TEJON ✨ RANCH

2-A GREEN DEVELOPMENT PROGRAM

0.1 OVERVIEW


This Green Development Program requires all development within the Specific Plan to incorporate environmentally sustainable development practices in the design and construction of the Project. Environmentally sustainable practices are intended to: conserve water, energy and natural resources, reduce and divert waste from landfills, and promote a healthier environment. Since all development within the new Centennial community is required to comply with increasingly-stringent and innovative laws and regulations designed to conserve natural resources (such as water and preserved open space areas), and reduce greenhouse gas emissions and other pollutants, the Project presents the opportunity to create an innovative and environmentally sustainable community development from the beginning, and to incorporate green infrastructure measures throughout the community and in each of the villages. All buildings within the Specific Plan will comply with state, regional, and local laws applicable to their design and construction including, without limitation, Pavley Motor Vehicle Standards (AB 1493); Low Carbon Fuel Standard (California Code of Regulations, Title 17, Division 3, Chapter 1, Subchapter 10, Article 4, Subarticle 7, Section 95480 et seq.); Title 24 (part 6 [Energy Code] and part 11 [CALGreen Code]) of the California Code of Regulations; Renewable Portfolio Standard (SB X1 2 and SB 350); Natural Gas Cooking Stoves and Fireplaces (SCAQMD Rule 445); Solid Waste Diversion (AB 939, AB 341, AB 1826, SB 1383); statewide reduction in potable urban water usage of 25 percent relative to water use in 2013 (Executive Order B-29-15); Model Water Efficient Landscape Ordinance (MWELO) (California Code of Regulations, Title 23, Division 2, Chapter 2.7); California Water Code (California Code of Regulations, Division 6, Part 2.10, Sections 10910–10915); EPA and NHTSA GHG and CAFE standards for passenger cars, light-duty trucks, and medium-duty passenger vehicles (75 FR 25324–25728 and 77 FR 62624–63200) and for medium- and heavy-duty vehicles (76 FR 57106–57513); Cap-and-Trade Program for Electricity, Stationary Sources, and Fuels (California Code of Regulations, Title 17, Division 3, Chapter 1, Subchapter 10, Article 5, Section 95801 et seq.); Advanced Clean Cars Program (California Code of Regulations, Title 13, Division 3, Chapter 1, Articles 1, 2, 6 (parts), Chapter 2, Articles 1, 2.1, 2.3, 2.4 (parts), Chapter 4.4 (parts), Chapter 8 (parts); Under Inflated Vehicle Tires (California Code of Regulations, Title 17, Division 3,

Chapter 1, Subchapter 10, Article 4, Subarticle 8, Section 95550 et seq.); Heavy-Duty Vehicle Greenhouse Gas Emission Reduction Regulation (California Code of Regulations, Title 17, Division 3, Chapter 1, Subchapter 10, Article 4, Subarticle 1, Section 95300 et seq.); Management of High Global Warming Potential Refrigerants for Stationary Sources (California Code of Regulations, Title 17, Division 3, Chapter 1, Subchapter 10, Article 4, Subarticle 5.1, Section 95380 et seq.); Small Containers of Automotive Refrigerant (California Code of Regulations, Title 17, Division 3, Chapter 1, Subchapter 10, Article 4, Subarticle 5, Section 95360 et seq.); High-Global Warming Potential Greenhouse Gases in Consumer Products (California Code of Regulations, Title 17, Division 3, Chapter 1, Subchapter 8.5, Article 2); Los Angeles Tree Planting Ordinance (Los Angeles County Code, Title 31); Los Angeles Green Building Standards Code (Los Angeles County Code, Title 31, Chapter 1, Sections 100 et seq.); and Los Angeles County Community Climate Action Plan.

Centennial's Green Development Program encourages environmentally sustainable development in two additional ways:

- First, in addition to satisfying all mandatory measures of the CALGreen Code, all residential and non-residential development within the Specific Plan shall be required to satisfy the required measures necessary to achieve 2016 CALGreen Tier 1.
- Second, this Green Development Program includes additional measures for Centennial that exceed applicable state, regional and local requirements, including but not limited to exceeding 2016 CALGreen Tier 1.

With this approach, development within the Specific Plan will meet and exceed the standards of 2016 CALGreen Tier 1 as well as the requirements of the County's Green Building Ordinances.

 Elements of the Green Development Program are incorporated into the text of the Specific Plan and can be identified by the Green Development Program icon.

If the County adopts new or additional County-wide regulations applicable to environmentally sustainable community development after the adoption of this Specific Plan, then such new or additional regulations shall apply, subject to the right of an applicant to demonstrate the functional equivalency of this Green Development Program's required measures or suggested additional measures pursuant to the procedures set forth in Chapter 4, *Administration and Implementation*, of the Specific Plan. In addition, as industry continues to innovate in "green building" and "sustainable communities" means and methods, the Project applicant will have the opportunity to present new or improved technologies that achieve functionally equivalent outcomes of the program's required measures or additional measures, or otherwise help attain the applicable Green Development Program standard for review and approval by the Director of the appropriate County department(s). In some cases, the program anticipates the flexibility desired for new innovations, as requirements are described in general terms to allow for the incorporation of new technologies as they are developed. Minor changes to the Green Development Program that reflect improvements in the program or incorporation of new standards or technologies will not require a Specific Plan amendment. Revised laws and regulations, such as more stringent energy and water conservation standards, are also anticipated to be adopted over the buildout period for the Specific Plan. The flexibility to address revised technologies and innovative practices, as well as evolving legal mandates, makes implementation measure flexibility integral to Centennial's Green Development Program.

Sustainable and resiliency features will be incorporated in the design from the earliest stages to provide benefits for builders, future occupants, and the community. Many sustainable design principles have no or minimal cost impacts if incorporated early. Any total costs can frequently be offset through long-term operations and maintenance savings, and may also result in reductions of some construction costs. For example, passive solar design, effective daylighting, and energy efficient building construction can reduce heating, ventilation and air conditioning (HVAC) system size requirements and lower utility bills. Reduced energy consumption costs may also increase a homebuyer's ability to afford a better home loan, with increased disposable income for the home purchase. Federal, state and industry stakeholders are advancing methods and means to recognize and quantify the enhanced value and affordability of advanced green development and green buildings. Energy efficient housing is more affordable to own and occupy when recurring energy consumption costs are lower.

0.2 HOW THE PROGRAM WORKS

This Green Development Program requires the master developer and participants in each phase of the development of the Specific Plan to comply with and implement the measures set forth in Table 2-A-1, *Centennial Green Development Program Measures*.

Initially, the master developer and others responsible for land planning, as well as grading and constructing the backbone public and private infrastructure will be responsible for implementing the applicable provisions of the Green Development Program in the tentative tract and site planning process, as well as in the "horizontal" construction phase. The "horizontal" phase generally includes (i) rough grading, (ii) construction of roads, and (iii) installation of public infrastructure such as potable water, wastewater, recycled water and stormwater systems and dry utilities. The requirements during these planning and horizontal infrastructure phases will be assured through conditions of approval prepared at the time of tentative tract map and site plan approvals, and for other applicable infrastructure permit approvals.

Next, builder/developers constructing residential and nonresidential buildings will be responsible for achieving the Green Development Program standards applicable to the "vertical" construction phase of development. The "vertical" construction phase of development typically includes (i) finish grading, (ii) construction of residential and nonresidential buildings, (iii) development of parking facilities, trash and recycling enclosures, and landscaping adjoining the residential and nonresidential buildings. The requirements at the vertical construction phase will be assured through verification mechanisms at the time of building permit or site plan review, and with occupancy approvals. It is also at the vertical construction phase that compliance with CALGreen's 2016 Tier 1 requirements will be verified.

Finally, for nonresidential buildings, compliance with Centennial's Green Development Program will be assured through verification mechanisms at the time such buildings are sold.

The focus of this Green Development Program is on new construction. On-going compliance for public infrastructure will be the responsibility of the entity that owns and operates that infrastructure, and ongoing compliance for common areas and other programs and amenities will be the responsibility of the Master

Homeowner Association or Commercial Property Owner Associations (collectively, Owners' Associations or "OAs") responsible for those areas and programs pursuant to applicable Conditions, Covenants and Restrictions (CC&Rs), and individual homeowner and commercial property owner compliance will be required by the OA and CC&Rs as well utility-based monitoring and rate programs designed to assure compliance with maximum allowable water use (MAWA) and similar Green Development Program metrics applicable to single lots and parcels..

To satisfy the requirements of Centennial's Green Development Program, applicants during each stage of the development process must: (i) comply with applicable mandatory measures of CALGreen, (ii) implement the applicable required and elective measures necessary to achieve the 2016 CALGreen Tier 1 designation, and (iii) satisfy the additional Green Development Program standards in Table 2-A-1 that go beyond 2016 CALGreen, CALGreen's Tier 1. Applicants must also comply with the County's Green Building Ordinances.

Participation in the Centennial Green Development Program is mandatory for applicants seeking to develop one or more lots within the Specific Plan. Required Measures apply throughout the Specific Plan to all site design and buildings, except where noted in Table 2-A-1.

Federal agencies, the State of California, and Los Angeles County have already adopted policies that encourage public facilities to achieve green building Green Development Program standards. This Specific Plan does not establish Green Development Program standards or required measures for public agency buildings within the Specific Plan; instead, public buildings will comply with federal, state and local performance standards and green building laws and regulations that are applicable to the proposed public building. To the extent that private developers construct public buildings for future transfer to a governmental authority, those developers are required to comply with all federal, state and local requirements applicable to the public building. In the case of public school buildings, school districts constructing school facilities within the Centennial Specific Plan boundaries will be required to meet the 2016 CALGreen Code Tier 1 requirements at the time of building permit, and are encouraged, by the County, to meet additional criteria of the Collaborative for High Performance Schools (CHPS), with the goal of providing highly efficient and productive school environments. Any health care facility developed within

Centennial will be required to comply with SHOD (Office of State Health, Planning & Design) 2016 CALGreen Code Tier 1.

0.3 PROGRAM FRAMEWORK

Centennial's Green Development Program is comprised the following elements:

- Green Planning and Infrastructure Measures
- Green Building Measures
 - Energy Efficiency
 - Water Efficiency and Conservation
 - Material Conservation and Efficiency
 - Environmental Quality
- Innovation and Adaptation Measures

The Green Planning and Infrastructure category relates to community-wide and village-wide planning and development measures. The Building Measures are based on the 2016 CALGreen Code for residential and nonresidential buildings and sites. The Innovation category addresses emerging and evolving technology and other approaches for enhancing the sustainability of the Centennial community and buildings.

These categories are not mutually exclusive. In fact, there is significant overlap among categories because sustainability practices often take into account multiple systems, the interrelationships among ecological co-benefits, and environmental, and economic factors. Some measures may appear redundant or repetitive. However, a comprehensive approach to creating a sustainable community recognizes, acknowledges, and celebrates the overlap and interconnectedness of green and sustainable community development practices and allows for context-sensitive solutions that achieve Green Program objectives. For example, drought-tolerant landscaping relates not just to water conservation but also has a role to play in natural drainage systems and green infrastructure.

Following the general discussions of each category are matrices that provide specific measures applicable to a particular category. This framework and organization is designed to implement the key objectives of the Specific Plan while allowing implementation flexibility in how the established green

development program measures (Table 2-A-1, Parts 1 and 2) are achieved by the developer and builder/developers.

0.4 GREEN PLANNING INFRASTRUCTURE



The Centennial Specific Plan has been designed with environmental sensitivities in mind. Functioning as a framework system for conservation, green infrastructure aims to enhance natural open spaces and ecosystems while providing the utility of a traditional infrastructure system, resulting in a more ecologically integrated and healthy community.

This category of the Centennial Green Development Program is used to capture those measures that are primarily the responsibility of the master developer in the land planning, site planning, and “horizontal” infrastructure development phases of the community, and are built on planning principles that are integral to the Specific Plan such as the design of the community with village centers, each of which is surrounded by a mix of land uses and density to help minimize the need for internal combustion automobiles and maximize pedestrian, bicycle and low speed vehicle (LSV) access. This Green Development Program category also includes other planning level principles, such as the fact that most larger private sector employers are located along Highway 138, and have an east-west elongation to facilitate the design of north–south oriented buildings that incorporate passive solar design. The Specific Plan’s Greenways have been planned community-wide to serve the multiple purposes of off-street transportation alternatives, the preservation of native habitat, and a water filtration and recharge system for stormwater runoff in conjunction with water features that may be used to capture water for aquifer recharge.

These sustainable community design features are designed to work in tandem with the objectives of smart growth, multi-purpose function, connectivity, and utilization of natural processes.

The development plan also incorporates implementation of green infrastructure and related methods for watershed management to improve water quality, conserves water, and reduce runoff volumes as well as peak flows and durations. In addition to these direct benefits to the watershed, and reduced climate impacts, implementing such methods also benefits the quality and preservation of biological habitat, provides energy conservation by reducing the heat island

effect of typical land development, and provides for visual amenities that enhance the Specific Plan’s aesthetics.

In addition, green infrastructure practices integrate green space, native landscaping, natural hydrologic functions, and various other techniques to manage stormwater flows with the built environment (Natural Resources Defense Council, 1999). These land use strategies complement the goals of green infrastructure by helping to define both where and how land uses are organized on a site to be more protective of the environment and the communities’ needs as well as reducing the use of manmade infrastructure for stormwater management, reduced dependence on the automobile and promoting a more self-sustaining form of land development and healthy community design.

0.5 GREEN BUILDING



Centennial’s Green Building measures are consistent with, and based on, the current California Green Building Standards Code (“CALGreen Code” or “CALGreen”), which was the nation’s first mandatory green building code for all residential and nonresidential buildings. The measures are further divided into four parts, consistent with CALGreen:

- Energy Efficiency
- Water Efficiency and Conservation
- Material Conservation and Efficiency
- Environmental Quality

The Centennial Green Development Program’s Green Building component requires all residential and nonresidential development to comply with CALGreen Code Mandatory Measures, Required Measures for the voluntary CALGreen Tier 1 Measures, and to comply with the Los Angeles Green Building Ordinances Additional measures are also included to further improve energy, water and material management conservation and efficiency, and to assure healthy building materials and designs.



0.6 ENERGY EFFICIENCY



This part of the Green Building Program requires all residential and nonresidential development to implement energy conservation measures that will exceed the 2016 California Building Energy Efficiency Standards (Title 24) by 15 percent for residential and 10 percent for nonresidential developments. Energy conservation techniques, including efforts to increase building efficiency, also result in the reduction of carbon dioxide emissions, a major contributor to global climate change. Through techniques such as maximizing solar orientation of streets and buildings, increasing the use of natural daylight, creating a tight, well-insulated building, installing appropriately sized and high-efficiency HVAC systems, and strategically placing trees and other shading devices, Centennial can achieve a substantial reduction in total energy use. In addition, to decrease the Project's dependence on carbon-based fuel consumption, a minimum of 50 percent of the anticipated energy demand at buildout will be generated on-site, and charging stations will be provided throughout the Specific Plan area.

0.7 WATER EFFICIENCY AND CONSERVATION



This part of the Green Building Program includes measures to promote water conservation, and water reuse to net minimize consumption of water. The incorporation of native and/or drought tolerant non-invasive species, and the use of energy efficient appliances and water-wise landscaping irrigation systems that minimize water use are among the measures required to substantially reduce the amount of valuable water resources that are used by and that flow into and out of the community.

0.8 MATERIAL CONSERVATION AND EFFICIENCY.



This part of the Green Building Program includes measures to promote recycling and reduce the amount of solid waste produced within the Specific Plan. For example, at least 75 percent of construction waste will be diverted away from landfills to recycling or salvage or current County standards. In addition, as provided in Chapter 3, *Plan Elements*, of this Specific Plan, Centennial has an operational waste diversion goal of 75 percent. The implementation of recycling programs (such as dedicated collection areas in commercial buildings and separate containers for residential units), and the management of green waste are but a few areas in which Centennial can substantially reduce the amount of waste produced by the community and reduce the environmental impact of development pursuant to the Specific Plan.

0.9 ENVIRONMENTAL QUALITY



This part of the Green Building Program includes measures to provide a safe and healthy living environment inside and outside of homes and buildings. Materials and actions that improve indoor air quality, respect circadian sensitive lighting design to enhance the health and comfort of homes, and maximize daylighting and natural ventilation are critical to good community health and well-being.

0.10 INNOVATION, ADAPTATION AND RESILIENCY



Technological advances and emerging practices and services related to sustainable community development and green building are rapidly advancing; as is the legal framework for removing barriers to innovation (e.g., with clear standards for recycled water), creating incentives for green practices and facilities (e.g., with continued federal and state support for distributed energy generation models such as rooftop solar), and changing public and private sector practices influencing longstanding transportation and employment behaviors (e.g., with on-demand car services and telecommuting). Continued technology innovations such as autonomous vehicles and battery-assisted bicycles and scooters, as well as continued public sector support for green practices that reduce greenhouse gas emissions and conserve water, and new private sector service models including flexible work hours and locations, are expected to continue.

Centennial's Green Development Program is built to adapt to this changing landscape and assumes flexibility to respond to future technology advances and sustainable community opportunities. This Innovation and Adaptation component recognizes that Green legal standards, as well as the Green practice and technology measures identified in Table 2-A-1, may be superseded by changing technologies, more stringent legal standards, and evolving work, home, and transportation patterns. This Innovation and Adaptation component allows development pursuant to the Specific Plan to continue to comply with applicable legal standards, and to adapt to changing technologies and practices by substituting alternate measures for those identified in Table 2-A-1 that achieve equal or greater environmental benefits, and that do not result in any new significant adverse environmental impacts. Changes to legal standards, for example, are likely to include additional requirements to reduce greenhouse gas emissions. Technology is inherently difficult to predict and account for; it is possible for example that improved, and more cost-effective electricity storage technology may make it more feasible for "net zero" electricity importation at residential and commercial structures. It is also foreseeable that predicted advances in autonomous vehicle technology make private ownership of cars less prevalent among homeowners and employees, which could reduce the need for parking at residential and commercial buildings while increasing the need for a centralized parking and autonomous vehicle servicing facilities. It is also possible that future drone or other delivery technology could reduce the need for "brick

and mortar" retail goods establishments in village centers, while changes in work practices may increase the desirability of shared work spaces and service/food-based retail uses in village areas. The Innovation and Adaptation component is intended to address these and other potential changes in laws, technologies, and practices.

Innovation and Adaptation measures shall be proposed by the Master Developer for County approval in the same development review process steps included for the corresponding measures included in Table 2-A-1. Specifically, proposed Innovation and Adaptation changes relating to Green Planning and Infrastructure measures will be proposed as part of tentative and final mapping, site plan review, and infrastructure permitting. Proposed Innovation and Adaptation changes relating to Green Building measures will be proposed as part of building permit, conditional use permit, and occupancy permit approvals. Compliance with (and enforcement of) approved Innovation and Adaptation measures will be managed in the same monitoring and enforcement procedures applicable to Table 2-A-1 Measures.

0.11 ADMINISTRATION AND SUBMISSION REQUIREMENTS

The administration and submission requirements for this Green Development Program are consistent with the Los Angeles County General Plan policies (including the Community Climate Action Plan), Los Angeles County Rural Outdoor Lighting District Ordinance, Antelope Valley Area Plan, Los Angeles County Green Building Program and Ordinances, and the 2016 CALGreen Code.

Compliance with Centennial's Green Development Program shall be shown at three separate stages in the land use entitlement process. Additionally, prior to commencing the County review process, compliance with applicable requirements of the Green Development Program will be verified by the Master Developer as part of the pre-submittal process. The applicable County departments will monitor compliance (i) at the tentative map and site plan review process, and infrastructure permitting process, (ii) at the time of building permit and final map approval process, and (iii) as ongoing compliance obligations through approved conditions of approval enforced by public agencies (including utilities), periodic monitoring and reporting requirements by the Master Developer, and ongoing restrictions or obligations enforced by Master Oaths. The three stages are described in detail below. Additionally, compliance with this Green Development Program must be shown at the resale of



nonresidential buildings. At each of the three stages and during resale of nonresidential buildings, applicants shall submit a written Green Development Program Compliance Checklist to the Department of Regional Planning containing information at a level of detail that is appropriate given the scope and nature of the requested permit, approval or other entitlement. As described below, the Green Development Program measures will be acknowledged in the issued land use permit, approval or other entitlement itself, or, if applicable, in subsequent plans and specifications prepared pursuant to those entitlements, or in enforceable agreements between the applicant and the County.

Planning, Design and Infrastructure Phase of Development. An applicant for a Tentative Map shall identify how the required measures with "TM" codes in Table 2-A-1, Part 1, *Centennial Green Development Program Measures*, have been incorporated into the design of the proposed development project. The application shall reference where the requirements of Table 2-A-1 will be satisfied on the Tentative Map, Exhibit Map (if an Exhibit Map is otherwise required pursuant to this Specific Plan and the applicable provisions of the Subdivision Ordinance). If one or more requirements of Table 2-A-1 designated "TM" will not be satisfied on the pages of the Tentative Map or Exhibit Map, the applicant shall identify such "TM" requirements in the application for consideration as conditions of approval to the tentative map or, if concurrently filed, as conditions in any other permit approval. The applicable County authority rendering a decision on the application shall have the discretion to adopt conditions of approval to the tentative map, conditional use permit, or other site plan review in order to assure that the applicable required measures will be completed as required. If the Hearing Officer or Regional Planning Commission (as applicable), include such matters as conditions of approval to the Tentative Map, each such condition shall be satisfied by the applicant prior to the County's approval of the Final Map through (i) the applicant's preparation of plans and specifications for one or more public or private improvements identified with a "TM" in Table 2-A-1 to the satisfaction of the applicable County Departments prior to Final Map approval, or (ii) by the applicant's entering into a subdivision improvement agreement with the County prior to Final Map approval that describes the plan for implementation of such other "TM" required measures. Alternatively, if one or more required measures are required as conditions of approval for a conditional use permit or other permit requested at the time of tentative map approval, then the applicant shall comply with such conditions of approval in accordance with the terms of the applicable permit.

Residential Community Governance Phase. The County shall impose, at the time of approval of each Tentative Map subdividing land with a residential land use, a condition of approval requiring the applicant for a Final Map to submit to the Department of Regional Planning for review the form of CC&Rs in favor of the Centennial Master HOA that the applicant will use to comply with this Green Development Program (the CC&Rs may be in the form of a supplemental declaration to the Master CC&Rs which is applicable only to the proposed development project identified in the Final Map or a portion thereof). The CC&Rs or supplemental declaration shall impose the applicant's required measures designated with a "FM" in Table 2-A-1. The Department of Regional Planning may also require, as a condition of approval, that the CC&Rs include alternate measures with FM codes if the applicable Green Development Program measures cannot be implemented at the building permit/site planning stage (e.g., due to changing and more efficient technology than specified in Table 2-A-1, or as required to comply with new state or federal regulatory mandates). Notwithstanding any provision hereof, an applicant shall not be required to include provisions in the CC&Rs or a supplemental declaration that are unacceptable to the California Department of Real Estate ("DRE"). The Department of Regional Planning shall review the form of CC&Rs prior to the County's approval of the FM for the development project for the purpose of determining whether the proposed CC&Rs contain the provisions required by this Green Development Program. Prior to the recordation of the applicable Final Map, the subdivider shall enter an agreement with the County whereby the subdivider agrees to record the CC&Rs in favor of the Master HOA in the official records of the Los Angeles County Recorder prior to the date of the first transfer of any residential lot within the subdivision to a person other than the subdivider.

Vertical Development Phase. At the Vertical development phase, compliance with the measures designated with "PR" codes in the Green Planning and Infrastructure Program, and for all measures in the Green Building Program, shall be demonstrated by applicants through a two-step process. The first step of the process requires the approval of the applicable County departments of the plans and specifications for the building or other structure that is the subject of the application for a building permit or, if required by this Specific Plan or the Zoning Ordinance, site plan review for the proposed development project. The applicable County departments' review will occur concurrently with ordinary building permit and site plan review or as otherwise required by state law,

County ordinance, and this Specific Plan. To facilitate review of the plans and specifications, the application shall describe how the applicant is implementing the required measures for the proposed development project (e.g., building, structure, or combination of buildings and structures that are the subject of the application). This first step of the process shall be satisfied concurrently with the issuance of the building permit or site plan approval for the proposed development project.

All plans and specifications, required by this Specific Plan or provisions of the County Code not inconsistent with this Specific Plan, shall also clearly depict or list the required measures for the applicable stage of development.

The same plans and specifications shall be used to show compliance with (i) this Green Development Program, (ii) new provisions to or modifications to the County's Green Building Ordinances determined to be applicable to the proposed development project pursuant to Chapter 4 of this Specific Plan, and (iii) the County of Los Angeles Low Impact Development Standards Manual.

In any case where a site plan for a development project has been or will be concurrently filed with an application for a permit, variance, zone change, development agreement, or other discretionary entitlement under this Specific Plan or the Zoning Ordinance (Title 22), or with an application for a subdivision under this Specific Plan or the Subdivision Ordinance (Title 21), the site plan procedure set forth above shall not apply and instead the Exhibit Map, Tentative Map, Exhibit A (as defined in the Zoning Ordinance) or other site plan required for such other approval shall be used to show compliance with this Green Development Program.

The second step requires the applicant to deliver to the Department of Public Works (DPW) a third-party verification by a qualified inspector at the applicant's expense that the measures identified in the approved plans and specifications were implemented. The third-party verification shall be evidenced by the Building and Safety Division of DPW or a certificate issued by a Build it Green, Green Point Rater or "LEED™ accredited professional" (as defined in Section 22.52.2110, and Table 22.52.2130-1 Green Building Requirements for Projects, of the Zoning Ordinance), or other person or entity approved by the DPW. The verification certificate shall state that, to the knowledge of person signing the certificate, the required measures set forth in the approved plans and specifications have been incorporated into the building or structure, after visual

inspection or other reasonable method of verification. The third party verifier's services shall be paid for by the applicant. The written verification required by this step shall be submitted to the applicable County departments at the time and in the manner provided in the County Code.

Waiver or modification. Pursuant to the provisions of Section 22.52.2150 of the Zoning Ordinance, the applicable County department(s) may grant a waiver or modification to the requirements of this Green Development Program for a development project whenever said Director determines there are practical difficulties involved in carrying out the provisions of this Green Development Program, provided that said Director finds that a unique circumstance makes the strict letter of this Green Development Program impractical, that the waiver or modification is in conformity with the objectives of this Green Development Program, and that such modification does not lessen any fire-protection or other life-safety-related requirements or degree of structural integrity. The details of any such action by the director of the department granting a waiver or modification to the requirements of this Green Development Program shall be memorialized in writing and maintained in the files of the Department of Regional Planning and the Department of Public Works.

When determining whether the development project described in a submitted site plan meets applicable Green Development Program standards, the County departments reviewing the application shall credit all previous required measures that have been implemented for the benefit of the proposed development in a prior Tentative Map, Exhibit Map, Exhibit A (as defined in the Zoning Ordinance), permit or other entitlement approval, or in CC&Rs encumbering the land that is the subject of the site plan approval.

At the time of final inspection of a building, a building Operations and Maintenance manual that includes all relevant information on building systems for occupants and/or operations staff along with the Residential and Nonresidential CALGreen Compliance Checklists, any third-party program (i.e. LEED) certifications and documentation, and any verification reports such as HERS reports and Commissioning Reports shall be provided to the owner and shall be placed in all newly constructed buildings.

Notwithstanding the foregoing, in order to recognize equivalent programs, any residential development project that achieves certification by Build it Green provided for a Green Point Rated certification, the National Association of Home

Builders for compliance with the National Green Building Standard, or certification by the U.S. Green Building Council for performance under the Leadership in Energy and Environmental Design (LEED) will be considered consistent with the intent of the Centennial Green Development Program for the proposed development project, so long as such certification otherwise exceeds the mandatory requirements of the CALGreen Code in effect on the date of application for a building permit and the voluntary measures required to achieve CALGreen Tier 1, as described in the 2016 version of the CALGreen Code. Any commercial project (as defined within a business park, light industrial or commercial land use designation), that is awarded LEED Silver Certification or better will be considered consistent with the Program, so long as such certification otherwise exceeds the mandatory non-residential requirements of the CALGreen Code in effect on the date of application for a building permit and the measures required to achieve CALGreen Tier 1 as described in the 2016 version of the CALGreen Code. The comprehensiveness of these certification programs guarantees, for their respective types of development, the achievement of a high minimum standard equivalent to the 2016 CALGreen Tier 1 and the unique measures otherwise required by Table 2-A-1.

0.12 HOW TO USE THE PROGRAM TABLE

The program table that follows, Table 2-A-1, sets forth required measures for each component of the Green Planning and Infrastructure Measures, and for the Green Building Measures.

Table 2-A-1 does not repeat all mandatory measures of the CALGreen Code or the Tier 1 measures of the 2016 CALGreen Code, or of applicable County Green Building Codes or other applicable federal, state and local laws. Applicants must demonstrate compliance with the California Code of Regulations Title 24, Part 11, to ensure that development within the Specific Plan satisfies all of the mandatory requirements of CALGreen as well as the 2016 CALGreen Tier 1 standards.

Terms not defined in this Appendix or in Appendix A, Definitions, shall have the meanings set forth in the CALGreen Code.

Table 2-A-1 also specifies the implementation stage for the Mandatory Measures (depicted in plain text), *Required Tier 1 Measures (depicted in italic text)* as abbreviated by the following codes:

CALGreen = California Green Building Standards Code, Title 24, Part 11.
 Energy Code = California Building Energy Efficiency Standards, Title 24, Part 6.
 TM = Tentative Map
 PR = Building Permit or Site Plan Review (i.e., "plan review")
 FM = Final Map

0.13 ENFORCEMENT

This appendix has been adopted by resolution and enforcement of this Green Development Program shall be governed by the rules and regulations that generally apply within the County of Los Angeles.

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES	IMPLEMENTATION STAGE	
Water Conservation Water Quality Greenhouse Gas (GHG)/Air Pollution Emission Reduction	<p>Water Efficient Landscaping. Incorporate water efficient landscaped areas into developed areas using the plant palette identified in Section 3.4.3 of this Specific Plan and following the landscaping requirements of Section 3.4.</p> <p>Implement landscape standards that include irrigation standards to maximize efficiency and decrease water use and waste. Prepare and distribute landscape design guidelines to minimize the use of exterior water by requiring each homeowner to select from drought tolerant landscape materials.</p> <p>Use native species and drought tolerant species for a minimum of 75 percent of the ornamental plant palette in non-turf areas for all commercial, industrial, common and public areas, and residential front-yard landscaping to minimize water demand. Incorporate 100 percent native and/or drought tolerant non-invasive trees and shrubs into open space restoration, as identified in Section 3.4 Landscape Plan and the EIR. All plant species must be able to survive hot, dry summers without high irrigation demands, consistent with the Los Angeles County Drought Tolerant Plant List.</p>	TM, PR
Water Quality	<p>Public and OA Trails. Construct 60 percent of public and OA trails (Project Greenway Trails will be 80 percent) with permeable materials that allow the movement of water around the paving materials and allow precipitation to percolate through the paving surface to the soil below. Permeable materials selected by the Applicant may include decomposed granite, soilcrete, gravel pavers, grass pavers, variations on different types of grids and blocks, loose aggregate, poly-pavement, permeable asphalt and concrete, and as identified in the Trails Plan in Section 3.11.7.</p>	TM
Multi-Modal Transportation Public Safety Wellness	<p>Accessible Streets. Construct streets, sidewalks, and parking lot aisles to the minimum widths in accordance with the Centennial Specific Plan, the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access, using recycled materials wherever possible. Incorporate bike lanes and bike use signage into road designs wherever feasible and safe. Include in street design proposals for County review technically feasible (given expected future uses) and legally feasible (given applicable ordinances and other requirements) street designs that include permeable pavement, groundcovers, or other measures to reduce use of concrete and asphalt.</p>	TM
Ecology Public Safety	<p>Fuel Modification. Implement fire-safe landscaping techniques to reduce fire risks to biological resources and human safety in the fuel modification zone pursuant to Section 3.12.6, Fuel Modification, and Table 3-8, Plant List.</p>	PR
Multi-Modal Transportation Wellness GHG/Emission Reductions	<p>Multi-Modal Circulation Network. Provide multiple travel options for residents, workers, and visitors through a comprehensive multi-modal network including, but not limited to, transit, paths, trails, and connections integrated into the overall circulation network. Construct a multi-purpose internal trail system that includes off-road bikeways within the street right-of-way and within a greenway system. Integrate traffic calming measures into the community-wide circulation network to promote reduced speeds and encourage pedestrian and bicycle trips.</p>	TM

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES		IMPLEMENTATION STAGE
Multi-Modal Transportation Wellness GHG/Emission Reductions	<p>Densification. Site the highest density residential uses in areas adjacent to commercial centers and permit residential uses in commercial centers through the Mixed Use overlay to place larger populations within key centers, encouraging pedestrian activity and a reduction in vehicle trips. In these areas provide connection through the Transportation Management Association measures to, transit hubs.</p> <p>Provide transit stops within the two multi-modal transit centers. If fixed-route transit vehicle programs are adopted, then transit stops in the town center and village center will be located in mixed use areas and sited during the village design phase of the mapping process. Provide streetscape improvements for transit stops that create an attractive and welcoming environment, including but not limited to trash and recycling bins, landscaping, and uniform signage.</p>	TM
Multi-Modal Transportation Wellness GHG/Emission Reduction	<p>Transit Services. Prior to issuance of the 5,000th residential occupancy permit within the Specific Plan, the Transportation Management Association (TMA) shall provide the County with evidence of a contract with one or more public transportation providers to implement systems consisting of low-emissions buses, special charter operations, on-demand car or van services, or other types of transit to increase public transit ridership and reduce vehicle trips and facilitate community connectivity. Establish a Transit Management Association to promote, manage, and monitor transit and mobility services and infrastructure.</p>	PR
Multi-Modal Transportation Wellness GHG/Emission Reduction	<p>Walkability. Provide an extensive system of trails, paseos, bikeways, and natural corridors consistent with the Specific Plan to serve as recreational opportunities and as alternative means of transportation to reduce vehicular traffic, and to enhance walkability, health and wellness. Provide sidewalks and crosswalks at all streets (along with general pedestrian connectivity throughout project) to encourage pedestrian traffic and offer an alternative to vehicle trips.</p>	TM
Multi-Modal Transportation Wellness GHG/Emission Reduction	<p>Complete Streets. Provide “complete streets” throughout the community to provide alternative modes of transport (walking, biking, low-speed vehicles (LSVs) such as neighborhood electric scooters, bikes and other low-speed electric vehicles (NEVs).</p>	TM
Multi-Modal Transportation GHG/Emission Reduction	<p>Regional Transportation. Include a reserved 40-foot-wide right-of-way within SR-138 to accommodate potential future light rail, or other types of transit or transportation facilities or services to serve Project and Antelope Valley residents and employers.</p>	TM/FM
Wellness Community Support Recreation GHG/Emission Reduction	<p>Community Intranet. Each development project shall provide internet infrastructure and the Master OA shall implement a community intranet with access for homeowner’s associations, local event scheduling, schools, library, carpool and transit services, and other on-site entertainment and amenities, as required by CC&Rs. The internet and intranet will reduce the need for people to use automobile travel to obtain the information that is provided by both.</p>	FM

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES		IMPLEMENTATION STAGE
Ecology Wellness	Sensitive Habitat Preservation. Preserve existing oak woodlands, savannahs, and other sensitive habitat areas as indicated in the Specific Plan and EIR by including these habitat areas in the Open Space designation. Specifically, preserve oak woodlands, savannahs, and other sensitive habitat areas near Oso Canyon and at the foot of the San Gabriel Mountains southerly of SR-138.	TM
Water Conservation Energy Conservation	Onsite Wastewater Treatment and Recycled Water Use. Implement the Centennial Wastewater Management Plan (Centennial Specific Plan Section 3.5), and construct two wastewater reclamation facilities (WRF) to provide on-site treatment of all wastewater generated in the Specific Plan, to be located on each side of the California Aqueduct. The West WRF shall treat an average flow of approximately 0.34 million gallon per day and the East WRF shall treat an average flow of 4.28 million gallons per day. All wastewater reclamation facilities shall utilize tertiary treatment (California Code of Regulations Title 22 unrestricted reuse) processes to facilitate recycled water reuse within the Specific Plan. To the extent feasible, WRFs shall be sited in locations that would allow for wastewater to flow by gravity for treatment to reduce energy demands. Pump stations shall be provided to serve areas that cannot flow by gravity. All WRFs must operate under Waste Discharge Requirements issued by the Lahontan Regional Water Quality Control Board and will be operated either by the Project Water Purveyor or an alternate qualified public utility district.	TM
Water Conservation	Recycled Water Use and Landscaping in Residential Common Areas. Use recycled water from on-site wastewater treatment plant(s) as a permanent source of water for landscaped common areas and other authorized uses, if available. The Applicant/Developer shall provide plans and specifications to the County demonstrating that nonresidential, multi-family, and very low and low single family buildings shall be constructed with recycled water infrastructure to serve common areas for these facilities, except where prohibited by law. To the extent recycled water is produced within the Project and available, recycled water shall be used for landscape irrigation within those common areas. Covenants, conditions and restrictions (CC&Rs) shall require the owners of such common areas to maintain, repair and replace irrigation systems and plantings in accordance with County approved plans.	TM, PR
Water Conservation Energy Conservation Ecology Public Health and Safety GHG/Emission Reductions	Integrated Water Management. Control erosion and manage stormwater within landscape, water supply, and drainage features through the implementation of an integrated water resources management program that includes management of raw water, potable water, wastewater, recycled water, groundwater recharge, and stormwater management.	TM
Ecology Public Safety Water Quality	Floodplain Safety. Establish a Floodplain Safety Overlay that protects public safety and water quality for development within areas subject to flooding (prior to development) to minimize flood hazards.	TM
Ecology Water Conservation	Prohibit the use of invasive plant species as specified in Section 3.4.4, Prohibited Plant Species, through adoption of community-wide requirements in the Master OAs and CC&Rs.	FM

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES		IMPLEMENTATION STAGE
Ecology Wellness Water Quality GHG/Emission Reductions	Planned Green Space. Integrate pockets of open space, including greenways, tree stands, hillsides, and community parks with minimal developed amenities to reduce evapotranspiration, allow natural percolation of runoff from adjacent lands, reduce the heat island effect, add aesthetic values, and provide for or help protect and preserve habitat values.	TM
Water Quality Ecology Groundwater Recharge	Low Impact Development (LID). Comply with County of Los Angeles Low Impact Development Standards Manual.	TM, PR
GHG/Emission Reductions	Transportation Management Association. The Master Developer shall establish a Transportation Management Association (TMA) that develops strategic linkages with other Antelope Valley/Santa Clarita Valley TMAs or like organizations in order to maximize transit efficiencies and services. The TMA's purpose is to coordinate and facilitate transit and rideshare usage to serve as many riders as possible, to promote multi-modal transportation services and options, and to reduce resident and employee use of single-occupancy automobiles for offsite commuting and for internal travel within the Specific Plan. The TMA shall work with automotive dealers to help promote CNG electric and hybrid electric vehicles.	TM
GHG/Emission Reductions	Affordable Housing. The Centennial Affordable Housing Implementation Plan (see Appendix 3-C of the Centennial Specific Plan) will be adopted in conjunction with the Specific Plan, and includes dedication of 10 percent of the residential units as affordable housing. A range of employment opportunities will be created within the community; therefore, providing a range of housing needs reduces the number of vehicle trips (particularly longer offsite trips).	TM

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES	IMPLEMENTATION STAGE
<p data-bbox="464 383 1079 409">Alternative Fuels Including Electric Vehicle Infrastructure.</p> <p data-bbox="464 412 1661 524">The Applicant/Developer shall provide plans and specifications to the County demonstrating that “alternative energy fueling stations” and other parking requirements shall be installed as follows. An “alternative energy vehicle fueling station” is a 208/240 VAC electrical vehicle charging station or a station providing another new or improved technology (e.g. compressed natural gas (CNG) and hydrogen fuel cell) that provides refueling for vehicles that do not use fossil fuel.</p> <ul data-bbox="512 527 1669 1230" style="list-style-type: none"> • Business Park and Institutional land use designations shall provide a minimum of one alternative energy vehicle fueling station on-site for the first 50,000 square feet of usable floor space and additional alternative energy vehicle fueling stations for each additional 50,000 square feet of usable floor space thereafter. • Loading docks shall provide a 240 kV outlet in the vicinity of the loading dock. • The Town Center and each Village Center shall provide a minimum of one alternative energy vehicle fueling station with multiple outlets. • Designated Transit Hubs shall provide a minimum of one alternative energy vehicle fueling station. • Parking structures and parking lots with 20 or more parking spaces that serve uses other than residential or nonresidential buildings (e.g., trailhead, park), and parking structures and parking lots for multifamily residential buildings with 17 or more multifamily units shall include a minimum of 5 percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles, and 5 percent, but no less than one, shall be equipped with alternative energy vehicle fueling station.. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code. • • Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the 2016 CALGreen Code. • Each single-family residence shall include one 208/240 kV outlet, suitable for use for electric vehicles. The installation shall comply with requirements of the 2016 CALGreen Code Section 4.106.4.1, or the most applicable code at the time of construction. • The TMA shall encourage the use of the best feasible alternative fuel technology to be used in transit, solid waste management, HOA, CFD, fleet and other community service vehicles. • A refueling facility for alternative fuels shall be installed to meet demand once the TMA has determined that 5 percent of residential or employment vehicles are powered by fuels other than petroleum and electricity. 	<p data-bbox="1801 383 1835 409">PR</p>
<p data-bbox="142 808 401 834">GHG/Emission Reductions</p> <p data-bbox="142 1263 401 1317">Wellness GHG/Emission Reductions</p>	<p data-bbox="464 1263 1612 1289">Parking Plan. Provide a framework for a community-wide parking plan that is based on parking demand and need.</p> <p data-bbox="1801 1263 1835 1289">TM</p>

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES		IMPLEMENTATION STAGE
GHG/Emission Reductions	<p>Use of Alternative Fuels.</p> <ul style="list-style-type: none"> Require service fleet vehicles to be powered with alternative fuel technology where feasible, as determined by the individual Project Applicants/Developer. Promote alternative fuels for transit system, if available. Encourage use of best feasible alternative fuel technology to be used in homeowners association, refuse fleet, and other community service vehicles. 	FM
	<p>Onsite Electricity Generation. Significant generation of electricity to serve the Specific Plan will be generated onsite.</p> <ul style="list-style-type: none"> A minimum of 50 percent of the Project's anticipated energy demand at buildout shall be satisfied from on-site renewable energy generation, which shall be demonstrated by plans and specifications provided by the Applicant/ Developer to the County. "Anticipated energy demand" shall be determined on the basis of the anticipated loads for each building as shown in the reports submitted at the time of building permit application pursuant to the Building Energy Efficiency Standards of Title 24. "On-site renewable energy generation" includes, but is not limited to, solar, geothermal, biofuel and hydroelectric systems. Renewable energy systems shall be installed in connection with the development of one or more of the following: residential units, non-residential buildings, public buildings, or Specific Plan utility facilities located either within the Specific Plan area or within its immediate vicinity. A minimum of 30 percent of all single-family detached and attached residential units at buildout shall have solar panel systems installed on roof areas or on top of other structures on the site (for example, patio covers or pergolas). Such systems shall be installed on roof areas facing within 30 degrees of true south. A minimum of 30 percent of all multi-family residential units at buildout shall have solar panel systems on roof areas. Such systems shall be installed on roof areas facing within 30 degrees of true south. A minimum of 60 percent of buildings located within Business Park land use designations at buildout shall have solar panel systems installed on roof and parking areas. Such systems shall be installed on roof areas facing within 30 degrees of true south. A minimum of 70 percent of public and community pools and spas shall be equipped with active solar heating systems where heating is necessary or desired. This shall be demonstrated by plans and specifications provided by the Applicant/Developer to the County prior to obtaining a permit for a pool. All single-family homes will be compatible with solar panel systems giving home buyers the option to include a photovoltaic array system as a home design system. All commercial and residential structures include passive solar design techniques as a design guideline. The Master Developer will request the County's support for a public financing method (e.g., PACE financing) to assist homeowners within the Specific Plan in the financing and payment of photovoltaic systems or other energy conservation improvements over time rather than as a one-time payment. If the County agrees, the Master Developer will work with County staff to implement such a program. 	TM

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES		IMPLEMENTATION STAGE
GHG/Emission Reductions	Biogas Capture and Reuse. The Project’s two water reclamation facilities (WRF) will include equipment to capture and reuse biogas for energy production. This shall be demonstrated by plans and specifications provided by the Applicant/Developer to the County.	PR
GHG/Emission Reductions	Construction –Vehicle emissions reduction. The Applicant/Developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.	PR
Public Health and Safety GHG/Emission Reductions	Transit Stop Seating. Provide seating for transit stops that is well lit by energy efficient lighting, shaded and plainly visible. Provide streetscape improvements for transit stops that create an attractive and welcoming environment, including but not limited to trash and recycling bins, landscaping, free wifi, real time tracking of transit, and uniform signage.	PR
Multi-Modal Transportation Wellness GHG/Emission Reduction	<p>Bicycle Facilities. The Project Applicant/Developer shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs or specifications.</p> <ul style="list-style-type: none"> • Provide Class I – IV bike lanes throughout the Project to ensure a variety of options (such as a bike share program) and to encourage biking for all residents that would allow alternative transportation to Town Center, Village Center, Business Park, Schools, Parks and other amenities. • Provide permanently anchored bicycle racks within 200 feet of visitors’ entrance of nonresidential buildings, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of two-bike capacity rack. • For new nonresidential buildings with over 10 tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking spaces at a rate of 5 percent of tenant parking being added, with a minimum of one space. • For residential buildings, provide permanently anchored bicycle racks within 100 feet of the visitor’s entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack. • Nonresidential buildings within the Business Park and Commercial areas with 75,000 or more square feet of gross floor area shall provide locker rooms and shower facilities of a size and at a location deemed appropriate by the Director to encourage commuters to ride to work. • For multifamily buildings, provide on-site bicycle parking in a secure location, for at least one bicycle per every two dwelling units. <p>Acceptable parking facilities shall be conveniently reached from the street and may include, but not be limited to:</p> <ol style="list-style-type: none"> 1. Covered, lockable enclosures with permanently anchored racks for bicycles. 2. Lockable bicycle rooms with permanently anchored racks. 3. Lockable, permanently anchored bicycle lockers. 	PR

Table 2-A-1 Centennial Green Development Program Measures

PART 1: GREEN PLANNING & INFRASTRUCTURE MEASURES		IMPLEMENTATION STAGE
Water Conservation Ecology	Native Landscaping. Use native trees, grasses, and flowers pursuant to the plant palette described in Section 3.4.3 of the Specific Plan. Use plant species that can adapt to site conditions (dry summers) to reduce irrigation needs.	PR
Wellness Energy Conservation GHG/Emission Reduction	Community Gardens and Farmers Market. Incorporate community gardens in residential areas consistent with this Specific Plan. Install a County Smart Gardening Learning Center with in the project area. Provide for weekly Farmer’s Market (including space for potential food co-op) in appropriate seasons to encourage consumption of locally-grown food, beginning no later than occupancy of 1000th residence. Residents will also have the ability to participate in a Farm Subscription Box.	FM
Multi-Modal Transportation Wellness GHG/Emission Reductions	Transit Hubs. Provide for two Transit Hubs to improve the efficiency of matching localized trips with regional (off-site) trips and connect to multi-modal transportation options such as local and regional bus services, on-demand car services, carpools and vanpools, and that provides secure and convenience bike storage for cyclists. Transit Hubs shall provide a minimum of one alternative energy vehicle charging stations with multiple outlets, free wifi, and real time tracking of transit. Transit Hubs shall have adequate pedestrian, bicycle, and parking facilities for off-site transit connection service.	TM
Water Quality Biological Resource Protection	Grading Management Practices. Construction contractors shall be required to delineate and flag the smallest site disturbance area possible in areas not subject to mass grading and restrict temporary storage of construction equipment in these areas to minimize soil compaction onsite.	PR

Table 2-A-1 Centennial Green Development Program Measures

PART 2A: GREEN BUILDING MEASURES	ENERGY EFFICIENCY AND CONSERVATION
----------------------------------	------------------------------------

Reduce Energy Use by 15 Percent Below 2016 Title 24 Standards for Residential Developments and 10 Percent Below for Nonresidential Developments.

Development within the Specific Plan shall comply with all State Energy Efficiency Standards for Residential and Non-residential Buildings (Title 24; 24 CCR Part 6) and California Green Building Standards Code (CALGreen; 24 CCR Part 11) requirements in effect at the time the building permit application is submitted. (These standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.) Title 24 covers the use of energy saving appliances, conditioning systems, water heating, and lighting. CALGreen covers the use of water and energy, among other issues, and requires building commissioning to verify building systems are functioning and maximum efficiency. Additionally:

- The Project's plans and specifications shall demonstrate that development within the Specific Plan shall reduce energy use by 15 percent below 2016 Title 24 Standards for residential developments and 10 percent below for nonresidential developments.
- Implement energy-efficient design practices such as high-performance glazing, Energy Star compliant systems and appliances, radiant heat roof barriers (including but not limited to high-albedo white thermoplastic polyolefin roof membrane), high-efficient HVAC with hot-gas reheat, insulation on all pipes, programmable thermostats, solar access, shading of HVAC systems from direct sunlight, use of formaldehyde-free insulation, zero use of CFC refrigerants in commercial buildings, use of recycled-content gypsum board, sealed ducts, fluorescent and LED bulbs, orientation of building and incorporation of landscaping to maximize passive solar (heating during cool seasons, and minimize heat gain during hot season), and designs that take advantage of prevailing winds.
- Use trees, landscaping and sunscreens to west and south exterior building walls to reduce energy use where feasible and consistent with building and site purpose, and consistent with other applicable requirements such as encouraging higher density and restricted plant palette.
- The Master Developer shall use its design review process to comply with this requirement.

Energy Efficient Major Appliances and HVAC Systems. Require builders to install energy efficient major appliances and HVAC systems that meet the more stringent of applicable California Energy Commission (CEC) requirements or ENERGY STAR requirements. Major appliances subject to this requirement include dishwashers, clothes washers, refrigerators, and room air conditioners.

Table 2-A-1 Centennial Green Development Program Measures

PART 2A: GREEN BUILDING MEASURES	ENERGY EFFICIENCY AND CONSERVATION
----------------------------------	------------------------------------

Energy Efficient and Environmentally Sensitive Lighting.

- Require builders to use energy efficient lighting with automated controls in compliance with all applicable requirements of Title 24, Part 6, Section 150.0(k).
- Exterior lighting shall not cause unacceptable light trespass and shall be fully shielded.
- Outdoor lighting shall be turned off using automatic control devices or systems between the hours of 10:00 PM and sunrise of the following day in commercial, business park, and mixed use areas, unless required by the County Building Code. If the property operates beyond 10:00 PM, then outdoor lighting shall be turned off 1 hour after the operation ends for the day.
- Outdoor lighting for safety and security reasons is allowed after 10:00 PM only if fully shielded motion sensors are used to turn lighting after 10:00 PM and the sensors turn the lighting of automatically no more than 10 minutes after the area is vacated or at least 50 percent of the total lumen levels are reduced or 50 percent of the total outdoor light fixtures are turned off between 10:00 PM and sunrise.
- Outdoor lighting in residential and open space areas that are over 15 feet in height shall have an output no greater than 400 lumens.
- The maximum height of outdoor lighting fixtures shall be 20 feet in Residential and Open Space areas, 30 feet in Commercial, Mixed Use, and Public areas, and 35 feet in Business Park areas
- The following outdoor lighting is prohibited unless mandated for health and safety reasons by a public agency: drop-down lenses, mercury vapor lights, ultraviolet lights, search lights, laser lights and any outdoor lighting that flashes, blinks, alternates or moves.
- Outdoor light fixtures in outdoor recreational areas shall be mounted, aimed, and fully shielded to that light beams fall onto activity areas and no unacceptable light trespass occurs on surrounding areas or properties. Outdoor lighting shall only provide the minimum necessary to illuminate recreational activities areas and shall be no more than 75 feet high. Preferably, these fixtures shall also use high pressure sodium or metal halide lamps.
- Outdoor advertising signs, business signs and roof and freestanding signs that are lighted shall be fully shielded. Externally mounted light fixtures shall be mounted on the top of the sign and shall be oriented downward. Externally mounted bulbs or lighting tubes for signs shall not be visible from adjoining properties or public rights-of-way, unless such bulbs or tubes are filled with neon, argon, krypton or other self-illuminating substance.
- Street lights (consistent with rural design) shall be limited to urban cross sections with sidewalks, curbs and gutters or at intersections and driveways on County roads, where necessary to alleviate traffic hazards, improve traffic flow and/or promote safety and security of pedestrians.
- Limit the hours of community-managed lighting on public streets to midnight unless later lighting will advance public safety and walkability goals.

Reduction of Heat Island Effects.

- Roofing materials for all buildings shall comply with best management practices currently in place at the time of construction, including cool roof standards, with the exception of roof areas covered by solar panel systems or electricity storage systems.
- Use light-colored, non-reflective finishes to help reduce glare for outdoor sidewalks, driveways, patios and parking areas.
- Reduce heat loads from glazing by strategically locating shade trees, trellises, awnings, exterior blinds, or shutters, to provide shading.
- Increase air flow and reduce heat sinks at building entrances. Vegetation, water ponds, or fountains placed outside inlet openings (e.g., doors to buildings) will pre-cool air flow into buildings; asphalt driveways and other "heat sinks" (area or object that absorbs and reduce heat) placed immediately outside inlet openings will trap heat and prevent cool air from flowing into buildings and homes from inlet opening.
- Install cool pavements if approved by Caltrans and the County for roadway uses, provided that road installation and maintenance durability and costs are comparable to existing approved roadway materials (since early replacements or more intensive repair result in higher GHG emissions).

Table 2-A-1 Centennial Green Development Program Measures

PART 2A: GREEN BUILDING MEASURES	ENERGY EFFICIENCY AND CONSERVATION
<p>Thermostat Controls. Require builders to use timed or smart remote communicating thermostats in residential and nonresidential buildings, including meeting applicable integration requirements for demand response signals from the electric utility.</p>	
<p>Solar-Powered and On Demand/Tankless Water Heaters. The following water heater technology is required: A minimum of 10 percent of all single-family detached residential units at buildout shall have one of the following installed: a solar water heater, a tankless water heater system or other energy efficient water heater technology approved by the County.</p>	
<p>Pool covers. Require use of removal covers for pools and spas. ("Automatic" covers may result in accidental drownings or other injuries; efficient pumps and motors for pools and spas are already required under applicable Building Energy Efficiency Standards (Cal. Code Regs., Title 24, Part 6 §§ 110.3, 110.4, 110.5) and Title 20 Standards (Cal. Code Regs., Title 20 §§ 1605.1(g), 1605.3(g)).</p>	
<p>Patios. Incorporate natural gas or propane hookups, electrical outlets on patios.</p>	
<p>Wood-Burning Fireplaces. Prohibit wood-burning fireplaces.</p>	
<p>Energy Audits. Deeds, CC&Rs (covenants, conditions and restrictions), or similar legal documents shall include the following requirements:</p> <ul style="list-style-type: none"> • The owners of all single-family and multi-family residential units shall be required, upon resale, to present to the buyer a written energy audit checklist at the time the seller provides the buyer with the Real Estate Transfer Disclosure Statement required by California Civil Code, Section 1102 et seq. The energy audit checklist shall certify by a qualified 3rd party at the expense of seller that all HVAC systems, thermostats, appliances, windows and swimming pools (if applicable) are the same as those originally installed or, if changed, otherwise comply with the energy and water efficiency standards set forth in Centennial's Green Development Program. The CC&Rs of the master homeowners association or other applicable association shall require compliance with the provisions of this measure and shall provide notice to individual owners of the resale energy audit checklist requirement. The master homeowners association or other applicable association shall monitor compliance and provide the County with an annual report of compliance with this measure • For non-residential buildings, within ninety (90) days after the end of the first full calendar year following the issuance of the certificate of occupancy and within ninety (90) days after each five year period thereafter, the owner or tenant in possession thereof shall submit to the master commercial owners association or other applicable association a report prepared by the owner or a qualified, independent third party that evaluates whether all major building systems such as heat furnace, air conditioner, and other mechanical fixtures are working within the design standards established for each system. The master commercial owners association or other applicable association shall monitor compliance and provide the County with an annual report of compliance with this measure. 	

Table 2-A-1 Centennial Green Development Program Measures

PART 2A: GREEN BUILDING MEASURES	ENERGY EFFICIENCY AND CONSERVATION
----------------------------------	------------------------------------

- Community Website.** The project applicant shall maintain a community website that includes information about:
- GHG reduction opportunities to help educate project residents, as well as schools, other agencies, and businesses with facilities on the project site
 - Rebates and low-interest loans to residents that make energy-saving improvements to their homes
 - energy conservation and financial incentive programs, and about potential energy technology systems that may be suitable for larger commercial and institutional users such as combined heat and power systems.
 - Air quality and greenhouse gas benefits of electric landscape maintenance equipment
 - Recycling, and the availability of and potential uses for recycled materials, such as the use of salvaged and recycled content materials for hard surface and non-plant landscaping materials.
 - Energy and water conservation and efficiency for project residents, customers, tenants and large energy users.

Energy Plan. Prior to any tentative tract map approval, the project proponent shall provide the County with an Energy Plan documenting compliance with applicable energy conservation requirements of applicable Title 24 standards in the California Code of Regulations, including verification that the project will exceed the energy conservation requirements of 2016 Title 24 standards by 15 percent for residential developments and 10 percent for nonresidential developments.

The Energy Plan shall also confirm that a menu of energy efficiency design elements, along with other design considerations and options, has been made available by the project proponent to builders, developers, and property owners as part of the internal design review process. Each developer, builder, or property owner shall incorporate the design elements required to comply with 2016 Title 24 requirements and select from the menu or implement other available technologies as may be needed to reduce energy consumption by 15 percent below 2016 Title 24 requirements for residential developments and 10 percent for nonresidential developments.

All provisions outlined in the approved Energy Plan shall be either conditions of approval for any commercial/industrial site plan or included as notes on all final subdivision maps.

Table 2-A-1 Centennial Green Development Program Measures

PART 2B: GREEN BUILDING MEASURES	WATER EFFICIENCY AND CONSERVATION
<p>Residential Water Conservation and Efficiency. Implement the Residential Mandatory Measures for water efficiency and conservation set forth in Division 4.3 of the CALGreen Code or the County CALGreen Code, whichever are more stringent, and including applicable emergency regulations and subsequent amendments).</p>	
<p>Non-Residential Water Conservation and Efficiency. Implement the Nonresidential Mandatory Measures for water efficiency and conservation set forth in Division 5.3 of the CALGreen Code or the County CALGreen Code, whichever are more stringent, and including applicable emergency regulations and subsequent amendments.</p>	
<p>Tiered, Conservation-Based Water Rates. The water service provider shall implement tiered, conservation-based water service rates based on applicable indoor and outdoor water use performance standards.</p>	
<p>Meter Water Use. Install, maintain and monitor all non-construction potable and non-potable water use using appropriate metering equipment, such as smart meter or dual meter, throughout the site.</p>	
<p>Reduce Potable Water Use with Onsite Recycled Water. Install, maintain and operate onsite wastewater treatment and conveyance facilities that provide recycled water treated to California Title 22 unrestricted reuse standards from onsite wastewater.</p>	
<p>Ongoing Monitoring and Reporting to Verify Water Use. Prepare and submit to the Los Angeles County Department of Regional Planning a water use report to verify that applicable indoor and outdoor water use performance standards are being achieved: (1) at the end of the 5th year following first occupancy or occupancy of the 4,000th dwelling unit; and (2) at the end of the 10th year following first occupancy or occupancy of the 10,000th dwelling unit, whichever occurs latest, and implement response measures as required to the satisfaction of the County, to ensure that water use performance standards are being achieved and that available supplies will be sufficient to meet future demand. Response measures may include, without limitation, tiered water service rate enhancements, surcharges, additional enforcement, water system repairs or upgrades and securing supplemental water from sources such as inter-basin groundwater transfers or new imported water supplies. Provide real-time water consumption data to residents and businesses from service provider to monitor usage.</p>	
<p>Water Audits. Deeds, CC&Rs (covenants, conditions and restrictions), or similar legal documents shall include the following requirements:</p> <ul style="list-style-type: none"> <li data-bbox="191 1084 1971 1284">• The owners of all single-family and multi-family residential units shall be required, upon resale, to present to the buyer a written water audit checklist at the time the seller provides the buyer with the Real Estate Transfer Disclosure Statement required by California Civil Code, Section 1102 et seq. The water audit checklist shall certify by a qualified 3rd party at the expense of seller that all low water use appliances, plumbing fixtures, and landscape irrigation systems are the same as those originally installed or, if changed, otherwise comply with the water efficiency standards set forth in Centennial's Green Development Program. The CC&Rs of the master homeowners association or other applicable association shall require compliance with the provisions of this measure and shall provide notice to individual owners of the resale water audit checklist requirement. The master homeowners association or other applicable association shall monitor compliance and provide the County with an annual report of compliance with this measure. 	

Table 2-A-1 Centennial Green Development Program Measures

PART 2B: GREEN BUILDING MEASURES	WATER EFFICIENCY AND CONSERVATION
----------------------------------	-----------------------------------

Indoor Plumbing Fixtures. The Project Applicant/Developer shall provide plans and specifications to the County demonstrating that nonresidential building shall be constructed with indoor plumbing fixtures and fixture fittings that would reduce the overall use of potable water within the building by 12 percent, consistent with the 2016 CALGreen Tier 1 nonresidential voluntary measures as prescribed in Section A5.303.2.3.1 of the code. Additionally, water efficient fixtures that meet or exceed state or County CALGreen Code performance shall be installed, including but not limited to the following:

For non-residential buildings:

- Showerheads 2.0 gpm @ 80 psi;
- Bathroom faucets 0.5 gpm @ 60 psi;
- Kitchen faucets 1.8 gpm @ 60 psi;
- Toilets 1.28 gallons/flush;
- Urinals 0.5 gallons/flush

For single family and multifamily residential buildings:

- Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.
- Appliances. Dishwashers and clothes washers in residential buildings shall comply with the following: Install at least one qualified ENERGY STAR appliance with maximum water use as follows: 1. Standard Dishwashers – 4.25 gallons per cycle. 2. Compact Dishwashers – 3.5 gallons per cycle. 3. Clothes Washers – water factor of 6 gallons per cubic feet of drum capacity.

Appliances. Require installation of water-efficient major appliances (washers, dryers, dishwashers) in compliance with the California Appliance Efficiency Regulations, Energy Star or other applicable standards. Monitor and implement California Energy Commission guidelines and regulations for water efficient appliances, for both residential and non-residential uses.

Limit Indoor Water Use. Implement a water wise program, managed by the service provider, that includes all feasible measures to reduce indoor water use and associated energy use, including but not limited to implementing the Indoor Plumbing Fixtures and Appliances measures above in addition to the following indoor water use performance standards:

- Residential indoor water use--55 gallons per capita per day;
- Commercial indoor water use--200 gallons per day per thousand square feet;
- Business Park indoor water use--65 gallons per day per thousand square feet, of which approximately 30 percent will be supplied by using recycled water for indoor wastewater and cooling purposes by buildout and full occupancy;
- Institutional indoor water use--50 gallons per day per thousand square feet
- Hotel indoor water use--125 gallons per day per room.

Limit Outdoor Water use to a Maximum Amount of Water Allowed (MAWA) as defined in the Model Water Efficient Landscape Ordinance (DWR, 2015). Outdoor water use is limited to the following outdoor water use performance standards:

- Residential outdoor use--55 percent of the reference evapotranspiration rate for the Project site.
- Commercial, industrial, and institutional outdoor use--45 percent of the reference evapotranspiration rate for the Project site.

Table 2-A-1 Centennial Green Development Program Measures

PART 2B: GREEN BUILDING MEASURES	WATER EFFICIENCY AND CONSERVATION
<p>Recycled Water. Specific Plan wastewater shall be treated onsite, and provided to and be required to be used for the following uses:</p> <ul style="list-style-type: none"> • Indoor wastewater and cooling use for business park commercial users, except where prohibited by applicable law for particular types of areas or uses (e.g., employee cafeterias) • 100 percent of outdoor irrigation uses by commercial, business park, institutional, school, hotel, park, slope, recreational/entertainment and arterial roadway outdoor irrigation demand • 50 percent of total low and very low density residential lot outdoor irrigation demand 	
<p>Outdoor irrigation. Design irrigation systems to conform to the hydrozones of the landscape design plan and optimize water efficiency by matching plant type, utilizing drip or subsurface irrigation wherever possible, and applying water at agronomic rates. Additionally, require</p> <ul style="list-style-type: none"> • “Smart” controllers, such as weather-based irrigation controllers or other self-adjusting irrigation controllers, for all irrigation systems that will accommodate all aspects of the landscape and irrigation design plans. • Irrigation equipment with a minimum 0.80 outdoor irrigation efficiency shall be used for all public park and private park irrigation. • Irrigation equipment with a minimum 0.80 outdoor irrigation efficiency for all recreation and entertainment land use, arterial roadway and slope irrigation. • Low water use plants shall be used within all irrigated slope areas with an average plant factor, as defined in the Model Water Efficient Landscape Ordinance (DWR, 2015), of 2.0. • Water Smart/Evapotranspiration (ET) controllers or equivalent shall be used for outdoor irrigation. Require use of CARB-approved or electric landscape maintenance equipment for public common areas. 	

Table 2-A-1 Centennial Green Development Program Measures

PART 2C: GREEN BUILDING PROGRAM	MATERIAL EFFICIENCY AND CONSERVATION
---------------------------------	--------------------------------------

Implement the Residential and Nonresidential Mandatory Measures for Material Conservation and Efficiency set forth in Division 4.4 (Residential) and 5.4 (Nonresidential), respectively, of the CALGreen Code, including but not limited to:

- The CC&Rs will require the Property Owner to recycle and divert from the waste bin, solids such as metal, glass, paper, plastic, cardboard, food, and yard waste; and divert from the waste bin hazardous waste, electronic waste, and universal waste. Information on items prohibited from landfill disposal on recycling and composting will be provided to Property Owners.
- Prior to the issuance of each building permit from commercial properties, including multi-family residences, schools, and places of worship, the Property Owner shall submit to the County a site plan of the property that depicts how solid wastes would be collected and stored for on-site processing, curbside collection, and/or self-hauling.
- Prior to sale, lease, or rental of any commercial property, including multi-family residential structures or portions thereof, the Property Owner shall provide to each prospective purchaser or tenant a notice explaining how that property collects and stores recyclables, compostables, universal waste, hazardous waste, and electronic waste for on-site processing, curbside collection, and/or self-hauling.

The Project Applicant/Master Developer shall set aside a minimum of 5 acres for a future Materials Recovery Facility/Transfer Station (MRF/TS) that includes a household hazardous waste permanent collection and reuse center and allows for mulching/composting operations. The site shall be located in a suitable location with the capacity to manage the nonhazardous solid waste and household hazardous waste generated by the Centennial Development Project at buildout. The Project Applicant/Master Developer shall prepare and grade the site, and install basic mainline infrastructure fronting the property prior to the issuance of any occupancy permits associated with the first phase of project implementation. The Master Developer shall continually encourage a waste management company to build these facilities on this build ready site. The CC&R for the future MRF/TS site shall require the land to be set aside for the MRF/TS in perpetuity.

Establish and operate a community waste recycling program including education and outreach, recycled waste pickup and drop-off services.

Construction Waste Recycling. The Master Developer shall provide the County with a plan and monitoring program that commits to diverting from landfill disposal 100 percent of soil during grading activities, and at least 75 percent of nonhazardous construction and demolition waste, which exceeds the 65 percent diversion requirement with the 2016 Tier 1 voluntary measure in Section A5.408.3.1 of the California Green Building Standards (CALGreen) Code. This goal also exceeds the 50 percent reduction required by Section 20.87.040 of the County Code and Sections 4.408.5/5.408.1.4 of the CALGreen Code.

Construction waste shall be recycled as follows:

- The Master Developer shall provide the County with a copy of the contract with a waste management company establishing an on-site construction waste management program, including the use of recycling bins to collect metals, glass, paper, plastic, wood, cardboard, food waste, and green waste. The waste hauler shall be required by contract to maintain records showing the diversion of not less than 75 percent of the construction and demolition waste generated on the site.
- The Master Developer shall maintain an auditable log book proving that at least 75 percent of construction waste is diverted from landfills using the method created by stopwaste.org for Division 01505, which uses standard forms for estimating debris and paying haulers upon receiving weight slips from a material recovery facility.

Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation area.

The Solid Waste Management Plan (Section 3.7 of the Specific Plan) shall be implemented as follows:

- The CC&Rs will require the Property Owner to recycle and divert from the waste bin, solids such as metal, glass, paper, plastic, wood, cardboard, food, and yard waste; and divert from the waste bin hazardous waste, electronic waste, and universal waste. Information on items prohibited from landfill disposal and on recycling and composting will be provided to Property Owners.

- The CC&Rs will require the use of mulching mowers or mowers with mulching blades for common lawn areas and placing three to five inches of mulch in common areas' planting beds each year as part of the Landscape Maintenance Plan for all non-residential and multi-family buildings. The mowing equipment (mowers, string trimmers, etc.) are to emit less noise and air pollution than conventional gasoline-fueled equipment (e.g., battery-powered).
- The CC&Rs will inform residential property owners that their property will be included in a County franchise to facilitate solid waste diversion, including recycling and reuse, in the community as soon after completion of the first phase of project implementation.

Table 2-A-1 Centennial Green Development Program Measures

PART 2D: GREEN BUILDING PROGRAM	ENVIRONMENTAL QUALITY
<p>Resilient Flooring. At least 80 percent of the total area of resilient flooring systems installed in the building shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.</p>	
<p>Comply with the thermal insulation requirements for Tier 1 in Section A4.504.3 of the 2016 California Green Building Standards Code. Install thermal insulation in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List.</p>	
<p>Environmental Tobacco Smoke (ETS) Control. Where outdoor areas are provided for smoking, prohibit smoking in the building and locate exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows and in buildings. Post signage to inform building occupants of the prohibitions. [Does not apply to low-rise residential uses]</p>	
<p>Bathroom exhaust fans shall comply with California efficiency standards or ENERGY Star and be ducted to terminate outside the building.</p>	
<p>Kitchen fans for gas ranges shall be vented to outdoors.</p>	
<p>Architectural Paints and Coatings for Nonspecialty Uses. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in CalGreen Tables 4.504.3 and 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in CalGreen Tables 4.504.4.3 and 5.504.4.3 shall apply).</p>	
<p>Solvent free adhesives in residential bonding applications. Adhesives, sealants and caulks used in development within the Specific Plan shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in CalGreen Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, ethylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Rule 1168, Section J (Subsection 8). 	



Table 2-A-1 Centennial Green Development Program Measures

PART 2D: GREEN BUILDING PROGRAM	ENVIRONMENTAL QUALITY
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.	
Turf. Provide that landscaped areas of single-family detached residential front yards and multi-family residential common areas contain no more than 25 percent turf grass and that turf grass in landscaped commercial areas be watered only using recycled water sources.	
Interior carpet systems shall meet the testing and product requirements stated in Sections 4.504.3 and 5.504.4.4 of Chapters 4 and 5 of the 2010 California Green Building Standards.	
Carbon Dioxide (CO2) detectors in subterranean garages (single and two car garages for multifamily residential).	
No added urea formaldehyde in composite wood, particleboard, agricultural fiber products or insulation. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings, shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in CalGreen Tables 4.504.5 and 5.504.4.5).	
Install operable windows designed to maximize natural ventilation by opening into prevailing west winds at inlets and away outlets.	
Install operable clerestory windows for chimney effect cooling.	

References

- California Advanced Homes Program (CAHP)*, Southern California Edison (SCE), 2015. <http://www.californiaadvancedhomes.com/about-cahp>
- NAHB Model Green Home Building Guidelines*, National Association of Home Builders (NAHB) Research Center, 2006.
- LEED Green Building Rating System Version 4*, (Leadership in Energy and Environmental Design), U.S. Green Building Council (USGBC), 2015.
- Savings by Design*, <http://www.savingsbydesign.com/index.htm>
- Sustainable Building Implementation Plan*, California Integrated Waste Management Board (CIWMB), 1999.
- Solar Subdivision Design Guidelines*, Los Angeles County Department of Regional Planning, 1981.
- Sustainable Building Technical Manual*, Public Technology, Inc. and the USGBC, 1996.
- Collaborative for High Performance Schools (CHPS) Best Practices Manual*, 2006. <http://www.chps.net/dev/Drupal/node/288>
- Santa Monica Green Building Design & Construction Guidelines*, 1999.
- Green Infrastructure*, Mark A. Benedict, PhD., Edward T. McMahon, J.D., The Conservation Fund, 2001.
- 2012 ICC 700 National Green Building Standard*, National Association of Homebuilders.
- Green Point Rated-New Home Construction Building Guidelines Version 6, GPR-Multi-family Guidelines, GPR Builder Handbook*, Build-It-Green, 2013.
- Title 22.80, Rural Outdoor Lighting*, Los Angeles County Planning and Zoning Code, 2013.
- Title 22.122.010, Low Impact Development*, Los Angeles County Planning and Zoning Code, 2009.
- Title 12.84.440, Low Impact Development Standards*, Los Angeles County Municipal Code, 2013.
- Renewable Energy, 22.52 Part 15, 2016*,.
- Los Angeles County Green Building Standards Code (Title 31), March, 2016.
- Title 24, Part 11, California Green Building Standards Code*, California Building Standards Commission, 2016.
- Title 24, Part 6, California Energy Code*, California Building Standards Commission, 2016.



This page is intentionally left blank.

Appendix 2-B: Design Principles



C E N T E N N I A L

at TEJON  RANCH



2-B DESIGN PRINCIPLES

0.1 INTRODUCTION

The master planned community of Centennial is located on the southern tip of the 270,000 acre Tejon Ranch. Tejon Ranch, the largest, contiguous, privately-owned property in southern California, is representative of the rich history of California’s Ranchos. That legacy also provides a unique opportunity in the County, because the Project Site is under one ownership. As a result, the master planning of this former California Rancho can incorporate innovative and comprehensive new town planning techniques.

The land use plan for Centennial incorporates broad-scale land planning concepts, such as respecting the existing landforms, conserving natural resources, more efficiently using the land, and developing comprehensive open space systems. These concepts are reflected in many of the goals for the community stated in Chapter 1 of the Specific Plan While the basic structure of the community is established through the goals, the design principles outlined in this appendix will inform the character and aesthetic quality of Centennial. The purpose of the Design Principles is to describe a general design philosophy and provide a context for implementation of the development standards found in Chapter 2 of the Specific Plan. Because this appendix has been adopted by resolution, these design principles reflect the general policy direction of the County with respect to Centennial’s design themes and approach.

DESIGN PRINCIPLES

- ☆ Respect Early California Heritage
- ☆ Respect The Natural Setting
- ☆ Incorporate Innovative Southern California Town Planning (Past and Present)
- ☆ Incorporate Sustainability

These Design Principles lay the groundwork for each Design Notebook as required in Chapter 2, *Development Standards*, of the Specific Plan. The Design Notebook is a more detailed companion document prepared by the master developer for each Village of Centennial, Centennial Founders LLC, and approved by the Director of the Department of Regional Planning. A Design Notebook is intended to address aspects of its respective Village such as specific design themes, housing styles, and materials. This appendix does not specify building materials, pavement, trees, lighting, etc. details of that nature will be determined village by village to create distinct character for each community of Centennial. Additionally, as tract maps are submitted a Community Identity Guide must be developed, which will include a sign program, landscape plan, and highlight architectural features that unify the overall project image consistent with the Village Design Notebook.

The Design Principles, along with the Village specific Design Notebooks, are tools to be used by Centennial Founders LLC in its role as master developer for reviewing proposed development during the initial build-out of the Project. A non-profit master homeowners’ association (“Master HOA”) shall be formed, and the Master HOA’s declaration of covenants, conditions, and restrictions will be recorded, immediately after the filing of the first final map for a unit phase within the Project consisting of one or more residential lots. As final maps for additional unit phases are approved and recorded, additional land within Centennial will be annexed by the Master HOA so that architectural control of development can be maintained. After the initial improvements are constructed, the Master HOA’s architectural review committee or its Board of Directors will review the matters covered by the appropriate Village Design Notebook, including proposed changes to the exterior of a residence by a homeowner after initial construction.

Photos of existing developments in this document provide a tool to help the reader visualize the general character and “sense of place” intended for Centennial as the community is developed. However, while the images may portray an example of what could be developed, the site planning and design of buildings and landscape features that will be built may vary from the images that follow.

0.2 DESIGN PRINCIPLES

Founded on traditional and timeless American town planning principles, the community of Centennial is envisioned as a place where a family takes a walk along a tree-lined street, children play in the town square water fountain, and a couple spends an afternoon strolling along Main Street. However, while taking a cue from the values and look of a simpler era, Centennial will strive to embrace contemporary features and technology, green building standards, sustainability, and open space connectivity to create a unique community blended into the natural setting. This design vision can be accomplished by adhering to the following basic design principles, which will be developed in more detail in the subsequent Village Design Notebooks. The principles include:

- Respect early California heritage,
- Respect the natural setting,
- Incorporate innovative southern California town planning (past and present), and
- Incorporate sustainability.

The following sections define the principles and describe through text and images how the principles should influence the physical design of the Villages and shape the aesthetic character of Centennial. The Centennial Specific Plan establishes sixteen goals for the community in Section 1.2, *Centennial Goals*, and physical design should contribute to the accomplishment of many of those goals. Each design principle should contribute to the accomplishment of more than one goal for Centennial. Table 2-B-1 at the end of this appendix indicates which design principle contributes to satisfying each goal.

Respect Early California Heritage

The architecture of early California was often influenced by the type and availability of natural resources, such as wood, stone and clay. Many of the styles were utilitarian and characterized by simple forms and mass to preserve valuable natural resources. Design themes for Centennial should reflect historic southern California styles including but not limited to the agrarian vernacular of ranch or farmhouse, Monterey, craftsman, cottage, bungalow and mission. The physical characteristics of early California heritage styles include simple detailing, roof lines with low to moderate pitch gables, roof overhangs, porches, stoops, arcades and use of natural materials. Quality craftsmanship, which is a hallmark of these heritage styles, will be pursued throughout Centennial. Combined with the pedestrian accessibility of the land use plan that extensively uses landscaped greenway and community trails, these heritage styles can promote walkability

through architectural details at a human scale. Heritage style features like porches and stoops often become a place for positive social interaction that leads to improved community safety. Developers should strive to always consider the human scale in the design of structures and neighborhoods in Centennial. Heritage styles evoke the charm of classic neighborhoods of the American past and promote a casual, comfortable and understated lifestyle. This is the primary objective of early California heritage design principle that should be reflected in the design guidelines of future Village Design Notebooks. Physical characteristics and heritage styles such as those mentioned should, where possible, be carried throughout all design elements for all land uses.

Attention to the early California heritage design principle would contribute to Centennial's first goal of Creating a Prominent Gateway to southern California by founding a unique community that is classically charming and modern. This principle would also support the goals of having Lifestyle Oriented Amenities and Housing Diversity including affordability by creating a variety of housing products to appeal to a wide range of consumer lifestyles. Classically designed neighborhoods that promote walkability and social interactions contribute to accomplishing the goals of Healthy Living and Community Involvement.



Simple lines and rustic materials are characteristics of ranch or farmhouse styles.



CENTENNIAL

at TEJON RANCH



Classic arches, arcades, and courtyards are characteristics of early mission styles, while low and moderate pitch gables are characteristics of agrarian vernacular as well as craftsman styles.



Architectural forms of classic mission and Monterey structures, such as arches and balconies, are incorporated in contemporary buildings to reflect early California heritage.



The simple pitched roof lines of historic farm structures are reflected in modern architecture as shown in this photo.



Balconies, porches, gabled dormers, deep overhangs, or covered walkways are heritage features that are frequently seen in modern design.



The features and forms of early California heritage architecture have been incorporated in the design of structures in all types of land uses, including offices.



CENTENNIAL
at TEJON RANCH



The details and materials of heritage styles, such as stone, wood, and tile, which are captured in these examples of modern architecture, and should be incorporated on all sides of the building.



Commercial buildings, such as those shown here, have been designed to evoke the charm of mission or ranch style by giving attention to detail and materials.

Respect the Natural Setting

The overall physical design for Centennial respects the natural setting by preserving major drainage features and open space through careful grading that respects the topography, which in turn allows for compact development that maximizes open space. The intent is to establish a distinctive place where residents can take pride in their community and its surrounding environment. Landscaped roadways and medians should provide a feeling of openness and recall the region's natural environment. While providing easy access via non-vehicular connectivity the extensive network of greenway and community trails through open space and recreation areas as well as village cores should be landscaped accordingly to reflect the natural setting. Throughout Centennial, landscaping should be designed to reflect the natural setting and the historic agrarian past of Tejon Ranch and accentuate the community's charm. Resource conservation, preservation and sensitivity to the natural environment should be reflected in the physical design of Centennial at every scale. Respect for the natural setting should be implemented by practices such as using native and drought tolerant plants, incorporating passive and active solar energy, creating community open space such as plazas with landscaped features using native plants, orienting buildings to capture views of the natural surroundings, and using resource efficient materials and earth tone colors. The design of structures also may reflect elements the natural setting—such as the form of the surrounding hills and mountains. Prioritizing some form of open space at every level of design, whether it is including pocket parks in the neighborhoods or native landscaping within commercial areas and business parks, would also contribute to demonstrating a respect for the natural setting.

It is part of the mission of Centennial to create an unique community with a context-sensitive, sustainable design. Many of the Specific Plan goals detailed in Section 1.2 were established to achieve this mission, such as Molded by the Natural Landscape, Comprehensive Open Space System, and Model Sustainable Community. Realizing these goals would effectively blend the community into the natural environment. This design principle is intended to accomplish these goals at every level of design. Respecting the natural setting should also contribute to reducing the consumption of land for development and result in an efficient land use pattern. Finally, attention to this principle should contribute to the goal of using Nonconventional Approach to Infrastructure, such as using natural stormwater management systems and low impact development standards.

Incorporate Innovative Southern California Town Planning (Past and Present)

Southern California has been the birthplace to many innovative town planning concepts including several master planned communities that have been emulated around the world, such as Irvine Ranch, Valencia, and San Elijo Hills. In these concepts the physical design—the actual form of land use arrangement, circulation elements, open space systems, building massing and landscape treatments—were seen as an integral part of a successful plan. These important considerations were influenced by the earliest European settlers who brought with them European building practices, design and planning. Early twentieth century architects took the strongest elements of the past to create communities reflecting the splendor of the region's climate. Outdoor living became an important part of the southern California lifestyle, with an increased demand for porches, patios, verandas, courtyards, and other outdoor spaces. This Plan has also been influenced by the work of planners such as Clarence Perry who developed principles for neighborhood building. His “neighborhood unit” concept utilized the 5-minute walk just as this Plan promotes walking and other non-motorized transportation modes; easily connecting schools, recreation, and services. The Olmsted brothers who reshaped the approach to natural open space also influenced this Plan's approach to preserving natural drainage corridors which resulted in clustered development dictated by the land form.



The natural beauty of the environment can be inspirational to physical design.



CENTENNIAL
at TEJON RANCH



Many of the different elements of the natural setting should be incorporated into the design of Centennial.



Landscaping designed to emulate natural features is one way to incorporate the natural setting.



Structures that simulate the materials and forms of the natural environment are preferred.



Preserving open space, restoring natural habitat, and capturing stormwater on-site show respect for the natural setting.



Capturing views of the natural setting through the building design is one way to respect the natural environment.



The location of parks and development should be sensitive to the natural surroundings.



C E N T E N N I A L

“ TEJON ★ RANCH

The history of town planning in southern California also includes influences of the City Beautiful movement, which called for cities to be beautified according to a more orderly and formalized placement of buildings, monuments, streets and parks, as well as a revival of classical European architectural styles, especially for institutional buildings. It is the intent of this principle to reflect the essence of this planning history in the physical design of Centennial, with particular attention to celebrating outdoor living and easy lifestyle. Landscaped streets and the interconnected trail and open space system reflect this design principle, as does the use of outdoor public gathering spaces such as parks, amphitheaters, plazas, courtyards, and arcades. Architecture forward streets and iconic focal points are other examples of this design principle. This design principle would primarily influence site planning and building arrangement and coordinates with the other design principles to create and integrated physical design for the community.

The design of Centennial respects the topography and natural features. Implementing this design principle throughout Centennial is intended to create a uniquely planned, sustainable community adjacent to a major north-south freeway at the northern boundary of Los Angeles County, which contributes to accomplishing the goal of creating a community that acts as a prominent gateway (distinctive entrance) to southern California. When implemented at the tract map scale, this design principle would further the goal of having development that is molded by the natural landscape. Introducing outdoor living and open space to take advantage of the warm climate promotes the goals of having lifestyle-oriented amenities, a comprehensive open space system, and healthy living. By respecting the topography and California’s history of innovative town planning, the design of Centennial also accomplishes the goal of creating an efficient land use pattern.



Open spaces that promote community gathering is a classic southern California planning principle.

Incorporate Sustainability

Sustainability has a variety of definitions, from the ability of bio-resources to remain diverse and productive over time to integration of social, economic and environmental factors to meet current needs without compromising the ability of future generations to meet their own needs. Sustainability can be achieved through the implementation of a number of factors. Social factors would include methods to improve human interaction and promote healthy living, such as providing walkable streets and porches, and locating parks nearby.

Environmental factors such as preservation and conservation of existing natural resources were taken into consideration in the overall design of Centennial on a macro-scale. However, environmental factors should also be taken into consideration on a micro-scale with the sustainable design of individual buildings by incorporating features that reduce the use of non-renewable resources and by installing reduced flow water fixtures.

Economic sustainability can be achieved by providing jobs for a wide range income levels and diversity of housing types so that Centennial can be more self-sufficient. The land use plan for Centennial carefully took into consideration economic sustainability by establishing a wide range of residential densities to provide variety in housing choices and dedicating enough commercial and business park land uses so that almost everyone who works in Centennial could also live there. The design of the land use plan also took into consideration the location of those uses so that places to live and work are sustainably connected through a comprehensive transportation system.

The Centennial Specific Plan also contains a Green Development Program with required performance standards that is designed to reduce energy use and consumption of resources and provides a guide for incorporating sustainability. Solar panels, permeable pavers and community gardens are just a few examples of how sustainability can be incorporated into the design of Centennial through the required and suggested features of the Green Development Program.

The physical design of Centennial provides the opportunity for a variety of lifestyle choices by providing compact development with goods and services within walking distance and trails and bike lanes to promote alternative forms of transportation. These lifestyle options should help to reduce impacts on the environment and support sustainability. The purpose of this design principle is to encourage some form of sustainability at every scale of development. Sustainability should be a focus in the physical design of Centennial and evident in the daily lives of its citizens.

This design principle contributes to a majority of goals that involve the physical environment, including creating a development Molded by the Natural Landscape, a Comprehensive Open Space System and developing an efficient land use pattern that contributes to Healthy Living. Furthermore, this design principle chiefly supports Centennial's goal to be a Model Sustainable Community and the goal of Economic Sustainability through a jobs-housing balance and housing diversity. By encouraging the incorporation of sustainable principles on macro- and micro-scales, Centennial is situated not only to provide but to maintain a range of housing and lifestyle options.



Trails offer the shortest, easiest, connection from residential neighborhoods to recreation areas as well as goods and services.



Green technology, such as roof design and building features to accommodate solar panels and proper ventilation, are encouraged by the Centennial Green Development Program.



Conserving natural resources is a fundamental land planning concept that has been incorporated into the design of Centennial.



Iconic structures are often used to create a focal point in Southern California planned communities.



Using trails and pathways to connect open space is a classic southern California planning principle.



Access to active and passive parks and open space throughout the community is an important feature of innovative planning and provides opportunities for community gathering, promotes a healthy lifestyle, and will be used throughout Centennial as a part of an efficient land use pattern.

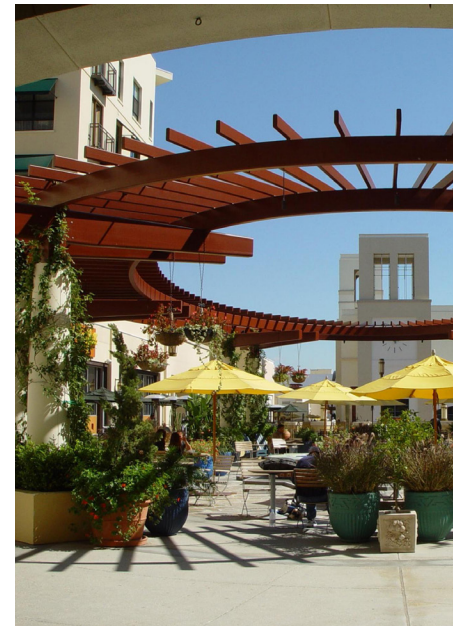


CENTENNIAL

at TEJON RANCH



The casual lifestyle of southern California is often reflected in the design of many public places. The Town Center and Village Cores will be pedestrian friendly activity centers with a mix of uses providing a wide range of goods and services to residents of Centennial.



Non-residential and residential development can meet the design principles and goals for Centennial by incorporating early heritage architectural styles, providing lifestyle-oriented amenities, providing a diverse and affordable mix of housing, incorporating sustainability, respecting the natural setting, and using innovative southern California planning to create a unique and economically viable community.



Using green infrastructure and features such as permeable pavers reduces impacts on the environment.

Low flow water fixtures and recycled water for irrigation conserves resources.



Community gardens and drought tolerant landscaping are green practices that are both functional and beautiful.



Incorporating amenities that support a healthy lifestyle is a sustainable practice.

Table 2-B-1 Centennial Design Principles and Goals

CENTENNIAL GOALS	DESIGN PRINCIPLES			
	RESPECT EARLY CALIFORNIA HERITAGE	RESPECT THE NATURAL SETTING	INCORPORATE INNOVATIVE SOUTHERN CALIFORNIA TOWN PLANNING (PAST AND PRESENT)	INCORPORATE SUSTAINABILITY
1. Prominent Gateway	☆		☆	
2. Future Regional Growth Center for Los Angeles County			☆	☆
3. Molded by the Natural Landscape		☆	☆	☆
4. Lifestyle-Oriented Amenities and Community Services	☆		☆	☆
5. Comprehensive Open Space System		☆	☆	☆
6. Efficient Land Use Pattern		☆	☆	☆
7. Implementation of the Antelope Valley Area Plan's West Economic Opportunity Area		☆	☆	☆
8. Non-conventional Approach to Infrastructure		☆		☆
9. Healthy Lifestyle to Healthy Living	☆	☆	☆	☆
10. Education and Lifelong Learning				☆
11. Advanced Information and Communication Services			☆	☆
12. Economic Sustainability				☆
13. Community Involvement	☆			
14. Transportation			☆	☆
15. Housing Diversity and Affordability	☆		☆	☆
16. Model Sustainable Community		☆	☆	☆



C E N T E N N I A L

“ TEJON ★ RANCH

This page intentionally left blank.

Appendix 2-C: Mobility Plan



C E N T E N N I A L
at TEJON  RANCH

2-C MOBILITY PLAN

0.1 OVERVIEW

As described in Chapter 3 of the Specific Plan, the Mobility Plan for Centennial is an integral part of the Centennial Land Use Plan and provides for an integrated network of roadways, walking and biking trails to reduce automotive use and facilitate safe, pleasant and efficient travel.

The Mobility Plan also requires the formation and funding of a Transportation Management Association (TMA) prior to the issuance of the first occupancy permit. The TMA is responsible for monitoring the form of travel, or transit modes, used by the people who live and work in Centennial and ensuring and enforcing that the Project is meeting its mobility objectives.

Consistent with state and regional transportation, air quality and greenhouse gas planning objectives that focus on reducing the use of single occupancy vehicles (SOVs) for travel, Centennial must meet the following mobility performance standards: (1) a minimum of 20% of total daily peak morning and afternoon external (e.g., commuting) trips must be completed by using non-SOV transit modes; and (2) a minimum of 30% of total daily internal (e.g., local) trips must be completed by using non-SOV transit modes.

The TMA is responsible for conducting travel mode surveys and implementing transportation demand management (TDM) measures as required to verify the achievement with these minimum mobility performance standards. The Mobility Plan strives to achieve the following objectives:

- Reinforce and serve the Land Use Plan;
- Ensure the development of a “complete streets” network;
- Provide an environment that encourages for the use of alternative modes of transportation;
- Provide options to reduce vehicle trips and emissions by linking effective travel demand management with transportation systems and parking policies; and

- Provide an aesthetically pleasing environment that is consistent with the Specific Plans goals and still meets the required Centennial mobility objectives.

The Centennial Specific Plan incorporates land use and planning measures, such as locating residential housing in close proximity with schools, service, shopping, employment and recreational amenities that encourage non-automotive forms of travel (see Table 2-C-1). Additional TDM measures will be implemented to meet the mobility performance standards and to further reduce SOV and other automotive transit modes in favor of walking, biking and transit, as determined by the TMA in accordance with the monitoring and adaptive management process described in Section 4 of this Mobility Plan (see Table 2-C-2). These measures are consistent with planning and TDM approaches that have been developed and empirically verified by the California Air Pollution Control Officers Association (CAPCOA), the Southern California Association of Governments (SCAG) 2012 and draft 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and in studies commissioned by the California Air Resources Board. The Mobility Plan is also consistent with state goals established in the Global Warming Solutions Act of 2006 (AB 32), the California Complete Streets Act of 2008 (AB 1358) and the Sustainable Communities and Climate Protection Act of 2008 (SB 375), the 2012 and Draft 2016 RTP/SCS, and the County of Los Angeles Antelope Valley Area Plan (AVAP).

The Mobility Plan implementation measures include four sections:

1. Performance standards;
2. Street/Trail Design;
3. Urban Design, Planning, Land Use; and
4. Transportation Demand Management Program.

Section 1 establishes the external and internal mobility performance standards that Centennial must achieve and how the objectives will be met in Sections 2 through 4. Section 2 describes the on-site circulation system and roadway design considerations that encourages more efficient travel within the Project and Centennial’s multi-modal infrastructure that encourages alternative modes of transportation, including a system of bikeways and pedestrian trails/paths that allows for safe and efficient non-motorized travel throughout the community. Section 3 describes a well-planned community that is designed to facilitate easy

accessibility to jobs, retail, services, schools and parks within walking distance of residents. Section 4 describes the formation and functions of the Centennial TMA, including transit mode surveys and the implementation of TDM measures to achieve the mobility performance standards.

SECTION 1 PERFORMANCE STANDARDS

Automotive use contributes to roadway congestion, air pollution, and greenhouse gas emissions. Travel by means of a single occupancy vehicle (SOV) represents a particularly inefficient form of transit and reducing SOV use has long been a primary objective of state and regional transportation, air quality and climate change policies. Reducing demand for SOV use is one of the eight Guiding Policies in the draft 2016 RTP/SCS. California's landmark Sustainable Communities and Climate Protection Act of 2008 includes multiple provisions to reduce SOV use within the state (c.f. Cal. Gov't Code Sections 65081 (d), (f) and (i)(4)). The Centennial Project mobility plan is also consistent with AVAP's Chapter 3: Mobility Element goals and policies (1.1, 1.3, 1.4, 1.5,2.1,2.2, 2.4, 2.5, 3.3, 3.4, 4.2, 4.3, 6.9, 7.5, 8.1, 8.2, 9.2, 9.3, 9.4, 10.4, 10.5, 10.7, 10.8, 11.3, 11.5). There is a broad consensus that encouraging non-SOV transportation options, such as walking, biking, carools, bus and train travel, alternative work schedules, and telecommuting is essential to reduce congestion, improve air quality, and address climate change as well as promoting healthy living and affordable options for commuting.

Consistent with these well-established objectives, Centennial must achieve the following external and internal trip mobility performance standards for non-SOV transit:

External Trip Mobility Performance Standard: External trips refer to travel either into or out of Centennial. These are trips with either an origin within and destination outside, or an origin outside and destination within Centennial. These trips are primarily associated with employment-related travel and reach their highest levels during morning and afternoon peak commute periods. Centennial must ensure that a minimum of 20% of all peak morning and afternoon external trips use non-SOV transit modes, such as carools, transit, telecommuting, or alternative work schedules.

Internal Trip Mobility Performance Standard: Internal trips refer to travel that occurs within Centennial. These are trips with both origins and destinations

within Centennial. These trips typically include shopping, recreational, employment, and educational-related travel. Centennial must ensure that at least 30% of all internal trips use non-SOV transit modes, such as walking, biking, carools, or local transit.

Section 3 describes the planning and land use measures that will be implemented to reduce automotive and SOV use. Section 4 describes the TMA and TDM measure implementation that will achieve and verify compliance with the internal and external mobility performance standards.

SECTION 2 STREET/TRAIL DESIGN

The Centennial circulation plan is designed to provide safe and efficient mobility within and adequate external trip access to and from the community. The plan includes roadways and non-motorized pathways that connect major on-site activity centers, roadway classifications, intersection controls, and traffic calming measures. Centennial will implement a system of complete streets and multi-mode, non-motorized transportation facilities consistent with the California Complete Streets Act of 2008. The objective of complete street design is to provide safe, efficient and accessible mobility for all motorized and non-motorized users, including motorists, cyclists, pedestrians, and transit riders. Non-motorized transportation planning elements are integrated into the Centennial Circulation Plan to encourage non-automotive transit modes, including the following design criteria:

- Small to medium-sized streets and blocks that allow for shorter walking distances to retail, parks, schools, and other destinations;
- Facilities that make walking, cycling and transit use safe, comfortable, attractive, and efficient transportation options;
- Parking behind buildings to encourage walking in retail areas along street frontage;
- Streetscapes designed as public spaces to promote social interaction and physical activity;
- Context sensitive design to respect adjacent land use types and neighborhood character and aesthetics.

2.1 Roadway Classifications

The circulation system includes five categories of roadways designed for specific traffic loads and functions in accordance with Title 21 of the Los Angeles County Subdivision Ordinance. The locations of the Centennial roadways are provided in Chapter 3 of the Specific Plan, and include the following:

- Major Highway (6-8 lanes)
- Secondary Highway (4 lanes)
- Industrial Collector (4 lanes)
- Collector (2 lanes)
- Local and Private (2 lanes)

Roadways designed for the highest volume of use include **Major and Secondary Highways**. A Major Highway generally consists of six to eight lanes and Secondary Highways typically consist of four lanes. All Centennial roadways that are classified as a highway will be constructed with a raised median.

Collectors are designed for moderate levels of use and include two to four lanes with varying cross-sections. Designated Centennial Collector roadways conform with the County collector classifications and also may include additional special design features, such as wider parkways, bike lanes, and raised medians for landscaping. Industrial Collectors are four lanes with or without a raised median and will also be constructed with Class II bike lanes.

Local and private two-lane roadways are designed to serve the lowest volume of use and vary in design in accordance with the presence or absence of allowed parking. Local and private road residential, commercial and business park serving cross-sections are also variable to reflect different patterns of automobile and truck traffic.

Cross-sectional diagrams for the five types of roadways included in Centennial are provided in Chapter 3 of the Specific Plan. The cross-sections illustrate the typical arrangement and width of travel lanes, bike lanes, sidewalks and medians. The cross-sections conform to LA County Department of Public Works (DPW) standards. However, the Centennial Specific Plan allows alternative standards subject to DPW review and recommendation. The cross-sections provide a range of right-of-way widths allowing for flexibility in final roadway

configuration, exceptions may also be made for private driveways and fire lanes. The curb-to-curb width of each private driveway and fire lane will be approved during the applicable tract map review process by the Los Angeles County Fire Department and would be maintained by a Homeowner Association (HOA).

Conceptual streetscape illustrations for the medians and parkways of each street classification are provided in the Specific Plan. A description of the landscaping standards for each roadway classification are described in Chapter 3 of the Specific Plan.

2.2 Intersection Controls

Intersection controls will be provided to safely and efficiently manage vehicular and non-vehicular traffic throughout the community. Major Highways use features such as, but not limited to, traffic signals, separated bike lanes and crossings (e.g. bridges and tunnels) at intersections and limited access is provided between signalized intersections to ensure these access points are designed to reduce conflicts between drivers and pedestrians. These controls and planning measures facilitate safe and efficient mobility within larger project thoroughfares.

Modern roundabouts are used at certain secondary and collector road intersections where four-lane and two-lane or two two-lane roadways connect. Modern roundabouts have been documented to reduce fuel consumption and greenhouse gas emissions below the levels associated with traffic signals or stop signs (Handy et al., 2014). All roundabouts within the project will be designed to help traffic flow better while making sure all pedestrian and bike crossings are well marked and safe. Roundabouts also may be landscaped to increase aesthetic values. Several figures in the Specific Plan illustrate configurations for roundabout design.

Other intersections within the community will be controlled with features such as, but not limited to, stop sign and yield sign controls.

2.3 Traffic Calming Measures

Traffic calming measures are roadway designs that control excessive speeds, and ensure compatibility with multiple users, such as emergency-service vehicles, pedestrians, joggers, cyclists, and walkers. Centennial traffic-calming design measures include narrower street widths to slow automotive traffic,

roundabouts, speed tables, bulb-outs at intersections to restrict roadway width and narrow the pedestrians' crossing distance, raised intersections or crosswalks, chokers that narrow a roadway at mid-block, chicanes or lateral shifts that narrow street widths and also providing on-street parking or landscaping on alternate sides of the street, textured pavement and cul-de-sacs. Representative examples of traffic calming design measures and cul-de-sac designs are provided in Chapter 3 of the Specific Plan.

SECTION 3 URBAN DESIGN, PLANNING, LAND USE

Centennial's unique land planning has created an urban design integrated throughout each village to allow people to work, live and play without having to drive to experience them. The following design criteria will reinforce the goals of the Mobility Plan and the metrics of the Specific Plan:

- 100% of all project dwelling units shall be located within a ¼ mile walking distance of a park no less than 10,000 square feet, trailhead, club house or other public amenity (M);
- No less than 80% of all project dwelling units shall be located within a ¼ mile walking distance of a public-accessible park space that is no less than one acre in size (M);
- A goal of an 80% average, but no less than 50%, of all project dwelling units shall be located within a ½ mile walking distance of a Village Core or the Town Center (M);
- All neighborhoods within each village shall connect to each other via a network of local streets and trails (M);
- An extensive network of sidewalks, greenway trails, and community trails that link residential, schools, shopping, and employment areas;
- Two underpasses and one overpass over SR-138 to facilitate both pedestrian and bike access to employment centers;
- High-density residential areas located adjacent to commercial centers and allowed within Mixed-Use Overlay zones, which permits residential uses in commercial centers; and
- Implementation of a community intranet system to reduce demand for automobile travel to obtain information, and to provide easily accessible information to facilitate telecommuting and other non-automotive transit mode use.

Table 2-C-1 summarizes the mobility planning and land use measures that have been identified as effective automotive use and air and greenhouse gas reduction measures by CAPCOA, the 2012 and 2016 RTP/SCS and in CARB studies that have been integrated into Centennial.

Table 2-C-1: Vehicle Use Reduction Land Use and Planning Measures Included in Transportation Plans and Agency Guidance and Research Publications and Implemented by Centennial

LAND USE AND PLANNING MEASURE	DOCUMENTATION SOURCE		
	CAPCOA 2010 ¹	Handy et al., 2014 ²	2012 RTP/SCS ³
Land Use Mix – refers to a well planned community that mixes housing, retail, schools, services, recreation, etc. spread out throughout an entire plan. This allows residents to walk and bike and enjoy every aspect of the community that is interwoven together without having to drive to reach them.	☆		
Street Connectivity – provides options to get to destinations (i.e., between home and shopping centers, work, schools and parks) by providing multiple routes, streets that connect, few closed streets, plenty of sidewalks, bicycle lanes and trails. Interconnected streets encourage walking, biking, use of buses and reduce the amount of traffic on any one given street since there will be multiple routes to choose from.	☆		
Regional Accessibility – refers to the ease of reaching a destination (i.e., central city or business district) or activities (i.e., jobs and public services) within the region. Highly accessible places can be reached by many people quickly and reduces the distance that people have to travel between regional destinations (homes, services and jobs) thereby reducing traffic volumes.	☆		
Jobs-Housing Balance – is accomplished when a wide variety of jobs with all entry levels available are created for the residents that live within a community. This enables the residents to find work without having to commute a long distance. This will help reduce traffic on highways and create sense of live and work within your town.	☆		
Dedicate Land for Bike Trails – are often off-site bicycle trails that link the project to bicycle routes on the city or county bikeway plan. Bicycle trips can substitute directly for vehicle trips and a relatively short bicycle trip can substitute for a longer car trip. For example, a person on a bike may choose to travel to a closer retail center than a further one that a person in a car would drive to.	☆		
Increase Diversity of Urban and Suburban Developments (Mixed Use) – creating development with both housing and retail mixed together allows for a community to live and work without driving. Mixed use tends to be in the village and town centers combining the more populated areas with available jobs. By reducing the need to drive to work, both traffic and GHG will be reduced.	☆	☆	
Increase Destination Accessibility – a centric location for desired services, schools, parks and other amenities gives access to all residents without having to travel long distances. The basic concept of spreading them out and building residential units within walking and biking distances, encourages people to take alternative transportation to these areas.	☆		
Increase Transit Accessibility – refers to the quality of public transit serving the area and the ease of accessing the service (i.e., bus service, carpooling, ridesharing services) by providing pedestrian-friendly streets (i.e, sidewalks, street trees, benches, well-lit parking) that encourage walking and biking. Making transit more accessible encourages walking and biking in place of a personal vehicle, thereby reducing vehicle trips.	☆	☆	
Integrate Affordable and Below Market Rate Housing – assures that within the housing market, there will be units that are affordable for all incomes. This concept allows residents of a community to live close to all the services that are needed without having to drive everywhere. A broad mix of prices allows for diversity throughout the community.	☆		

Table 2-C-1: Vehicle Use Reduction Land Use and Planning Measures Included in Transportation Plans and Agency Guidance and Research Publications and Implemented by Centennial

LAND USE AND PLANNING MEASURE	DOCUMENTATION SOURCE		
	CAPCOA 2010 ¹	Handy et al., 2014 ²	2012 RTP/SCS ³
Locate Project near Bike Path/Bike Lane –allows for convenient and easy access to bicycle facilities when located within 1/2 mile of the home, station, employment and shopping center. Bicycle trips can substitute directly for vehicle trips and a relatively short bicycle trip can substitute for a longer car trip. For example, a person on a bike may choose to travel to a closer retail center than a further one that a person in a car would drive to.	☆		
Improve Design of Development – is achievable when a community is planned far in advance and can organically grow as needs arise. This allows the balance of housing and jobs and services to complement each other and not create unnecessary car trips. By planning development holistically, reduction of traffic and encouragement of live, work and play within a community can be achieved.	☆		
Provide Pedestrian Network Improvements – includes providing sidewalks or trails that connect all areas of the Project site and reducing barriers such as walls, closed streets or landscaping. A pedestrian-oriented environment makes walking more appealing and encourages less driving, thereby reducing traffic volumes.	☆	☆	☆
Traffic Calming Measures – that focuses on pedestrian and bicycle safety by reducing vehicle speeds, marked crosswalks, count-down signal timers and median islands (not full list) can create a safer and appealing environment. Safety encourages walking or biking rather than driving and therefore reduces vehicle trips.	☆		
Incorporate Bike Lane Street Design (on-site) – such as bicycle lanes, bike routes and shared paths into the street system and into new developments so that multiple routes are created with proper markings and signage. These improvements can reduce traffic volumes by making commuting by bike easier and more convenient.	☆	☆	☆
Provide Bike Parking in Non- Residential Projects – such as short-term and long-term bicycle parking facilities to meet the demand that would encourage people to ride their bikes from their home to school, shopping center and work. Bicycle trips can substitute directly for vehicle trips and a relatively short bicycle trip can substitute for a longer car trip. For example, a person on a bike may choose to travel to a closer retail center than a further one that a person in a car would drive to.	☆		
Provide Bike Parking in Multi- Unit Residential Projects – long-term bicycle parking at apartment complexes or condominiums without garages encourage the use of bicycling by providing secure places to leave bikes. Bicycle trips can substitute directly for vehicle trips and a relatively short bicycle trip can substitute for a longer car trip. For example, a person on a bike may choose to travel to a closer retail center than a further one that a person in a car would drive to.	☆		
Provide EV Parking – for electric vehicles with conductive/inductive electric vehicle charging stations and signage prohibiting parking for non-electric vehicles at convenient and accessible locations. The favorable parking encourages the usage and ownership of Neighborhood Electric Vehicles (NEV) and results in a decrease of traditional vehicle trips.	☆		
Roundabouts – differ from traditional (4-way) intersections and are able to slow vehicle speeds at the intersections because all vehicles from all approaches must yield to traffic already inside the roundabout. Roundabout typically results in narrow streets, slower speeds, street landscaping, all of which are traffic calming measures that promote pedestrian and bicycle safety on streets, thus encouraging walking and bicycling and reduces traffic volumes.		☆	



Table 2-C-1: Vehicle Use Reduction Land Use and Planning Measures Included in Transportation Plans and Agency Guidance and Research Publications and Implemented by Centennial

LAND USE AND PLANNING MEASURE	DOCUMENTATION SOURCE		
	CAPCOA 2010 ¹	Handy et al., 2014 ²	2012 RTP/SCS ³
Require Project Contributions to Transportation Infrastructure Improvement Projects – such as dedicated right-of-way, capital improvements, easements, etc. The local transportation agency would be consulted for specific needs. Roadway improvements or other projects such as creating bike lanes or a light-rail system would promote walking and biking and would reduce traffic volumes.	☆		

SOURCES:

1. California Air Pollution Control Officers Association, *Quantifying Greenhouse Gas Mitigation Measures, August, 2010 (CAPCOA 2010)*
2. Handy et al., *The Science Behind Sustainable Communities Strategies, California Air Resources Board Research Seminar, October 7, 2014 (Handy et al. 2014)*
3. Southern California Association of Governments, *2012 RTP/SCS, Transportation Demand Management Appendix, (SCAG 2012)*

3.1 Bikeways

A system of bikeways will serve the entire specific plan and nearby communities. Bikeways are described in Chapter 3 of the Specific Plan, *Parks and Recreation Plan*. The bikeways are part of the community trail system and are classified as follows:

Bike Path (Class I Multi-use trail). Class I multi-use trail bikeways provide a completely separated travel way for the exclusive use of cyclists and pedestrians, with crossflow minimized. These bikeways are generally located in community and greenways trails.

Bike Lane (Class II bikeway). Class II bikeways include a striped lane for one-way bike travel on a street or highway. When roadways contain additional rights-of-way, a painted or physical separation may be included to buffer bicyclists from automobiles and transit. This buffered design is commonly referred to as an *Enhanced Class II Bikeway*.

Bike Route (Class III bikeway). Class III bikeways provide for shared use with motor vehicle traffic, and routes are marked with appropriate signage. Painted shared lane markings on pavement, commonly referred to as sharrows, may also be incorporated into Class III bikeways, further identifying shared use between motorists and bicyclists.

Protected Bike Lane (Class IV bikeway). A protected bikeway, commonly referred to as a cycle track or Class IV bikeway, combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane. Cycle tracks vary in configuration. Cyclists could be separated from motor vehicle traffic through such means as raised medians, on-street parking, bollards, or elevated pathways. They may be one-way (one direction on each side of the street) or two-way (both directions side-by-side on one side of the street). Buffers shown in Figures 3-6, 3-7, and 3-11 may be raised in Class IV facilities.

Trails. Community, Greenway, and Regional trails within Centennial provide for shared use trails by bicycle, pedestrian, and in some cases equestrian activities.

3.2 Pedestrian Access

Pedestrian amenities throughout the community include trails and sidewalks provided by right-of-way as well as a network of greenway and community trails (described in Specific Plan Section 3.11.7, *Trails Plan*) so that pedestrians can circulate throughout the community safely and efficiently. The pedestrian system is designed to avoid roadway crossings to the extent feasible. Consistent with complete streets planning sidewalks are planned for all public streets.



3.3 Transit

Street network transit facilities will be implemented by Centennial in conjunction with the TMA, transportation demand management program and in compliance with the metrics of the Specific Plan. The following policies will guide Centennial through implementation of transit facilities:

- Partner with Antelope Valley Transit Authority to provide bus service within Centennial and to the rest of the Antelope Valley.
- Partner with Santa Clarita Transit Authority to provide bus service within Centennial and to the rest of the Antelope Valley.
- Partner with Kern Transit to provide bus service between Centennial and the neighboring communities of Tejon Mountain Village, Tejon Ranch Commerce Center and Grapevine to the north.
- Provide ride-share program, on demand pick up, shuttle service or similar methods to employment, commercial and residential areas of Centennial.
- Identify locations for transit centers in proximity to village cores and employment centers such as business park and institutional/civic land uses.

The following metrics also ensure this Plan can accommodate a community transit system:

- A transit route easement no less than 25 feet wide shall be reserved in the CCD (connecting the Town Center, BP and I/C areas) and also run northerly connecting to the Village Five Core. The precise location, length, alignment and width of the easement shall be determined at the tract map stage of development. Alternative—non-automobile—uses (such as landscaping or a trail) may be permitted within the transit route easement in the interim until full project buildout; or permanently after full buildout if use of the easement for transit is determined to be economically infeasible by the County (M).
- If a transit system is implemented, transit stop easements shall be reserved in all Village Cores, the Town Center, and CCD, as well as other areas (such as the high school, community regional park, and elsewhere along any transit route easement) where necessary, efficient or beneficial to provide transit access. The precise size, location and quantity of the easements shall be determined at the tract map stage of development (M).
- If a transit system is implemented, all transit stops shall include the following basic amenities: seating, overhead shelter, lighting, signage and trash receptacle. Additional amenities such as real-time schedule (i.e. digital information display), drinking fountain, bike parking/storage, bike rental, public restroom, and public art are recommended but dependent on travel demand, site location and transit agency final approval (M).

SECTION 4 TRANSPORTATION DEMAND MANAGEMENT

A Transportation Management Association (TMA) will be formed and funded prior to the issuance of the first occupancy permit for Centennial. The TMA will be a non-profit entity and will regularly monitor Centennial external and internal trips by conducting transit mode surveys or other appropriate methodologies. The primary objective of the TMA is to ensure that peak external trips, and all internal trips, meet the non-SOV transit mode performance standards. The TMA will evaluate and implement TDM measures as necessary to achieve these standards. Other TMA activities include, but are not limited to the following:

- Coordinate with regional and local transit providers to develop transit service for Centennial;
- Provide transit fare media for all transit service providers and end users;
- Support the formation of vanpools/carpools and rideshare matching databases;
- Develop transit affordability measures and/or incentives;
- Prepare custom transit itineraries for larger employers;
- Provide transit route maps and schedules;
- Require employee commute reduction programs for employers with 250 or more employees;
- Conduct transit network meetings/workshops; and
- Monitor transportation-related technological developments for potential deployment in Centennial.

Transportation demand management refers to strategies that increase mobility efficiency by discouraging SOV trips, encouraging non-SOV transit modes, and by reducing auto trips during peak periods. TDM measures include increasing non-SOV travel options, providing incentives and information to encourage travel behavior changes, and by reducing the physical need to travel through telecommuting and other online and remote technologies. Research and monitoring data from numerous communities has demonstrated that TDM measures can significantly modify travel behavior to include greater use of non-automotive and non-SOV transit modes, improve efficiency, and reduce transportation-related greenhouse air pollutant and gas emissions. The extent

to which specific measures have reduced the use of SOVs (vehicles mile traveled) and reduced emissions has also been estimated by California air quality agencies (CAPCOA 2010) and in studies presented to the California Air Resources Board (Handy et al., 2014). Potential future mobility innovations that could further reduce inefficient transit modes and associated emissions, such as intelligent transit systems (ITS) technologies, have been discussed in the draft 2016 RTP/SCS. Table 2-C-1 lists TDM and auto demand reduction measures that have been documented and evaluated by planning and research groups (CAPCOA 2010, Handy et al., 2014 and the 2012 RTP/SCS) or identified as potentially promising future strategies (draft 2016 RTP/SCS).

The TMA will adaptively manage compliance with the Centennial internal and external mobility performance standards by conducting transit mode surveys and other appropriate monitoring activities. Additional TDM measures will be implemented by the TMA as may be required to ensure that minimum of 20% of total daily peak morning and afternoon external trips and a minimum of 30% of total daily internal trips are completed by using non-SOV transit modes. The TMA shall evaluate the feasibility and effectiveness of the TDM measures included in Table 2-C-2, measures documented in other agency publications or research, and new and emerging technologies. Transit mode surveys and other appropriate monitoring activities will be conducted to verify the effectiveness of any TDM measures that are implemented for Centennial. The monitoring and adaptive management process will be a continuing obligation of the TMA to verify compliance with the Centennial internal and external mobility performance standards.

Table 2-C-2 Transportation and Vehicle Demand Measures Included in Transportation Plans and Agency Guidance and Research Publications Included on Roster of TMA Measures at Centennial

TRANSPORTATION OR VEHICLE DEMAND MANAGEMENT MEASURE	DOCUMENTATION SOURCE				
	CAPCOA 2010 ¹	Handy et al., 2014 ²	Air Quality Districts ³	2012 RTP/SCS ⁴	Draft 2016 RTP/SCS ⁵
Parking Policy/Pricing Measures changes the parking requirements and supply within the project site to encourage alternative transportation choices by residents and employees. Examples include reducing the minimum/maximum amount of parking spots, shared parking and cost of parking by time of day. By having limited parking, along with the cost of parking and fuel, people are encouraged to use public transit, bike or walk, thereby reducing vehicle trips.		☆			
Urban Non-Motorized Zones – refer to areas in a central business district or major activity center that has a street(s) where cars are not allowed (also called transit malls) and only buses, bicycles and pedestrians are permitted. The restriction on personal vehicles would encourage public transit, bicycling and walking, thereby reducing vehicle trips.	☆				
Limit Parking Supply – changes parking requirements and supply within the project site such as reducing the minimum and creating a maximum amount of parking spots. The limited areas to park, along with the cost of parking and fuel, encourage people to change from personal vehicle to public transit, bicycling and walking, thereby reducing vehicle trips.	☆			☆	
Implement Market Price Public Parking (On-Street) – is a strategy that assigns a cost to parking at areas with employment or at shopping centers where parking demand is high and encourages people to “park once” and walk to all destinations. Vehicle trips are reduced from people parking once, and encourage people to use public transit to avoid parking costs.	☆			☆	
Require Residential Area Parking Permits – to discourage parking in residential areas when employment or shopping centers are located nearby, or locations where parking may be limited or priced. By having limited parking, along with the cost of parking and fuel, people are encouraged to use public transit, bike or walk, thereby reducing vehicle trips.	☆				
Implement a Neighborhood Electric Vehicle (NEV) Network – for NEVs (a “low speed vehicle” up to 35 MPH that are electric powered and ideal for short trips up to 30 miles in length). A NEV network includes roadways, parking, charging stations, striping, signs, and educational tools and can double as bicycle routes. NEVs are an alternative to traditional vehicle trips and therefore would reduce vehicle trips.	☆				☆
Implement Voluntary Commute Trip Reduction (CTR) Programs –with employers to discourage employees from using their personal vehicle and instead carpool, ride-share, take the bus, walk or bike. CTR provides assistance through ride-matching, special parking spots, and flexible work hours. Traffic volume is reduced by encouraging other ways to get to work besides a personal vehicle.	☆	☆			
Implement Mandatory CTR Programs – through an ordinance with the intent to reduce the number of people driving alone and encourage carpooling, taking the bus, walking or biking. The program requires established performance standards, implementation and regular monitoring and reporting. Traffic volume is reduced by encouraging other ways to get to work besides a personal vehicle.	☆				

Table 2-C-2 Transportation and Vehicle Demand Measures Included in Transportation Plans and Agency Guidance and Research Publications Included on Roster of TMA Measures at Centennial

TRANSPORTATION OR VEHICLE DEMAND MANAGEMENT MEASURE	DOCUMENTATION SOURCE				
	CAPCOA 2010 ¹	Handy et al., 2014 ²	Air Quality Districts ³	2012 RTP/SCS ⁴	Draft 2016 RTP/SCS ⁵
Provide Ride-Sharing Programs (e.g. Uberpool, Lyft Line) – that gives people a way to commute to work besides their personal vehicle by the sharing of a vehicle and costs with other people headed in the same direction. Traffic volume is reduced by encouraging carpooling and rideshare passengers tend to have relatively long commutes which reduce more vehicle miles because the trips that are reduced are twice as long on average.	☆			☆	
Implement Subsidized or Discounted Transit Program – that would partially or wholly cover the costs of daily or monthly public transit (i.e., bus) passes and may also include free transfers between stations. Traffic volume is reduced by encouraging public transit as opposed to a personal vehicle.	☆				
Provide End of Trip Facilities – such that employers provide facilities for bicycle riders including showers, secure bicycle lockers, and changing spaces that would encourage the use of bicycling as a viable form of travel to work. Vehicle trips are reduced by encouraging bicycling in place of a personal vehicle.	☆				
Telecommuting and Alternative Work Schedules – will allow residents within a community to either work from home or only have to be at work four days instead of five. This would take trips off the roads and less on just traffic but GHG emission as well.	☆	☆		☆	
Implement Commute Trip Reduction Marketing – involves educating the public and sharing information on carpooling, van-pooling, ride-sharing and public transit through new employee orientations, event promotions, and publications. The marketing reduces traffic volumes by encouraging other ways to get to work in place of a personal vehicle.	☆				
Implement Preferential Parking Permit Program – that provides special parking at convenient locations near bus stops or in front of building doors, given to employees car-pooling, van-pooling or using ride-share to commute to work. This program encourages commuters to find another way to work besides a personal vehicle, thereby reducing traffic volumes.	☆			☆	
Implement Car-Sharing Program (e.g. Zipcar, Car2Go) – either residential-based or employer-based programs that allow people to have on-demand access to shared vehicles, with costs determined through mileage or hourly rates with deposits or annual membership fees. Both residential and employer based programs encourage carpooling and therefore reduce traffic volumes.	☆	☆			☆
Implement School Pool Program – similar to a ride-sharing program for school children and differs from bussing services to public schools since the program helps match parents to take students to private schools, or to schools where students cannot walk or bike but do not meet the requirements for bussing. Traffic volume is reduced by encouraging parents to share their vehicle.	☆				
Provide Employer-Sponsored Vanpool/Shuttle – that provides employees a ride to work through van pool and shuttles commuters to nearby transit stations and shopping centers. This program provides commuter another option to get to work besides a personal vehicle, thereby reducing traffic volumes.	☆	☆			

Table 2-C-2 Transportation and Vehicle Demand Measures Included in Transportation Plans and Agency Guidance and Research Publications Included on Roster of TMA Measures at Centennial

TRANSPORTATION OR VEHICLE DEMAND MANAGEMENT MEASURE	DOCUMENTATION SOURCE				
	CAPCOA 2010 ¹	Handy et al., 2014 ²	Air Quality Districts ³	2012 RTP/SCS ⁴	Draft 2016 RTP/SCS ⁵
Implement Bike-Sharing Program – that includes stations/kiosk at regular intervals throughout the project with the number of bike stations increasing around shopping centers and transit stations. Traffic volumes are reduced by encouraging bicycling as opposed to a personal vehicle.	☆				☆
Implement School Bus Program – that works with the school district to restore or expand school bus services in the project area and local community. Traffic volume is reduced by providing reliable transportation to students in place of parents using a personal vehicle.	☆				
Price Workplace Parking – at employment centers that may include charging employee parking, high-cost parking, validating parking only for invited guests, providing allowances for using the bus, and education on alternatives. The price drives employees to consider alternative modes for their work commute thereby reducing traffic volumes.	☆			☆	
Implement Employee Parking “Cash-Out” – where employers offer their employee parking “cash-out” that gives an employee a choice of forgoing their current free parking for a cash payment equivalent to the cost of the parking space to the employer. The price drives employees to consider alternative modes for their work commute thereby reducing traffic volumes. Consider requiring that the facility may not provide customer of employee validations, and/or requiring that the daily charge for parking must be equal to or greater than the cost of a transit day/monthly pass plus 20 percent	☆			☆	
Provide a Bus Rapid Transit System – that includes separated lanes for buses that come frequently, can carry a high number of passengers, are easy to board and comfortable to ride, high quality bus stations and pre-paid fare collection to minimize delays. These types of features encourage people to use public transit and therefore reduce vehicle trips by personal vehicle.	☆	☆			
Implement Transit Access Improvements – provide access to transit by locating homes near shopping centers and include designs that are appealing to pedestrians and bicyclists such as sidewalks, street trees, crosswalks, street lights, benches and secure bike storages. Pedestrian-oriented design features encourage people to use public transit and therefore reduce traffic volume.	☆				
Expand Transit Network – by adding or modifying existing transit service (i.e., bus stops and routes) to enhance the service near the project. This will encourage the use of transit and therefore reduce traffic volumes.	☆				
Increase Transit Service Frequency/Speed – by reducing the time in between each bus arrival, increasing the speed of the bus and the reliability, the amount of time it takes a rider to arrive at their destination will be reduced therefore making the service more attractive. Traffic volumes are reduced by encouraging the use of public transit as opposed to a personal vehicle.	☆				
Provide Bike Parking Near Transit – that includes short-term and long-term bicycle parking near transit (i.e., bus) stops and at locations near freeways that are secure, convenient and accessible. Vehicle trips are reduced by encouraging bicycling in place of a personal vehicle.	☆				

Table 2-C-2 Transportation and Vehicle Demand Measures Included in Transportation Plans and Agency Guidance and Research Publications Included on Roster of TMA Measures at Centennial

TRANSPORTATION OR VEHICLE DEMAND MANAGEMENT MEASURE	DOCUMENTATION SOURCE				
	CAPCOA 2010 ¹	Handy et al., 2014 ²	Air Quality Districts ³	2012 RTP/SCS ⁴	Draft 2016 RTP/SCS ⁵
Provide Local Shuttles – through coordination with the local transit operator that will provide shuttles to stations, shopping centers and homes. By having providing reliable connections people are encouraged to use public transit, bike or walk, thereby reducing vehicle trips.	☆				
Implement Area or Cordon Pricing – are tolls charged for entering a particular area (“cordon”) such as a downtown. The toll may be the same or different based on congestion. The price drives people to consider alternative modes such as public transit, carpooling and ride-sharing, thereby reducing traffic volumes.	☆				
Install Park-and-Ride Lots – near transit stops and carpool lanes that will attract commuters to carpool, vanpool or ride-share due to the ease, convenience and accessibility of parking their personal vehicle. Traffic volume is reduced by encouraging other ways to get to work besides a personal vehicle.	☆				
Improve Traffic Flow – reduces the amount of time vehicles are left running without moving (also known as idling), eliminates the point of congestion on a roadway, manages speed through improving the signal lights, and intelligent transportation systems (ITS) to provide real-time information.					
Require Project Contributions to Transportation Infrastructure Improvement Projects such as dedicated right-of-way, capital improvements, easements, etc. The local transportation agency would be consulted for specific needs. Roadway improvements or other projects such as creating bike lanes or a light-rail system would promote walking and bicycling and would reduce traffic volumes.	☆				
Electrify Loading Docks and/or Require Idling-Reduction Systems – includes creating and setting in place an education program that will set rules to the amount of time that vehicles can be left running when not moving (idling) as well as recording engine meter times upon entering and exiting the facility. Idling requires fuel use and results in GHG emissions.					
Utilize Electric or Hybrid Vehicles – to replace fossil fuel, direction GHG emissions from fuel combustion are replaced with indirect GHG emissions associated with the electricity used to power the vehicles. When vehicles are powered by hybrid-electric drives, GHG emissions from fuel combustion are reduced.					
ITS Roadway – collects data on the roadway and uses the information to improve the safety and flow of traffic by strategies such as synchronizing the traffic signals for a row of intersections, ramp metering to reduce collisions, and provide real-time traffic conditions along a route for motorists to change routes if needed.					
Other First Mile/Last Mile Strategies – such as providing more local shuttles, adding more routes, increasing the rate that a bus arrives and making the bus stops or stations easy to access. Other measures include sidewalk repair, bike-share, signs, social media and smartphone applications. These strategies can increase the number of pedestrians and bicyclists using transit and would reduce vehicle trips.	☆			☆	☆

Table 2-C-2 Transportation and Vehicle Demand Measures Included in Transportation Plans and Agency Guidance and Research Publications Included on Roster of TMA Measures at Centennial

TRANSPORTATION OR VEHICLE DEMAND MANAGEMENT MEASURE	DOCUMENTATION SOURCE				
	CAPCOA 2010 ¹	Handy et al., 2014 ²	Air Quality Districts ³	2012 RTP/SCS ⁴	Draft 2016 RTP/SCS ⁵
Preferential parking or parking subsidies for carpoolers – at convenient locations near bus stops or building front doors, given to people with three or more employees car-pooling, van-pooling or using ride-share to commute to work. This program encourages commuters to find another way to work besides a personal vehicle, thereby reducing traffic volumes on the roadway.	☆			☆	
Promotion and expansion of Guaranteed Ride Home program – provides transportation for carpoolers and transit users in emergency situations. Providing a reliable service for emergency situations encourages carpooling and reduces traffic volumes.	☆			☆	
Incentives for employees who bike to work – includes end of trip facilities for bike riders to shower, bike-share stations, bike parking near the building front doors and “cash out” incentives to replace the cost of a parking spot the employer pays. These incentives can encourage more to bike to work as opposed to using a personal vehicle and therefore reduces traffic volumes.	☆			☆	
Ridesourcing – [or Transportation Network Companies (TNC)](e.g. Uber, Lyft) arranges rides for passengers with drivers that use their privately owned vehicle for a fee and can provide rides to and from stations and help with first/last mile situations. Ridesourcing helps reduce vehicle trips by providing a different way to get to the destination besides a personal vehicle.	☆				☆
Single-Occupancy Vehicle Parking Charge: Vehicle Parking Charge – Implement parking fees for single occupancy vehicle commuters, with reduced or waived fees for car-pools and van-pools.	☆				
Unbundle Parking Costs – Separate parking costs from property costs, requiring those who wish to purchase parking to do so at an additional cost from the property cost.			☆		
Employee Meal Facilities – Provide on-site eating, refrigeration, and food vending facilities.			☆		
Delivery Services – Consider providing grocery and large retail store customers with home delivery service in clean fueled vehicles.			☆		

SOURCES:

1. California Air Pollution Control Officers Association, *Quantifying Greenhouse Gas Mitigation Measures, August, 2010 (CAPCOA 2010)*
2. Handy et al., *The Science Behind Sustainable Communities Strategies, California Air Resources Board Research Seminar, October 7, 2014 (Handy et al. 2014)*
3. Sacramento Metropolitan Air Quality Management District *Recommended Guidance for Land Use Emission Reductions, September 2016 (Air Quality Districts)* and SLO County Air Pollution Control District *CEQA Air Quality Handbook 2012 (Air Quality Districts)*
4. Southern California Association of Governments *2012 RTP/SCS, Transportation Demand Management Appendix, (SCAG 2012)*
5. Southern California Association of Governments *2016 Draft RTP/SCS 2016 Mobility Innovations Appendix, (SCAG 2016)*

This page is intentionally left blank.

Appendix 3-A: Housing Glossary



C E N T E N N I A L

at TEJON  RANCH



CENTENNIAL
at TEJON RANCH

This page intentionally left blank.

3-A HOUSING GLOSSARY

In the past, zoning frequently limited or even dictated housing choices. For example, a single family detached (SFD) house on a large lot could only be found in the lowest density zones, located typically in the suburb. Multi-family (MF) apartment buildings or attached housing were only found in the higher density zones near the urban core. As smart growth principles have moved toward sustainable, compact development and residential architecture and lifestyles have changed, so has planning and zoning. For example, the Centennial Specific Plan does not limit housing types by zone. A wide range of housing, both SFD and single family attached (SFA) can be built in the same zone provided the appropriate density and integrity of the plan is maintained. Consequently, traditional suburban site planning with rows of SFD lots has given way to a variety of site planning configurations and a new range of housing types. As a result, different terminology and vocabulary have emerged to describe the variety of site planning techniques and architectural styles.

This guide has been prepared to explain that vocabulary, give a basic understanding of the variety of housing options and site planning configurations that may be built in Centennial, and establish some common terminology for tract maps. Presented here is the most typical characterization of housing that may be built in Centennial. The example housing types provided in this appendix are flexible and allow for variations to accommodate topography, project size or desired density. This glossary is presented with the understanding that lifestyles and architecture will continue to change and many other options will emerge over the course of the build-out of Centennial that have yet to be designed. However, as a guide not subject to adoption by ordinance or resolution, this glossary can be updated as needed to reflect changing market conditions and consumer preferences.

Along with the many changes to housing preference and configuration are changes in how ownership is defined. A SFD product may not necessarily be located on a fee ownership lot like those typically found on a subdivision map. A SFD product may also be located on what is known as a condo map, where there is common ownership of some or all of the open space surrounding the unit. Many of the options described in this guide would be configured on a condo map, and this guide is meant to provide an understanding of the relationships that these homes have to each other and their surroundings.

A description of each example housing type provides general information about the home as well as information regarding density, parking, suitable land uses designations, building orientation and more. Land use designations are

abbreviated throughout the document as follows:

VLDR- Very Low Density Residential (up to 2 dwelling units per acre)

LDR- Low Density Residential (2–7 dwelling units per acre)

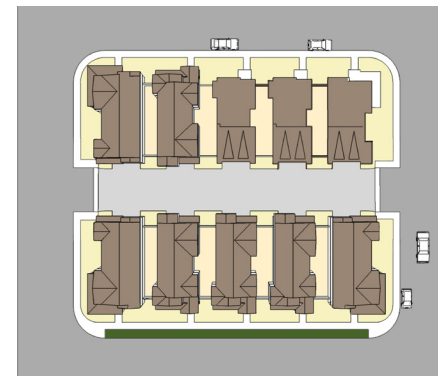
MDR- Medium Density Residential (7–15 dwelling units per acre)

HDR- High Density Residential (15–25 dwelling units per acre)

VHDR- Very High Density Residential (25–50 dwelling units per acre)

The illustratives shown with each example are only intended to demonstrate the block pattern created by a particular housing product type—they are not indicative of the architectural styles that could be built in Centennial. Additionally, these examples are not to scale; nor do they depict ultimate block configuration or building placement. Please see Chapter 2, *Development Standards*, for standards by land use designation as well as block standards and applicable metrics that future development must meet. This Plan encourages a variety of lot sizes and housing types including those that are suitable for 2nd dwelling units. Development of 2nd units are allowed within the VLDR, LDR, and MDR land use categories and must meet the development standards in Chapter 2.

Reference Appendix 1-A, *Definitions*, for additional definitions of any terms not explained in this guide. Otherwise defer to Chapter 22.08, *Definitions*, of the County of Los Angeles Code.



SFD Average Fee Lot

Typical SFD Home design:

- Typically located outside of village core, near schools and parks.
- Style typically varies from lot to lot.
- Garage access may be from street front, side street or alley access from rear of lot.
- Garage can be attached or detached.
- Garage access typically varies along street front.
- Rear yard provides primary private open space.
- Suitable for VLDR and LDR designations.



SFD Average Fee Lot**TYPICAL DENSITY**

2-7 du/ac

BUILDING ORIENTATION

- Front door orients to street
- Rear yard orients to adjacent rear yard, open space or alley

ACCESS

Pedestrian: Street frontage or open space frontage

Vehicular: Street or alley access to 2 or 3 car garage

BUILDING HEIGHT

Typical Height: 2 Stories

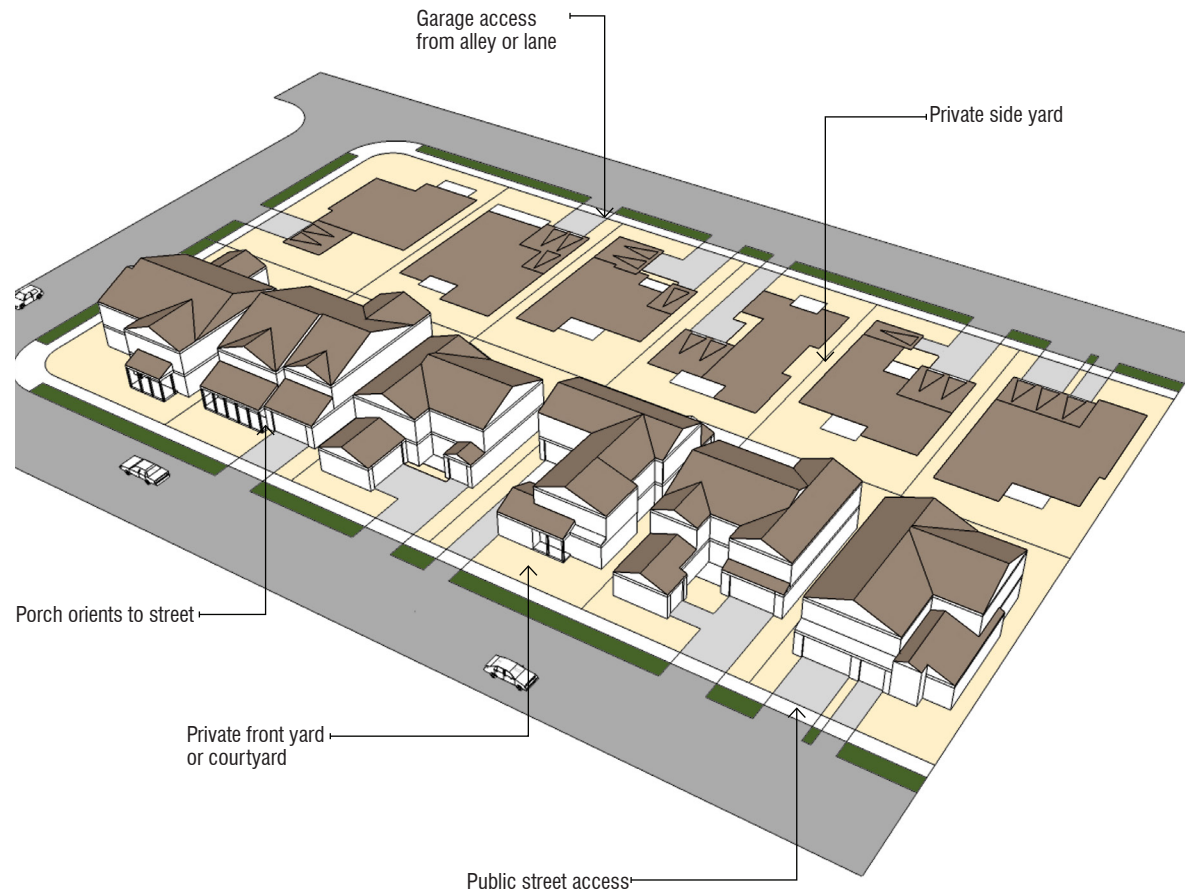
PARKING

Guest parking on street frontage or side street

OPEN SPACE

Private Open Space: Front yard and fenced side/rear yard

Shared Open Space: Street parkway

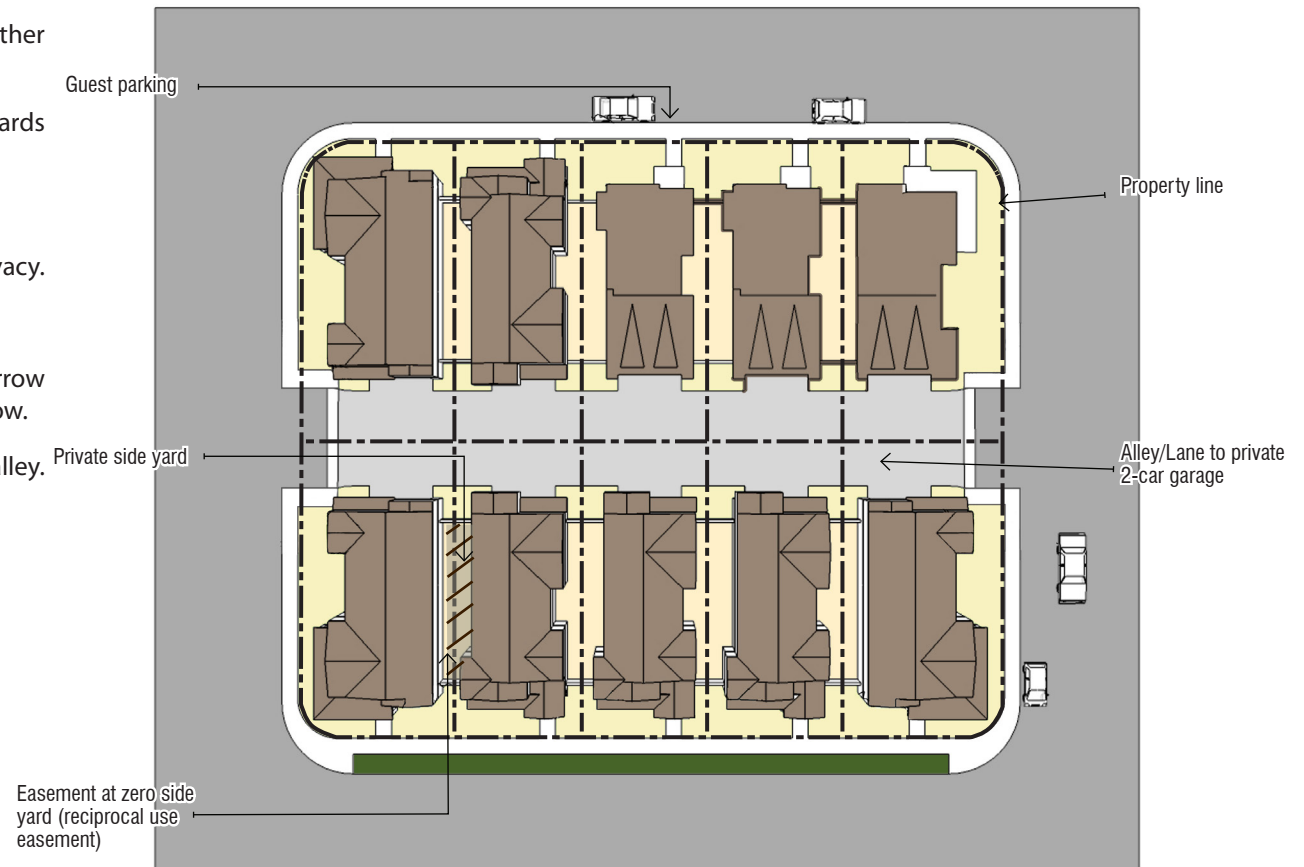




SFD Cottage Home

Typical SFD Cottage Home design:

- Is typically located near a village core or other areas where an urban character is desired.
- Primary rooms and entrances oriented towards street, open space or green court.
- Private side patio yard areas.
- Windows of adjacent unit are limited for privacy.
- May have reciprocal use easements.
- The configuration may vary and could be narrow and long (as shown here) or wide and shallow.
- Provides automobile access from rear lane/alley.
- Suitable for LDR and MDR designations.



SFD Cottage Home**TYPICAL DENSITY**

9-11 du/ac

BUILDING ORIENTATION

- Front porch orients to street or open space
- Single side yard, possible zero lot line

ACCESS

Pedestrian: Street frontage or open space frontage

Vehicular: Alley access to 2 car garage

BUILDING HEIGHT

Typical Height: 2 Stories

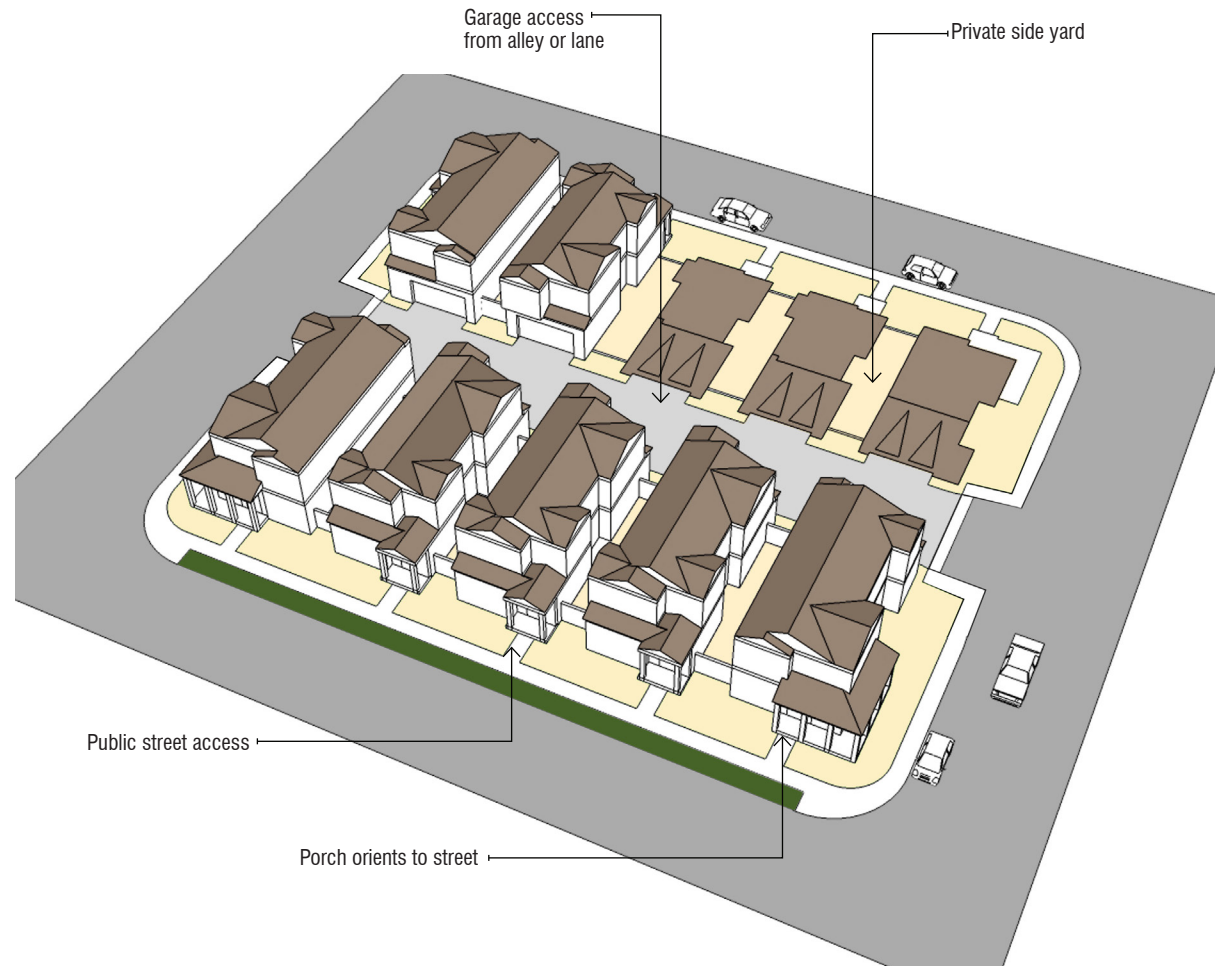
PARKING

Guest parking on street frontage or side street

OPEN SPACE

Private Open Space: Single fenced side yard

Shared Open Space: Street frontage or open space frontage



SFD 2-Pack

Typical SFD Two-Pack design:

- Allows for efficient single-family detached layout that maximizes private outdoor space.
- Provides private enclosed courts in front and yards in the rear of property.
- Enhances privacy of the adjacent unit through staggered placement of garages.
- Provides garage access on same side as unit entry, allowing for rear yards.
- May have reciprocal use easements.
- Suitable for LDR and MDR designations.



SFD 2-Pack**TYPICAL DENSITY**

7-10 du/ac

BUILDING ORIENTATION

- Front door orients to street
- Rear yard orients to adjacent rear yard or open space

ACCESS

Pedestrian: Street front

Vehicular: Street access to 2 car garage

BUILDING HEIGHT

Typical Height: 2 Stories

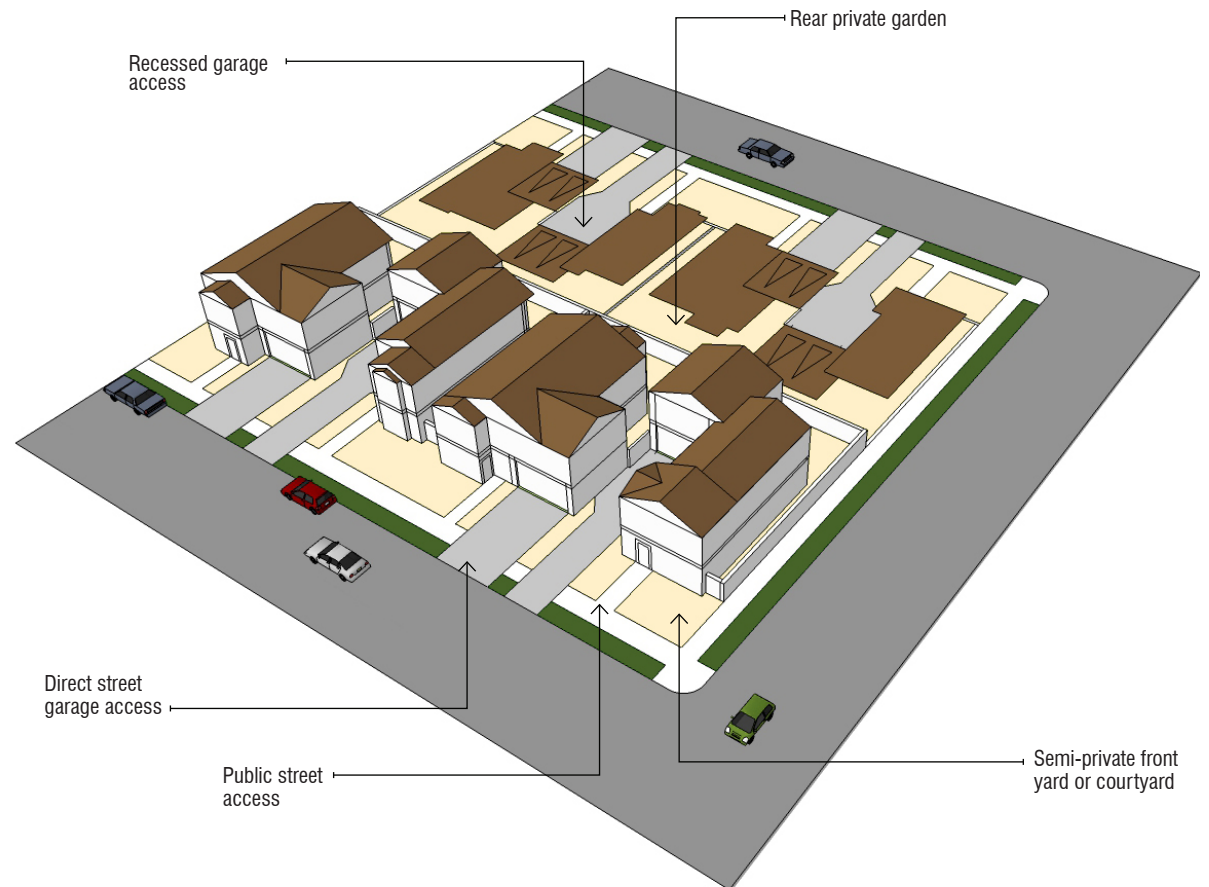
PARKING

Guest parking: parallel parking on street frontage or side street

OPEN SPACE

Private Open Space: Fenced side and rear yard, possible walled front yard

Shared Open Space: Street parkway



SFD Motorcourt Cluster

Typical SFD Motorcourt Cluster design:

- Group of four or more single-family detached homes organized around a common parking court.
- Allows for private rear or side courtyard space for each unit.
- Enhances security by providing a single common access drive from the street.
- Creates appearance of single family streetscene at higher densities.
- Provides for additional apron parking.
- Suitable for MDR and HDR designations.



SFD Motorcourt Cluster**TYPICAL DENSITY**

9-15 du/ac

BUILDING ORIENTATION

- Front door orients to street or central motorcourt
- Radial arrangement around central motorcourt

ACCESS

Pedestrian: Street front or motorcourt

Vehicular: Street or motorcourt access to 2 car garage

BUILDING HEIGHT

Typical Height: 2 Stories

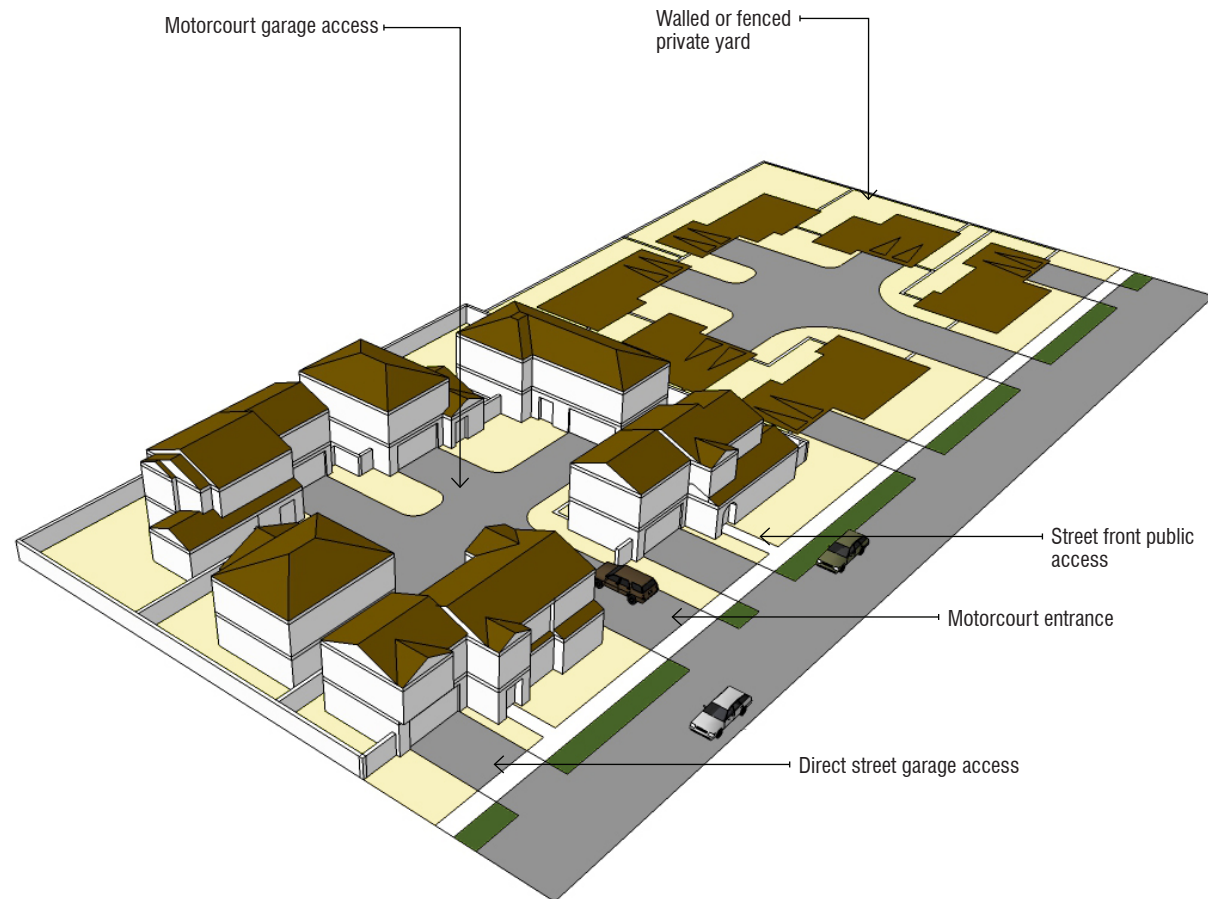
PARKING

Guest parking: parallel parking on street frontage or side street

OPEN SPACE

Private Open Space: Fenced side and rear yard

Shared Open Space: Motorcourt and parkway



SFD Greencourt Cluster

Typical SFD Greencourt Cluster design:

- Allows for single-family detached homes that front onto a common open space, walkway area, or local street.
- Provides automobile access from rear lane/alley.
- Allows for guest parking along public streets.
- Contains a private side yard or patio for each unit.
- Suitable for MDR and HDR designations.



SFD Greencourt Cluster

TYPICAL DENSITY

9-15 du/ac

BUILDING ORIENTATION

- Front door orients to street or greencourt
- Units clustered around central alley stub

ACCESS

Pedestrian: Street front or greencourt entrance

Vehicular: Alley access to 2 car garage

BUILDING HEIGHT

Typical Height: 2 Stories

PARKING

Guest parking: parallel parking on street frontage or side street

OPEN SPACE

Private Open Space: Fenced side yard

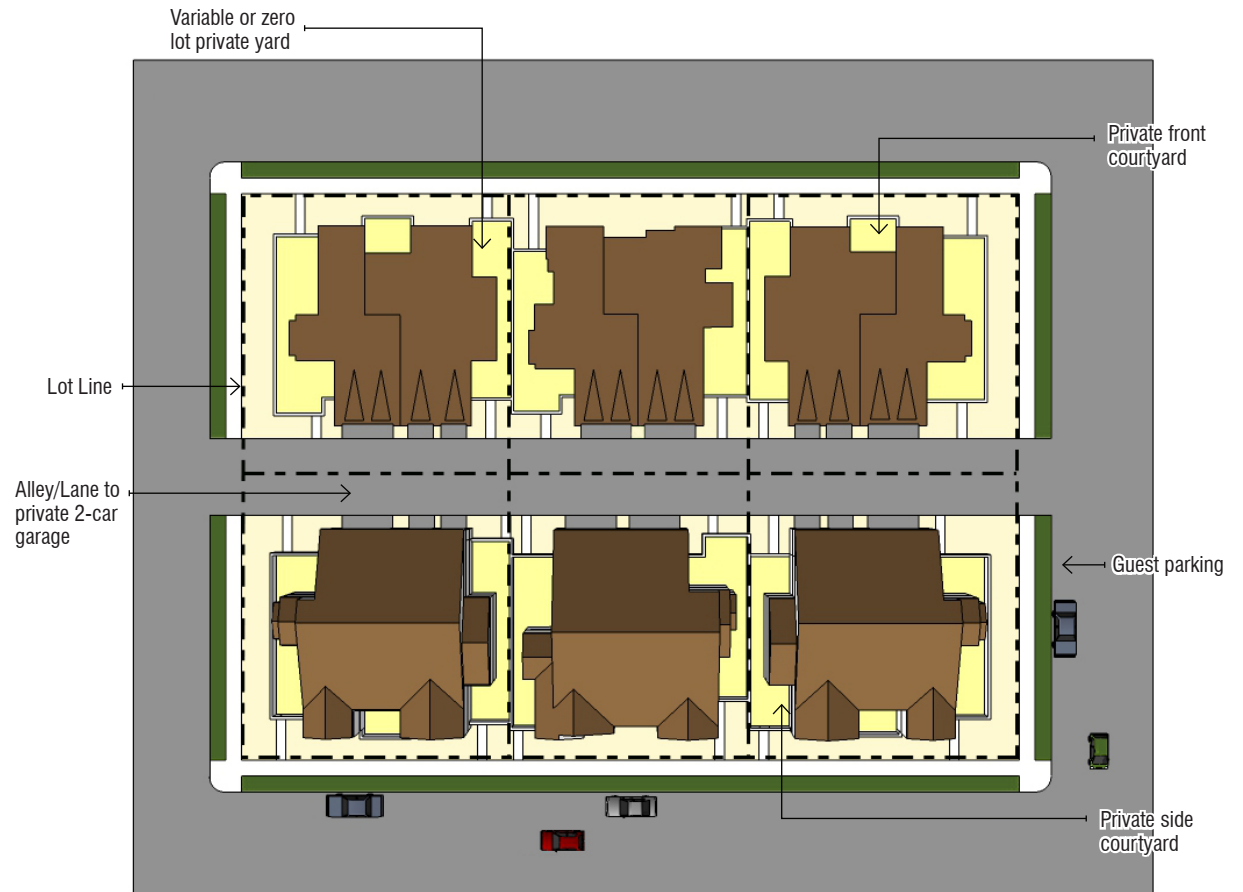
Shared Open Space: Street front and greencourt



SFA Duplex

Typical SFA Duplex design:

- Provides transition in density between SFD and SFA.
- Can be made to resemble SFD home when cited adjacent to traditional SFD development.
- Has a single common wall.
- Provides automobile access from rear lane/alley.
- Each unit contains a private side yard or a side yard plus rear yard.
- May contain front or side enclosed courtyards.
- Suitable for LDR and MDR designations.



SFA Duplex

TYPICAL DENSITY

7-10 du/ac

BUILDING ORIENTATION

- Front door orients to street or open space
- Garages orient to alley

ACCESS

Pedestrian: Street front or open space entrance

Vehicular: Alley access to 2 car garage

BUILDING HEIGHT

Typical Height: 2 Stories

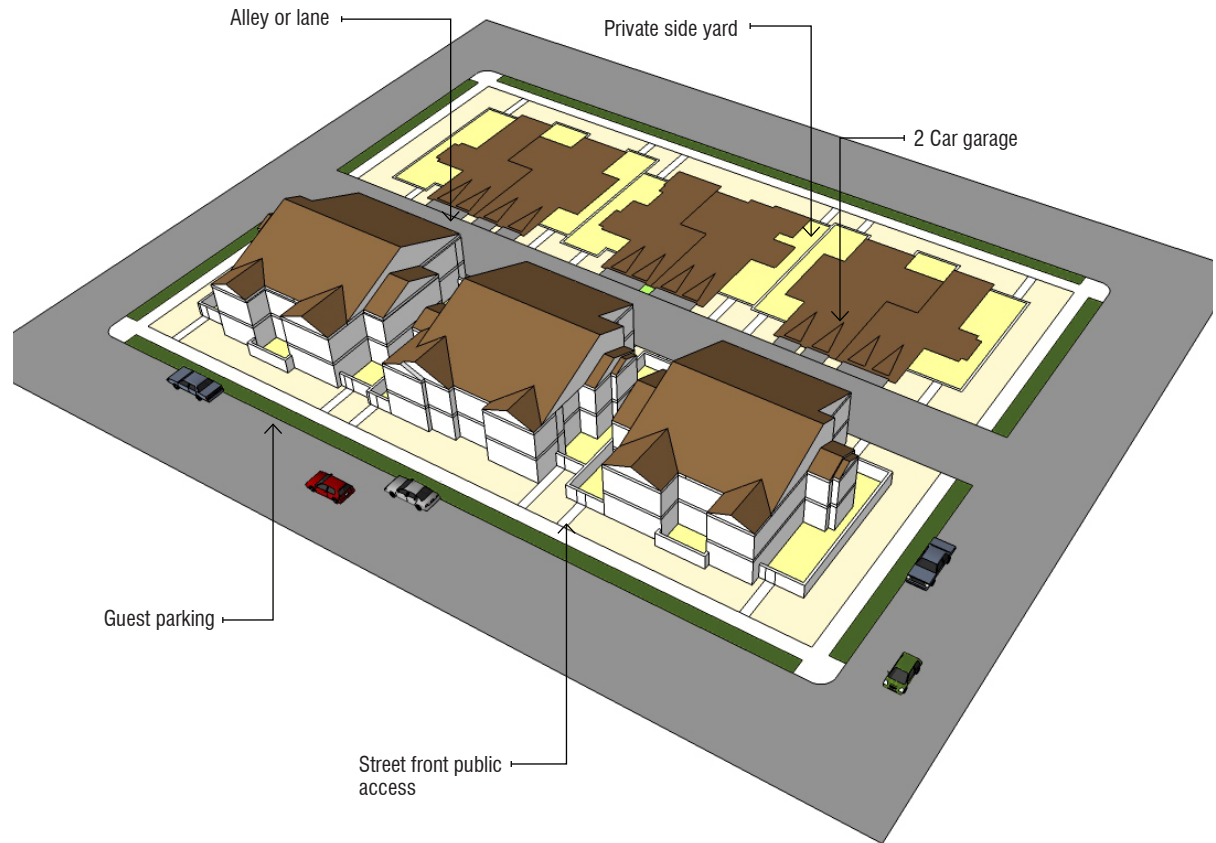
PARKING

Guest parking: parallel parking on street frontage or side street

OPEN SPACE

Private Open Space: Fenced side yard or side and rear yard

Shared Open Space: Street front or greencourt

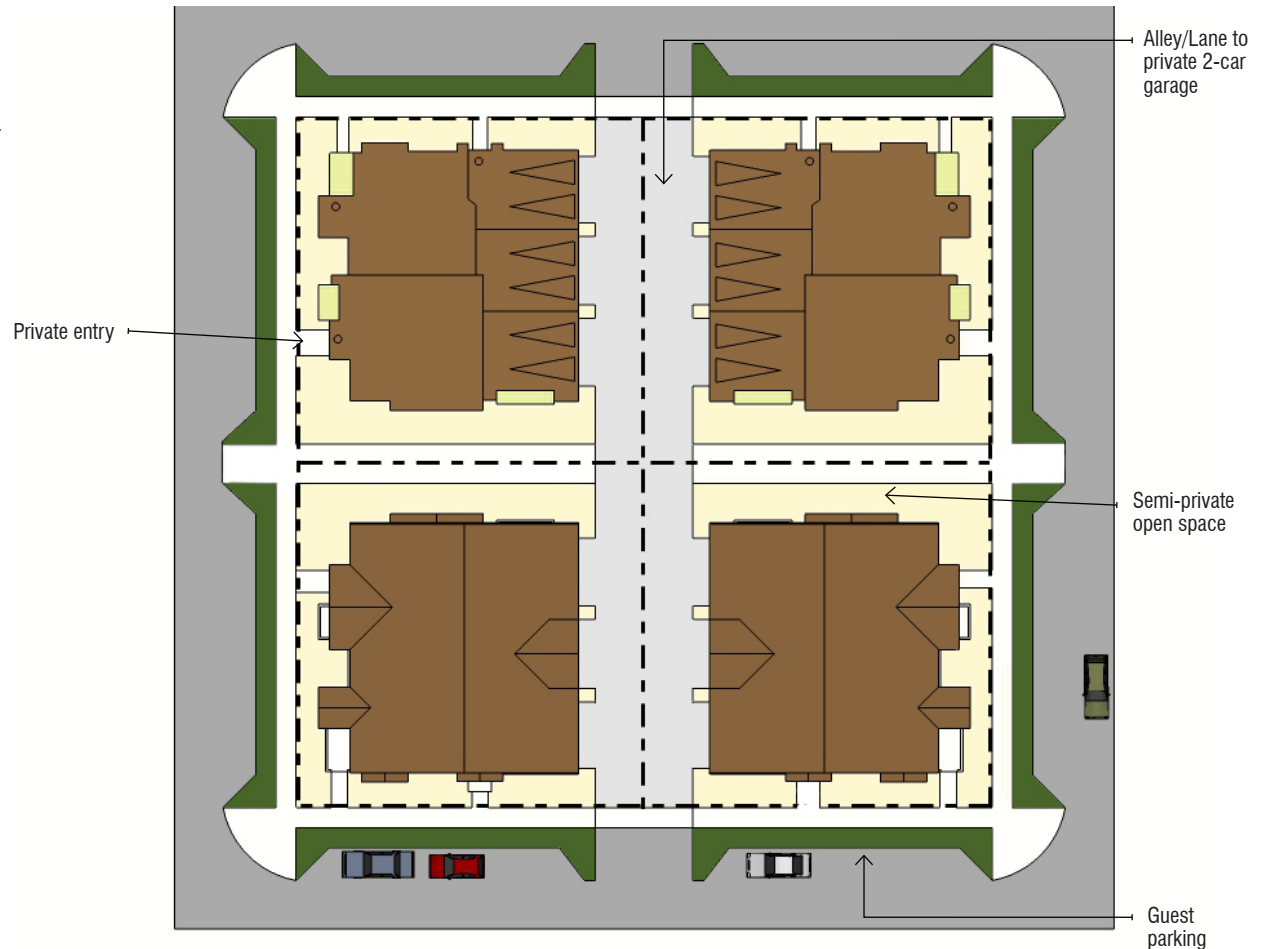




SFA Triplex

Typical SFA Triplex design:

- Provides for single-family attached homes in triplex configuration.
- Allows floor plan flexibility through range of unit sizes and bedroom counts.
- Allows for rear-loaded garages from private drives.
- Creates the look of a large estate house through a multistory design.
- Provides semiprivate front and side yards.
- May not have direct garage access for all units.
- Suitable for the MDR designation.
- Provides automobile access from rear lane/alley.



SFA Triplex**TYPICAL DENSITY**

10-13 du/ac

BUILDING ORIENTATION

- Front door orients to street or open space
- Garages orient to alley
- Two 2-story unit with one single story unit above garages

ACCESS

Pedestrian: Street front or open space entrance

Vehicular: Alley access to 2 car garages

BUILDING HEIGHT

Typical Height: 2 Stories

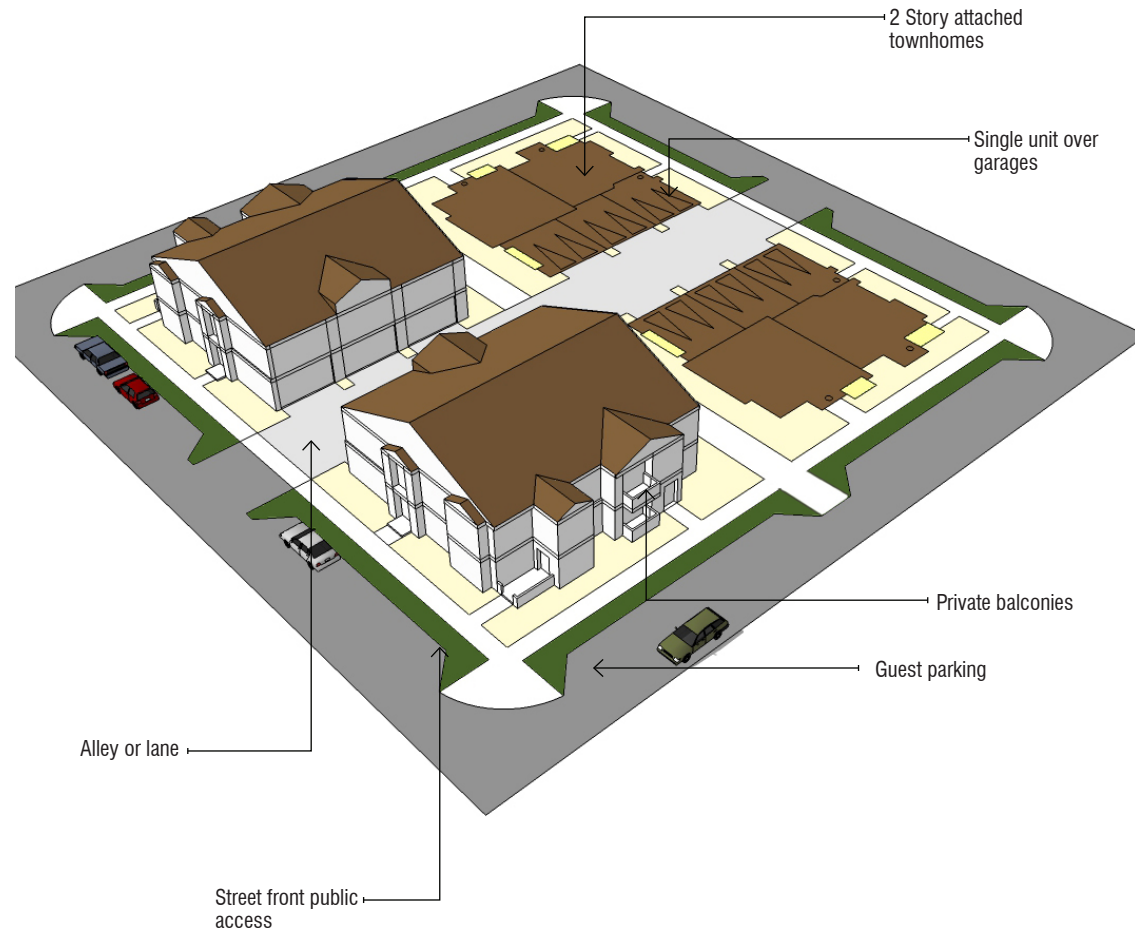
PARKING

Guest parking: parallel parking on street frontage or side street and parking bays

OPEN SPACE

Private Open Space: Walled patio/front yard

Shared Open Space: Street front and between adjacent buildings



SFA Traditional Townhome

Typical Traditional Townhome design:

- Arranged in a linear pattern of 3-4 units per building and fronts on a common greencourt or street.
- May accommodate a covered front porch or an enclosed front patio.
- Suitable for MDR and HDR designations.
- Provides automobile access from rear lane/alley.



SFA Traditional Townhome**TYPICAL DENSITY**

12-15 du/ac

BUILDING ORIENTATION

- Front door orients to street or greencourt
- Garages orient to alley

ACCESS

Pedestrian: Street front or greencourt entrance

Vehicular: Alley access to 2 car garages

BUILDING HEIGHT

Typical Height: 2 Stories

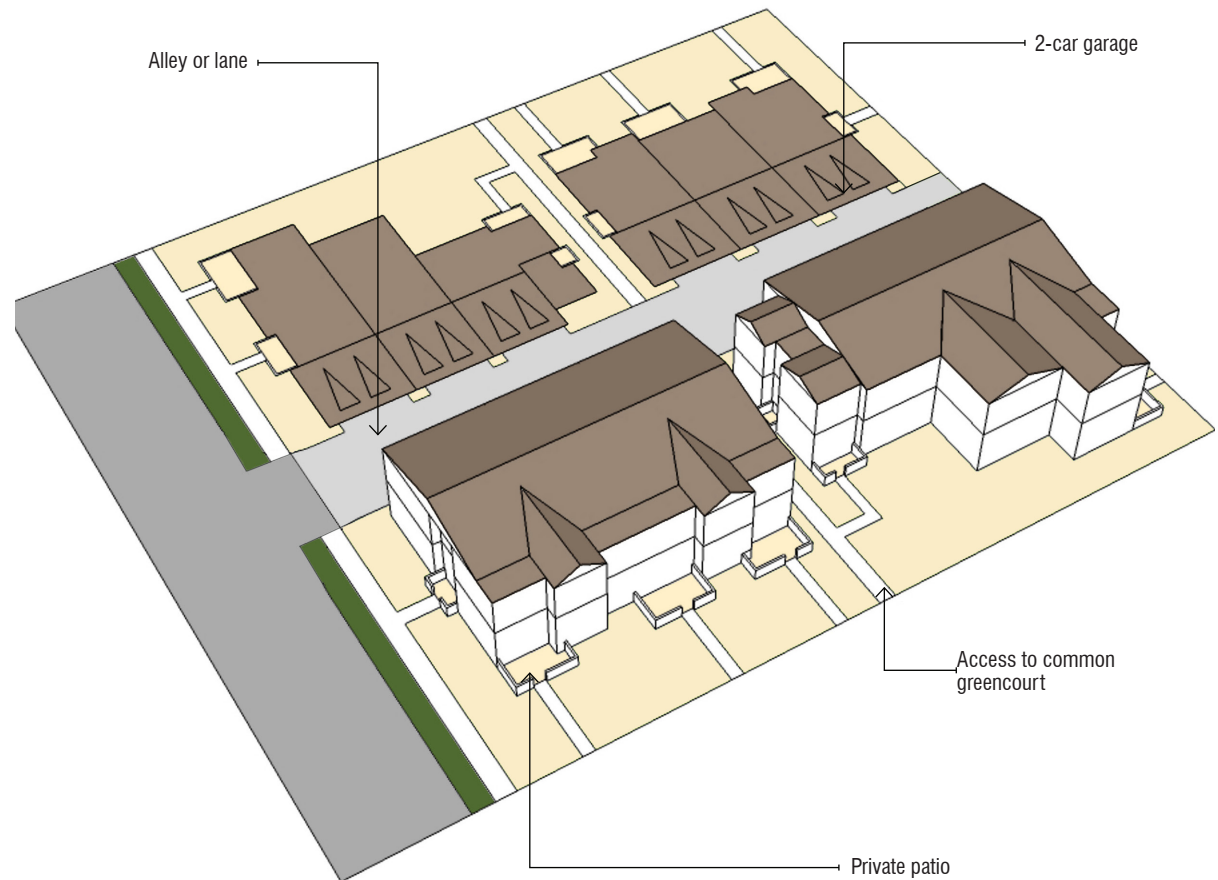
PARKING

Guest parking: parallel parking on street frontage or on-site parking

OPEN SPACE

Private Open Space: Walled patio

Shared Open Space: Street front, greencourt and between adjacent buildings

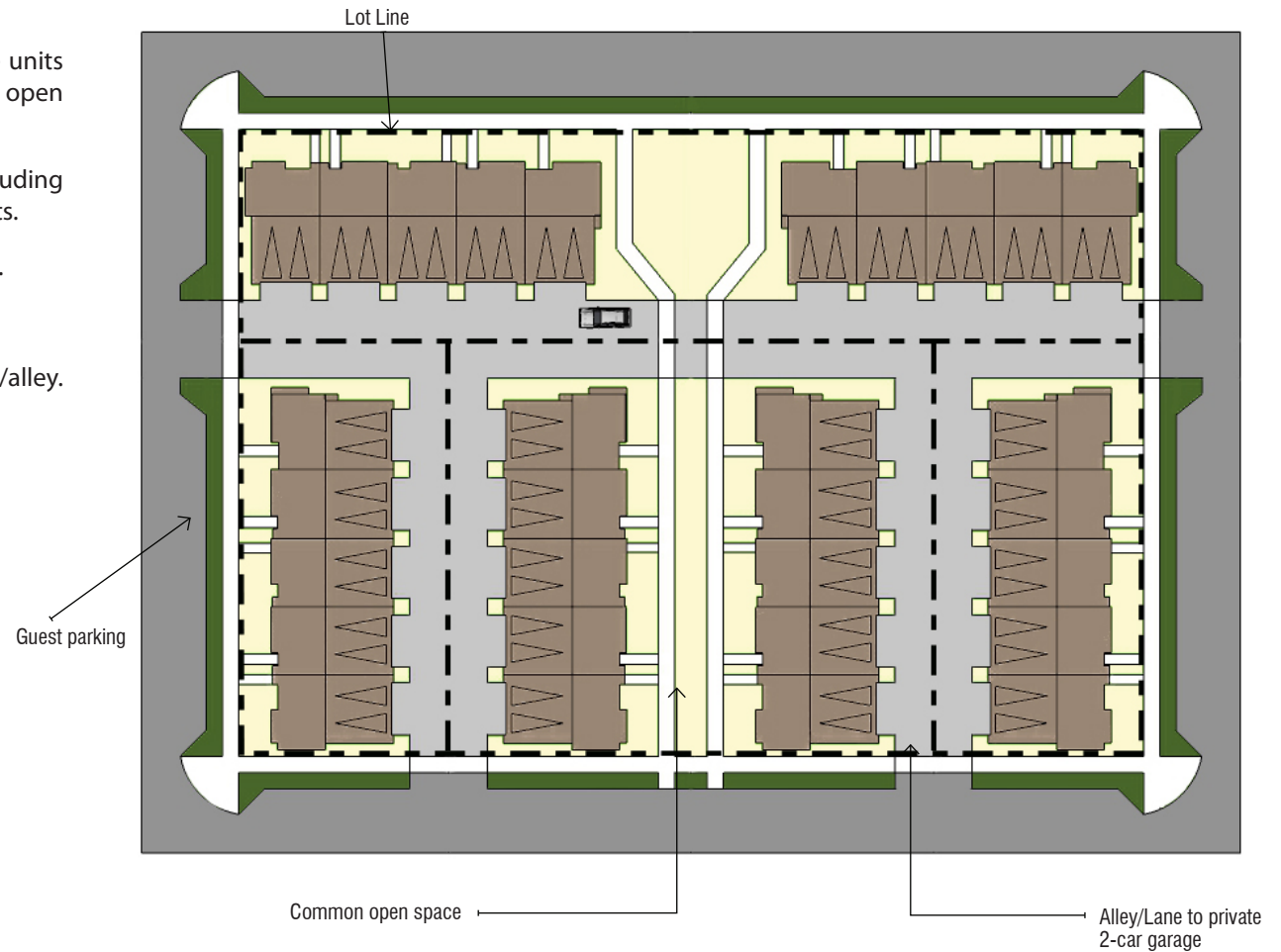




SFA Rowtown

Typical SFA Rowtown design:

- Arranged in a linear pattern of 5 or more units per building and fronts on a common open space or street.
- Allows for a variety of configurations including multi-and/or single-story units such as flats.
- First floor suitable for mixed use/live work.
- Suitable for MDR and HDR designations.
- Provides automobile access from rear lane/alley.



SFA Rowtown

TYPICAL DENSITY

13-17 du/ac

BUILDING ORIENTATION

- Front door orients to street or greencourt
- Garages orient to alley

ACCESS

Pedestrian: Street front or greencourt entrance

Vehicular: Front or alley access to 2 car garages

BUILDING HEIGHT

Typical Height: 3 Stories

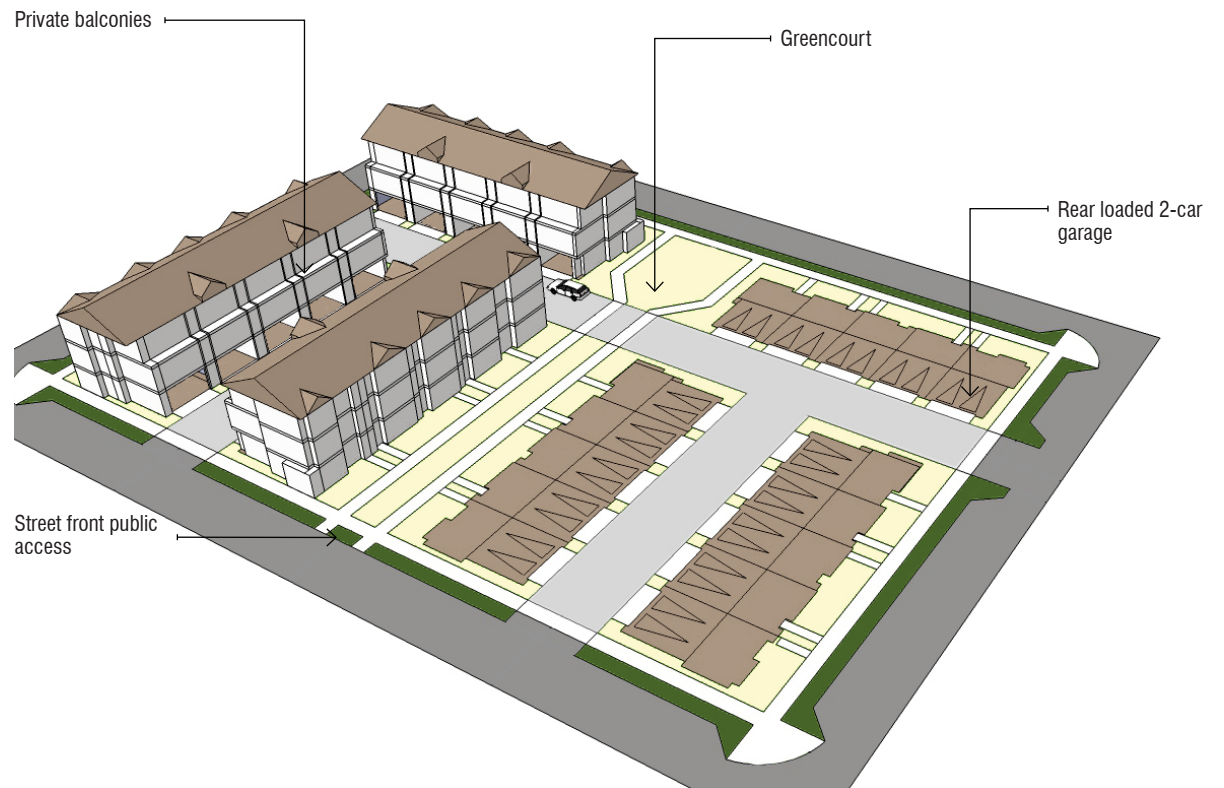
PARKING

Guest parking: parallel parking on street frontage

OPEN SPACE

Private Open Space: Walled patio

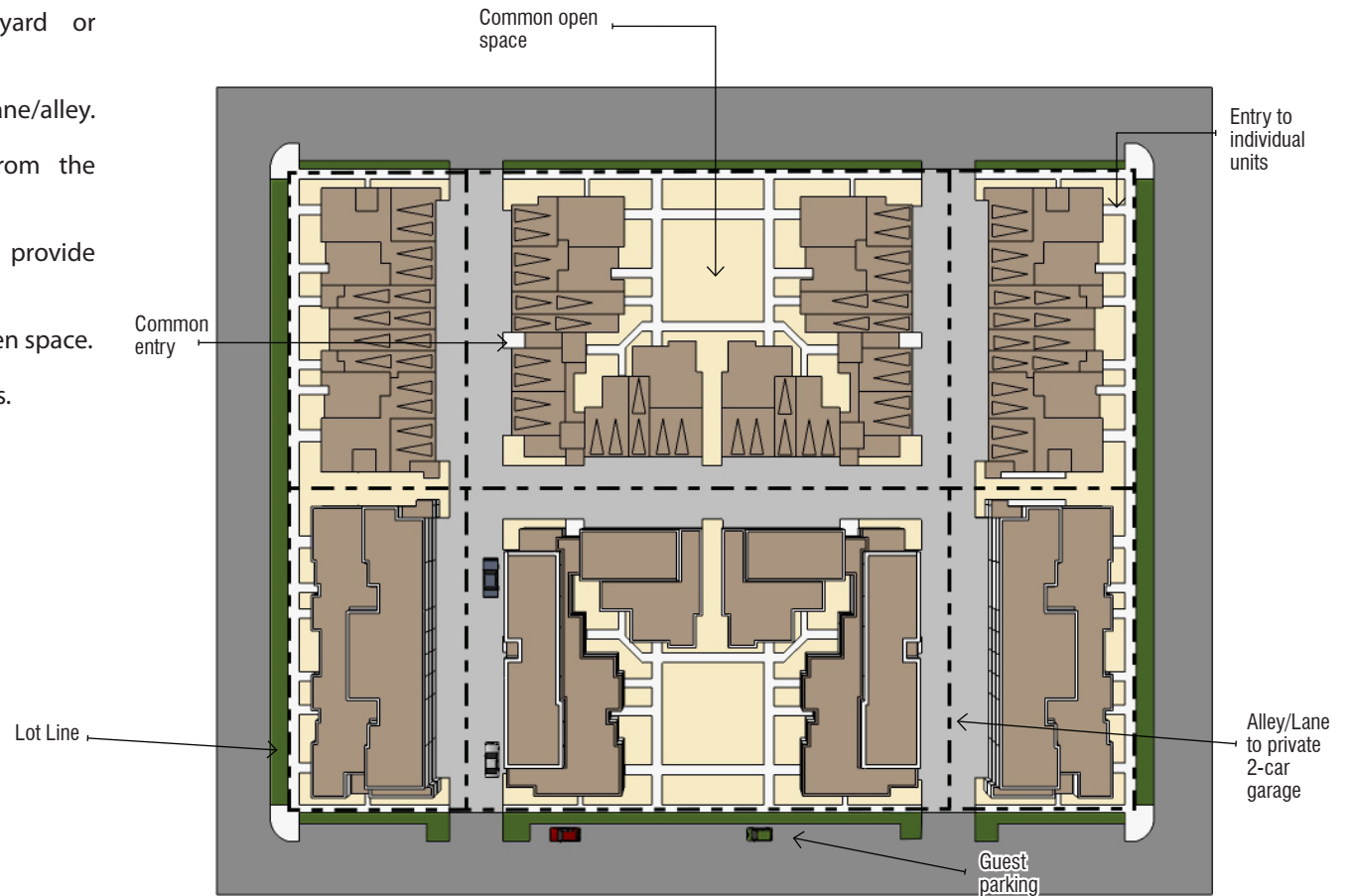
Shared Open Space: Street front, greencourt and between adjacent buildings



SFA Gardencourt

Typical SFA Gardencourt design:

- Arranged around a shared courtyard or greencourt.
- Provides automobile access from rear lane/alley.
- Accommodates pedestrian access from the street or greencourt.
- Allows for tandem garage parking to provide increased density.
- Allows for courtyard style common open space.
- Suitable for MDR and HDR designations.



SFA Gardencourt

TYPICAL DENSITY

13-17 du/ac

BUILDING ORIENTATION

- Front door orients to street or gardencourt
- Garages orient to alley

ACCESS

Pedestrian: Street front or gardencourt entrance

Vehicular: Alley access to 2 car garages

BUILDING HEIGHT

Typical Height: 3 Stories

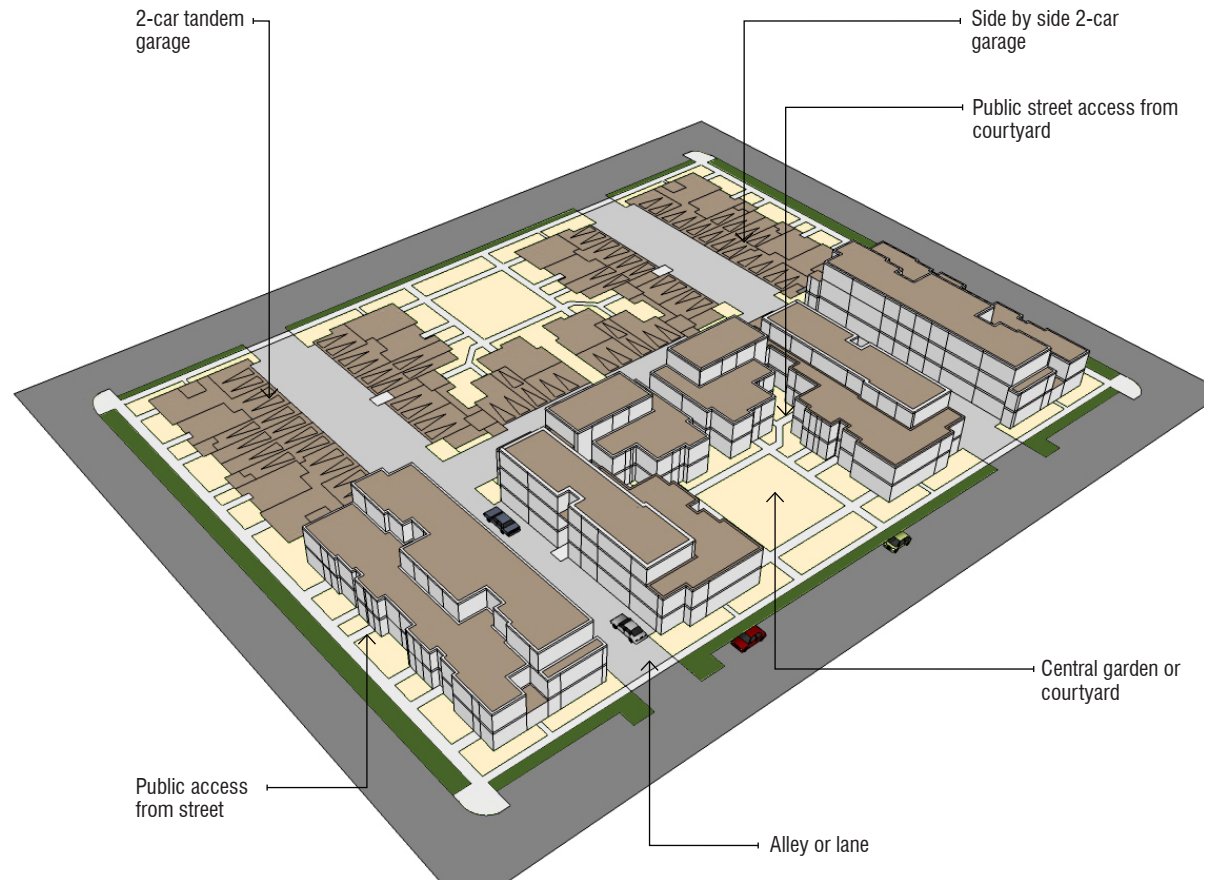
PARKING

Guest parking: parallel parking on street frontage

OPEN SPACE

Private Open Space: Walled patio, porch & balconies

Shared Open Space: Street front, gardencourt and between adjacent buildings



SFA Motorcourt

Typical SFA Motorcourt design:

- Arranged around a shared parking lot or motorcourt.
- Accommodates pedestrian access from the street or motorcourt.
- Provides generous front yard setbacks.
- Suitable for the HDR designation.



SFA Motorcourt**TYPICAL DENSITY**

15-18 du/ac

BUILDING ORIENTATION

- Front door orients to street or gardencourt
- Garages orient to motorcourt or street

ACCESS

Pedestrian: Street front or greencourt entrance

Vehicular: Street front or motorcourt access to 2 car garages

BUILDING HEIGHT

Typical Height: 3 Stories

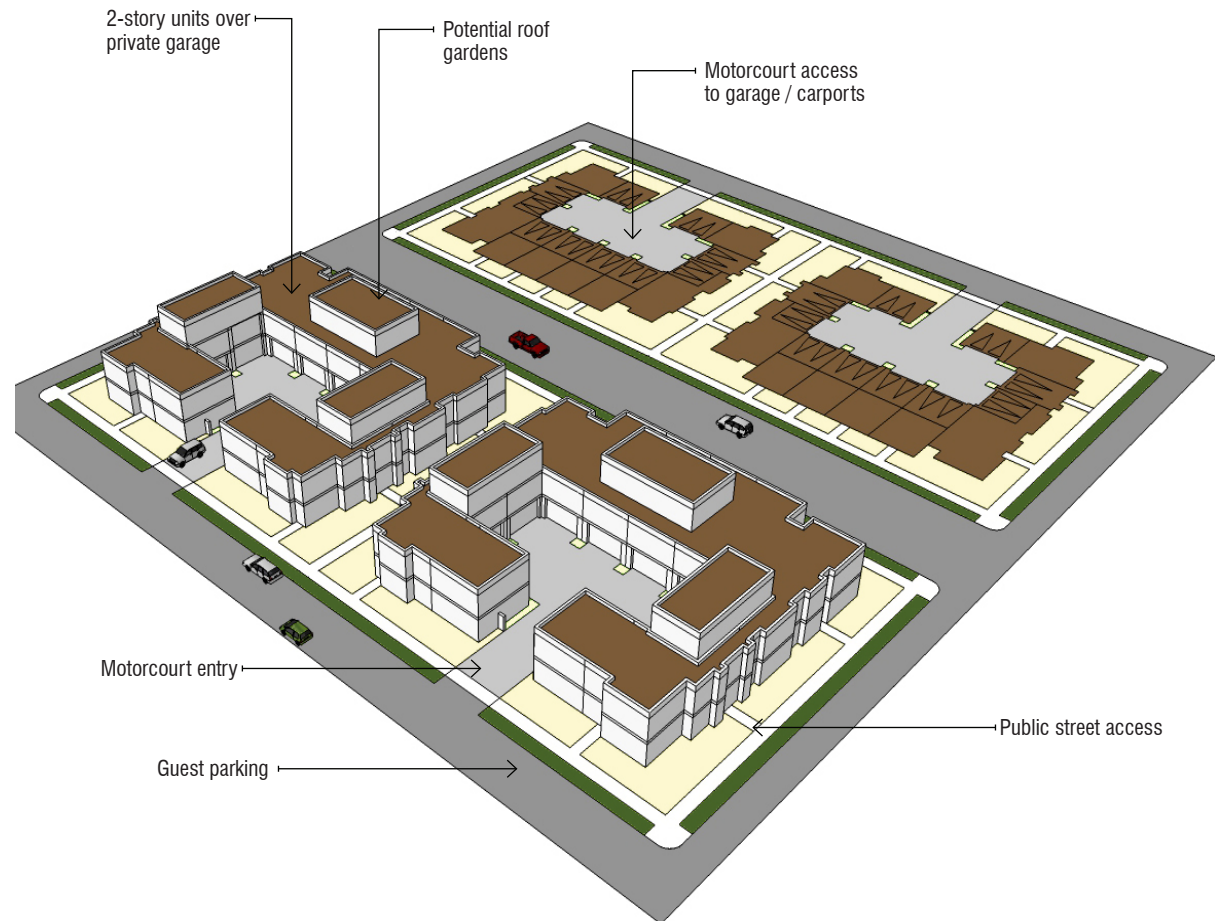
PARKING

Guest parking: parallel and perpendicular parking on street frontage

OPEN SPACE

Private Open Space: Walled patio, porch or balconies

Shared Open Space: Street front, greencourt, open space between adjacent buildings and parkways

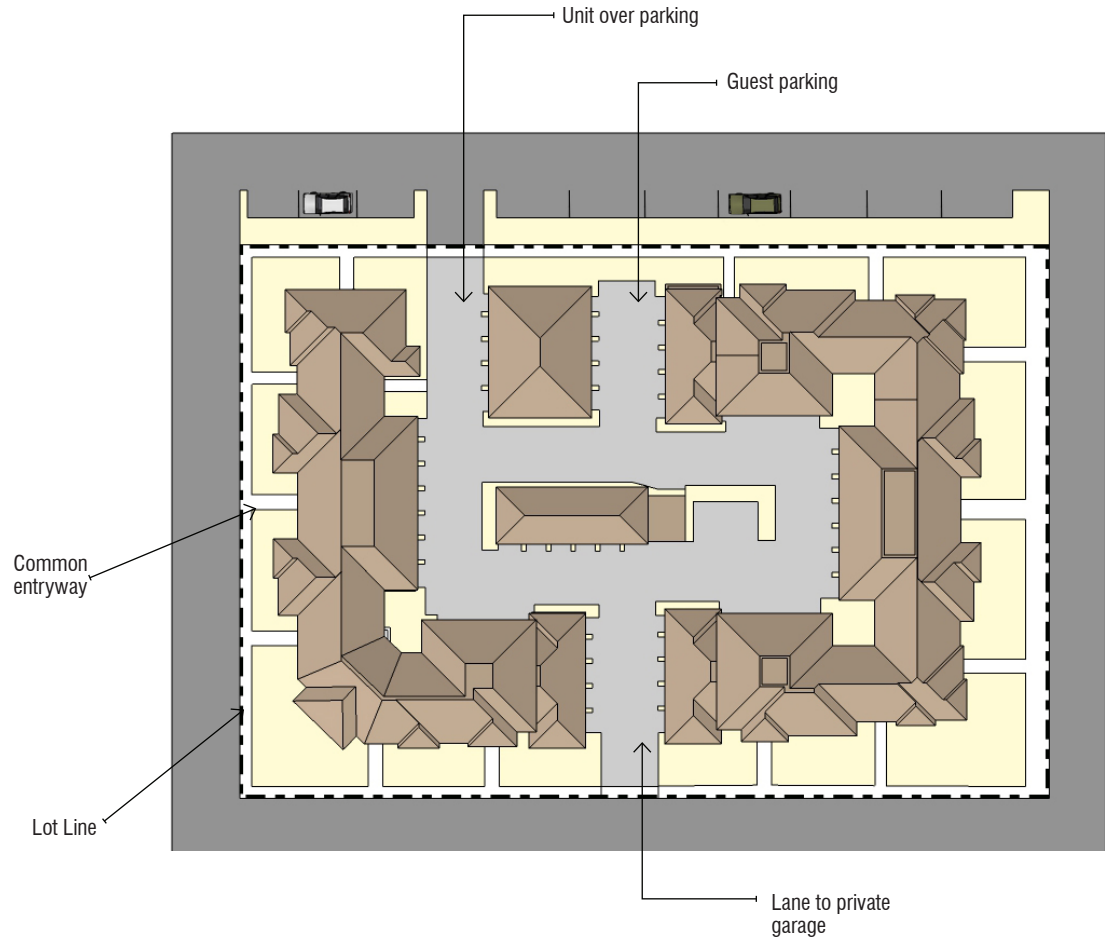




SFA Town/Flat Apartment

Typical SFA Town/Flat Apartment design

- Combines typical townhouse design containing ground floor access with second story access flats.
- Allows for great variety in unit size and configuration.
- May contain both remote and direct access to garages.
- May utilize both enclosed garages and remote carports.
- May have flats located over remote or attached garages.
- Utilizes walled patio or balconies as primary form of private open space.
- Live/work units.
- Suitable for HDR and VHDR designations.



SFA Town/Flat Apartment**TYPICAL DENSITY**

18-25 du/ac

BUILDING ORIENTATION

- Product creates an internal motorcourt
- Attached parking and carriage unit

ACCESS

Pedestrian: Motorcourt entrance

Vehicular: Motorcourt access to 2 car garages

BUILDING HEIGHT

Typical Height: 3 Stories

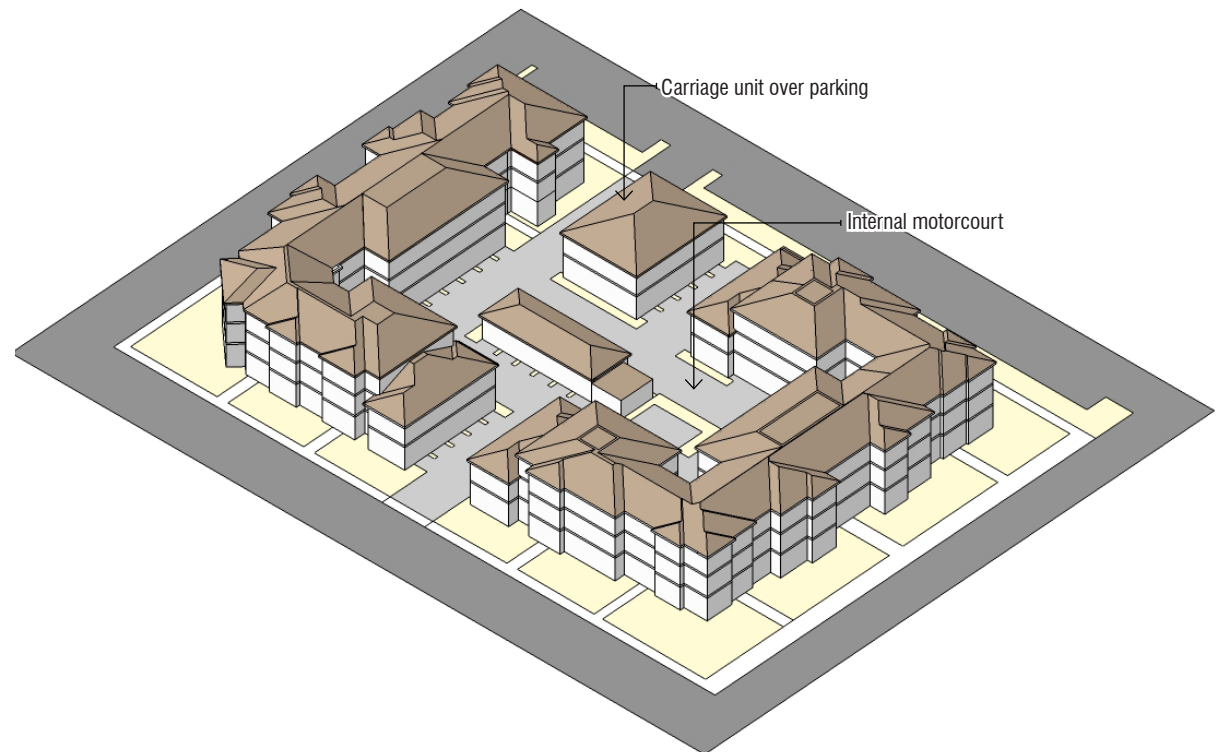
PARKING

Guest parking: Perpendicular parking on motorcourt and street frontage

OPEN SPACE

Private Open Space: Walled patio or balconies

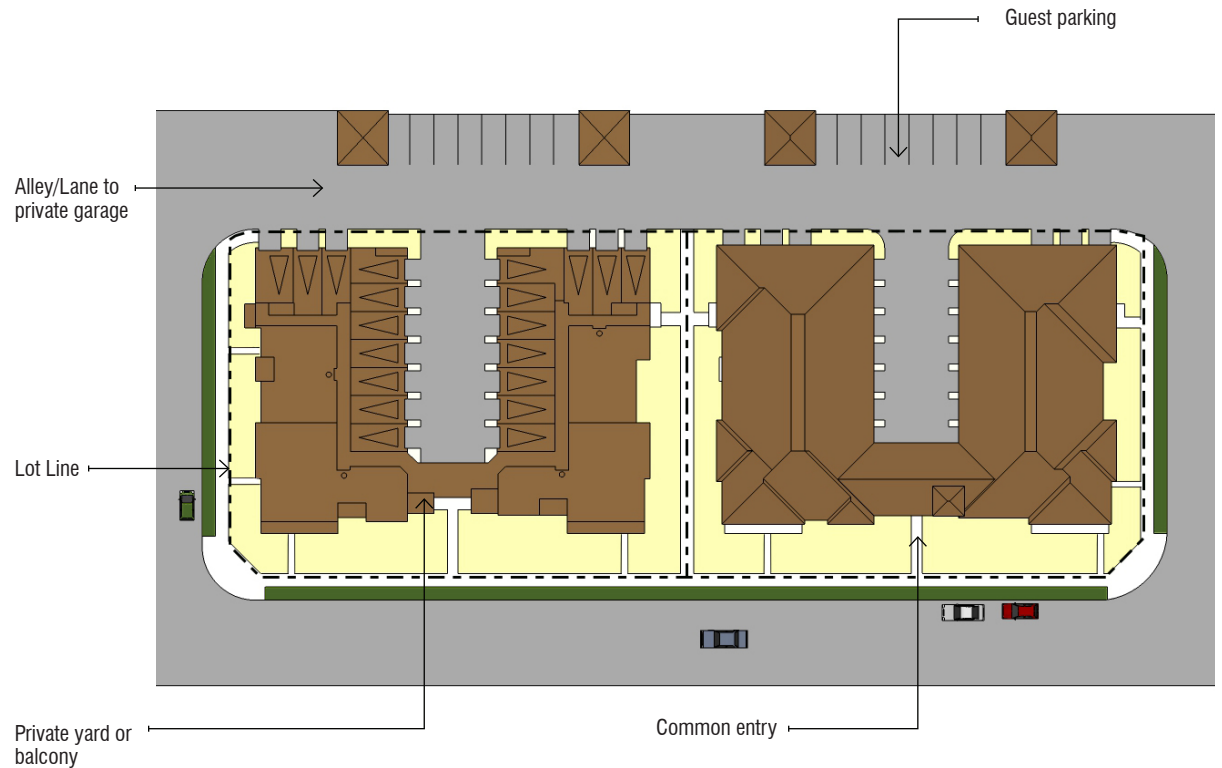
Shared Open Space: Street front, greencourt, open space between adjacent buildings and parkways



MFA Apartment

Typical MFA Apartment design:

- May have a variety of configurations including simple block structure, motorcourt or greencourt.
- Contains a variety of unit sizes.
- Has no direct access from units to garages or covered parking.
- Utilizes walled patio or balconies as primary form of private open space.
- Provides automobile access from rear lane/alley.
- Suitable for HDR and VHDR designations.



MFA Apartment**TYPICAL DENSITY**

18-25 du/ac

BUILDING ORIENTATION

- Stacked flats with or without garages underneath
- Central parking court or remote parking

ACCESS

Pedestrian: Street front and greencourt entrance to interior corridor

Vehicular: Motorcourt, private drive or alley access to single or tandem garage or carport

BUILDING HEIGHT

Typical Height: 3 Stories

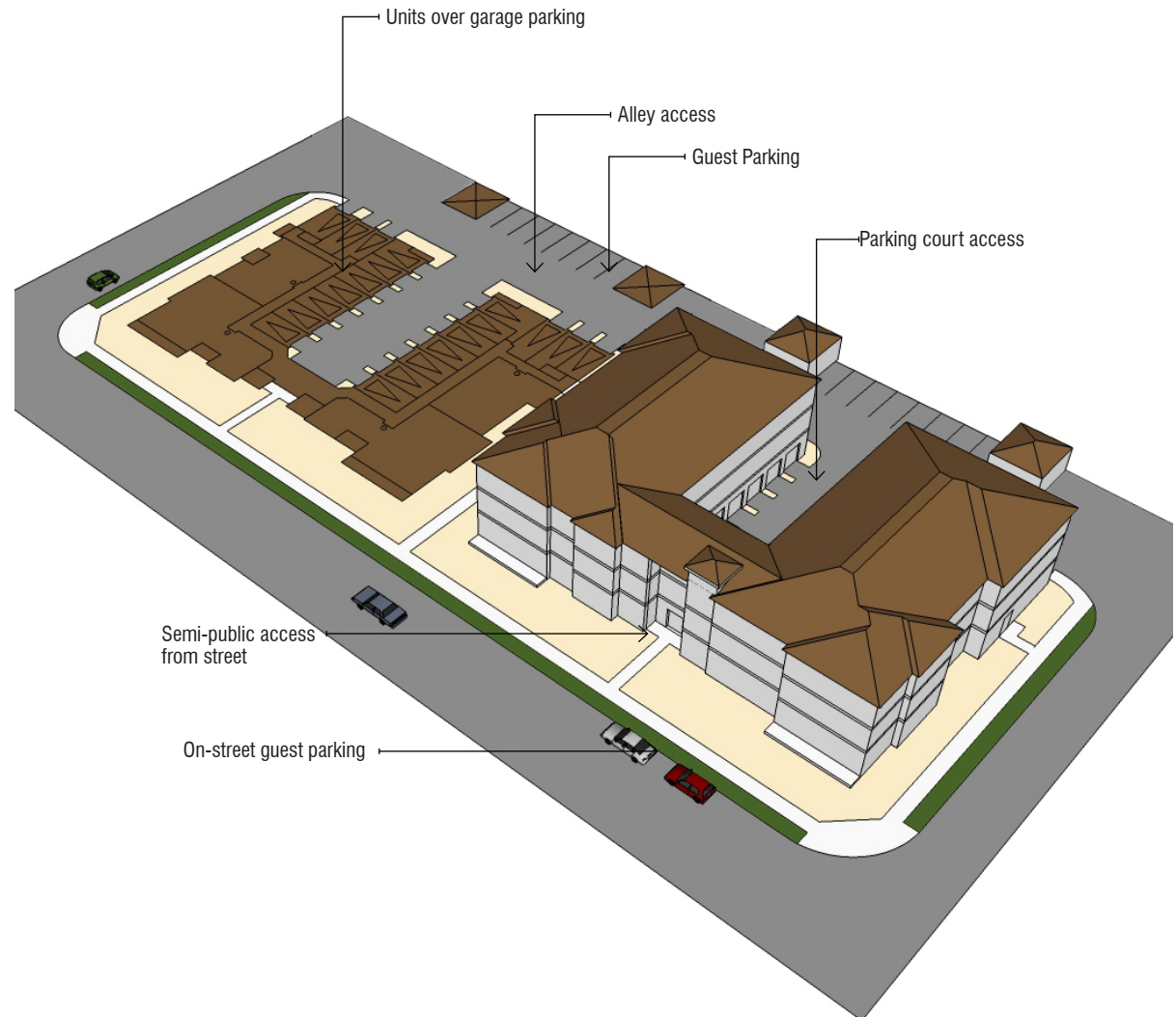
PARKING

Guest parking: Perpendicular parking on alley or private drive and parallel parking on street frontage

OPEN SPACE

Private Open Space: Walled patio or balconies

Shared Open Space: Street front, open space between adjacent buildings and parkways

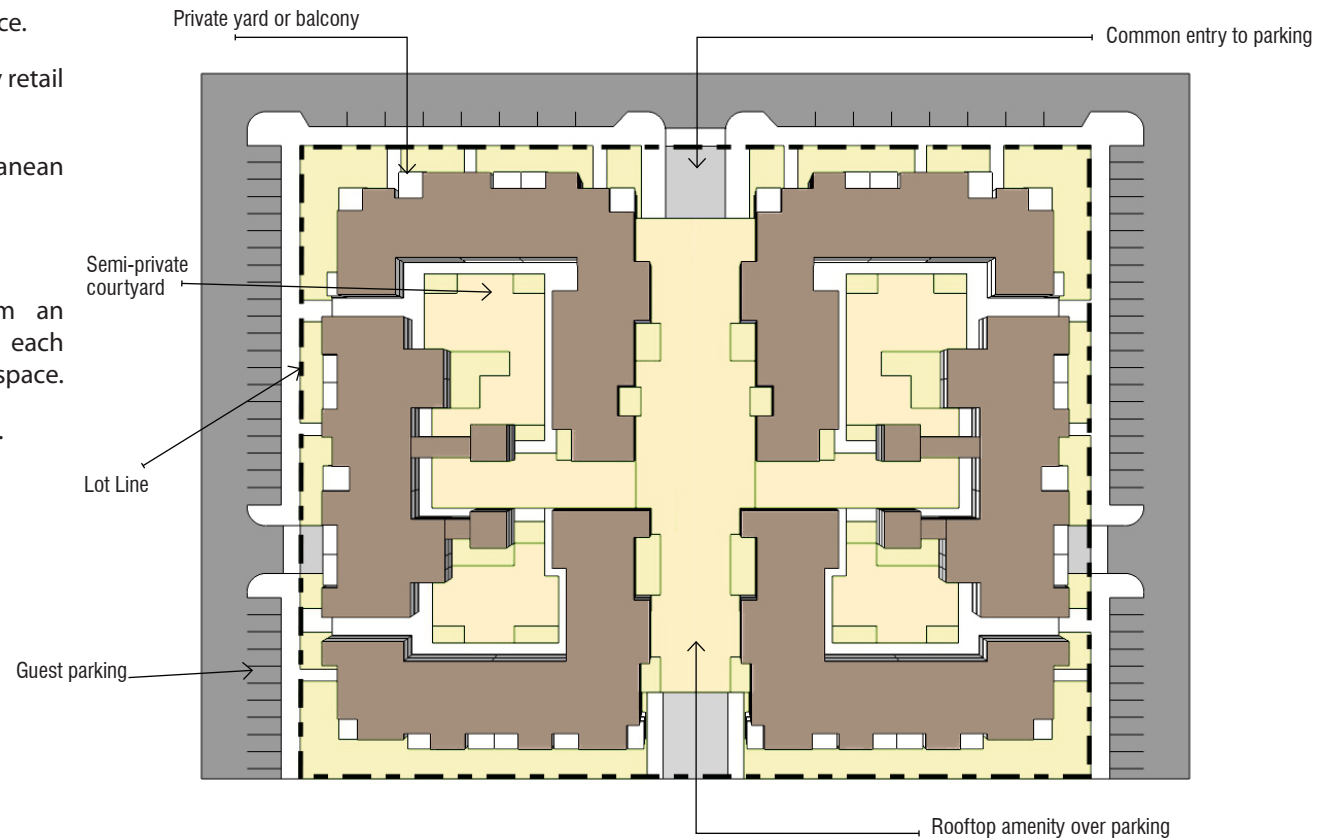




MFA Podium

Typical MFA Podium design:

- Is arranged around a central common space.
- Allows the ground floor to be occupied by retail and/or office uses.
- Is located on a podium above subterranean parking.
- Accommodates an exterior balcony.
- Accommodates pedestrian access from an exterior walkway directly adjacent to each entrance and within the central common space.
- First floor suitable for mixed use/live work.
- Suitable for HDR and VHDR designations.



MFA Podium

TYPICAL DENSITY

25-40 du/ac & 40+ du/ac

BUILDING ORIENTATION

- Product creates an internal public space
- Remote parking below residential units

ACCESS

Pedestrian: Street front and greencourt entrance to interior corridor

Vehicular: Street access to underground or partial underground garage

BUILDING HEIGHT

Typical Height: 3+ stories of residential units above parking garage

PARKING

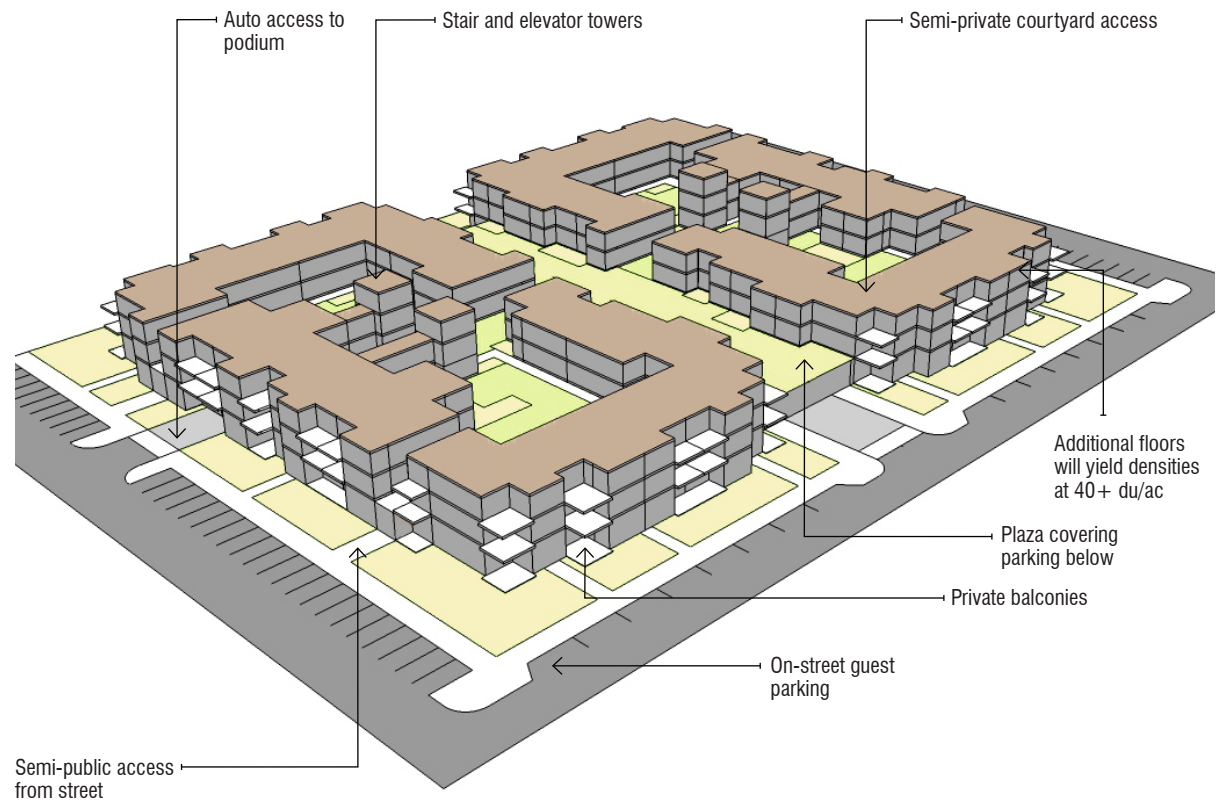
Resident parking: Remote parking under structure

Guest parking: Perpendicular and parallel parking on street frontage

OPEN SPACE

Private Open Space: Walled patio & balconies

Shared Open Space: Interior greencourt, open space between adjacent buildings, street front and parkways

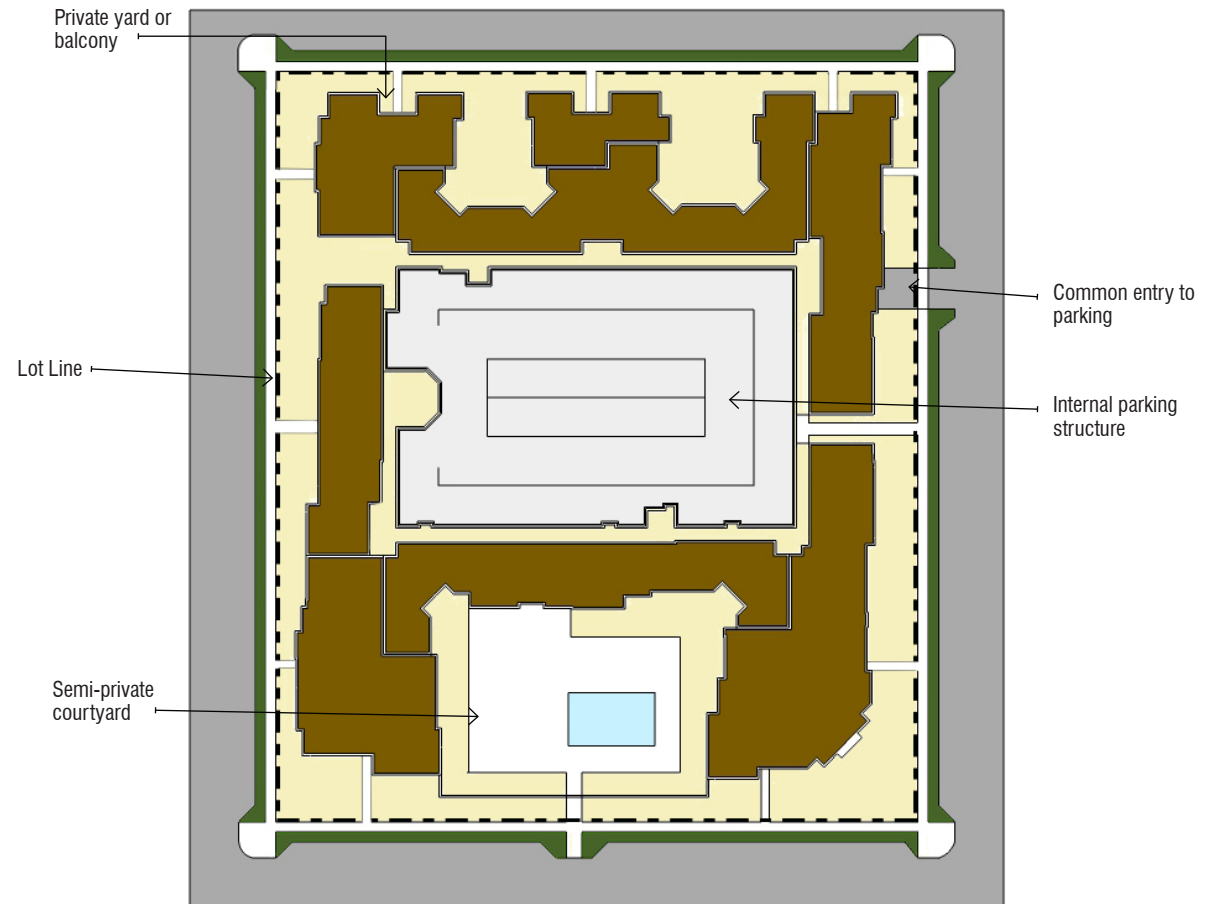




MFA Wrap

Typical MFA Wrap design:

- Centralizes parking in an interior structure with units wrapped around the exterior of the structure.
- Accommodates pedestrian activity around the exterior of the building.
- Provides common courtyard space along the exterior of the building.
- Allows for centralized vehicular access.
- Integrates corridor walkways in between the parking garage and residential units.
- Provides individual private balconies for each unit.
- First floor suitable for mixed use/live work.
- Suitable for MDR and HDR designations.



MFA Wrap**TYPICAL DENSITY**

25-50+ du/ac

BUILDING ORIENTATION

- Units wrap around central parking structure
- All units have view to exterior open space

ACCESS

Pedestrian: Street front and parking structure entrance to interior corridors

Vehicular: Street front access to parking garage

BUILDING HEIGHT

Typical Height: 5 stories or more of residential units surrounding 4 story parking structure

PARKING

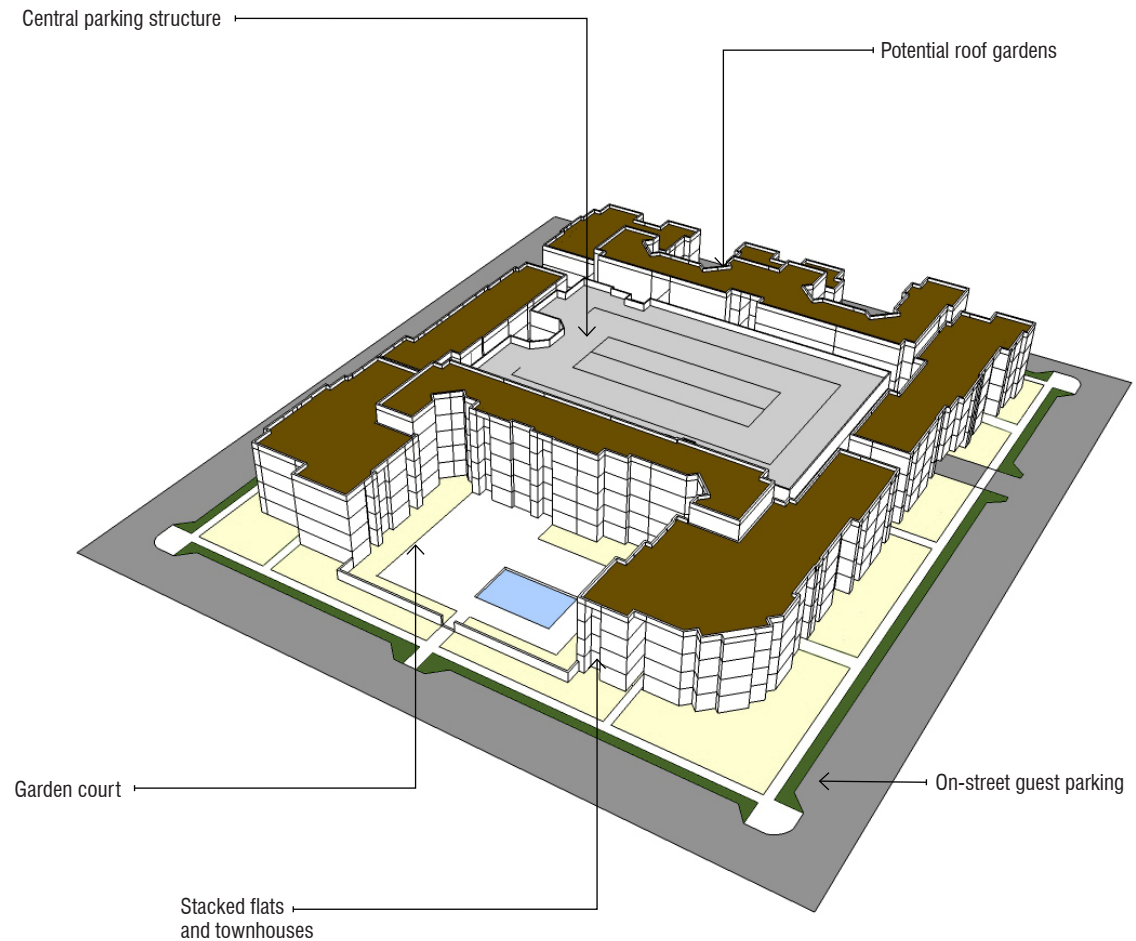
Resident parking: Freestanding parking structure at core of building with connected pedestrian access

Guest parking: Designated spots within the parking structure and parallel parking along street frontage

OPEN SPACE

Private Open Space: Walled patio & balconies

Shared Open Space: Exterior greencourts, recreation areas, open space between parking structure and units, street front and parkways





CENTENNIAL
at TEJON RANCH

This page intentionally left blank.

Appendix 3-B: Chapter 4 Implementation Matrix



C E N T E N N I A L

at TEJON ★ RANCH

This appendix is intended as a supporting reference for Department of Regional Planning Staff in the processing of applications under Chapter 4 of the Specific Plan. In the event of any conflict between this table and the text of Chapter 4, the text of Chapter 4 shall prevail. The processes set forth include the following:

Ministerial Review = An administrative process to grant minor deviations, provide interpretations and grant other approvals that substantially conform to this Specific Plan. Review and decision by Department of Regional Planning, Public Works, or Parks/Recreation case worker with oversight by Director; No public notice/hearing required; No appeal process; No CEQA review required. Review matters are set forth in Section 4.5.1 and 4.6.

Discretionary Review = Review matters are set forth in Section 4.5.2 and in Section 4.3 Subdivisions of Chapter 4 of the Specific Plan. Review and decision by Hearing Officer, Regional Planning Commission, or Board. Public notice/hearing required; Appeal process set forth; Additional CEQA analysis may be required.

Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Interpretations	Ministerial Review	SP, 4.5.1.1	DRP	None	Any time during initial buildout	Director	N	N	N	N
Equivalency Development Standard	Ministerial Review	SP, 4.5.1.2	DRP or DRP and Public Works or Parks/Rec	None	Any time during initial buildout	Director	N	N	N	N

Abbreviations

SP = Specific Plan
PM = Parcel Map
TM = Tentative Map
FM = Final Unit Map

DRP = Dept of Regional Planning
Public Works = Dept of Public Works
Parks/Rec = Dept of Parks and Recreation
Health = Dept of Health Services

Director = Director of the Dept of Regional Planning
HO = Hearing Officer
Subdivision Committee = Regional Planning, Public Works, Parks/Recreation, Fire, Health

RPC = Regional Planning Commission
Board = Board of Supervisors

Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Specific Plan Text and Figure Changes	Ministerial Review	SP, 4.5.1.3	DRP	None	Any time during initial buildout	Director	N	N	N	N
Signage Consistency	Ministerial Review	SP, 4.5.1.9.1; SP, Table 2-17, Table 2-18, Table 2-19	DRP	None	Any time during initial buildout	Director	N	N	N	N
Minor Deviations from Development Standards	Ministerial Review	SP, 4.5.1.4	DRP	Application per SP	Prior to issuance of the first certificate of occupancy for the initial proposed development on a newly created lot or parcel	Director	N	N	N	N



Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Exhibit Map Change not requiring a Tentative Map Modification	Ministerial Review	SP, 4.5.1.5	Subdivision Committee	Application per SP; Information submission as required by Section 21.16.015	Prior to the issuance of the first building permit for the initial proposed development of the applicable newly created lot or parcel.	Director	N	N	N	N
Changes in the Order or Configuration of Phasing on an Approved Tentative Map	Ministerial Review	SP, 4.5.1.6	Subdivision Committee	Application per SP	Any time after initial approval of TM	Director	N	N	N	N
Minor Transfers within a Village (10% or less)	Ministerial Review	SP, 4.5.1.7	DRP, Subdivision Committee	Application per SP; transferring site and receiving site must allow same or similar product	After approval of a Tentative Map.	Director	N	N	N	N
Transfer of Park Use	Ministerial Review	SP, 4.5.1.7.1	DRP	Application per SP	Prior to submittal of an application for a Tentative Map, amended Tentative Map, or revised Tentative Map.	Director	N	N	N	N

Abbreviations

SP = Specific Plan
PM = Parcel Map
TM = Tentative Map
FM = Final Unit Map

DRP = Dept of Regional Planning
Public Works = Dept of Public Works
Parks/Rec = Dept of Parks and Recreation
Health = Dept of Health Services

Director = Director of the Dept of Regional Planning
HO = Hearing Officer
Subdivision Committee = Regional Planning, Public Works, Parks/Recreation, Fire, Health

RPC = Regional Planning Commission
Board = Board of Supervisors

Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Similar Land Uses and Title 22	Ministerial Review	SP, 4.5.1.8 and 4.5.1.8.1; SP, Table 2-16	DRP	Application per SP	Any time during initial buildout	Director	N	N	Y	Y (extent determined by DRP)
Major Transfers within a Village (More than 10%, but limited by increase in one residential designation or max nonresidential FAR)	Discretionary Review	SP, 4.5.2.1;	DRP, Subdivision Committee	Application per SP	PM or TM application, amended TM, revised TM,	HO, RPC, BOARD	Y	Y	Y	Y (extent determined by DRP)
Transfers of Residential Units from Village to Village of 10% or less	Ministerial Review	SP, 4.5.2.1.1; SP 4.6; SP 4.6.2	DRP	Application per SP	PM or TM application, amended TM, revised TM	Director	N	N	Y	N)



Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Transfer of Non-Residential Building Square Footage from Village to Village of 10% or less	Ministerial Review	SP, 4.5.2.1.2; SP 4.6; SP 4.6.3	DRP	Application per SP	PM or TM application, amended TM, revised TM	Director	N	N	Y	N
Use Approvals	Ministerial Review	SP, 4.5.1.8; Table 2-16	Director	Application per SP	PM or TM application amended TM, revised TM	Director	N	N	N	N
	Discretionary Review	Table 2-16	DRP			HO, RPC, BOARD	Y	Y	Y	Y (extent determined by DRP)
Conditional Use Permit	Discretionary Review	SP, 4.5.4	DRP	Application per SP	Any time after initial CUP approval	HO, RPC, BOARD	Y	Y	Y	Y (extent determined by DRP)
Modifications to Signs and Sign Programs	Ministerial Review	SP, 4.5.1.9; SP 2.3.9; Tables 2-17, 2-18, 2-19	DRP	Application per SP sec. 2.3.9	Any time	Director	N	N	N	N

Abbreviations

SP = Specific Plan
PM = Parcel Map
TM = Tentative Map
FM = Final Unit Map

DRP = Dept of Regional Planning
Public Works = Dept of Public Works
Parks/Rec = Dept of Parks and Recreation
Health = Dept of Health Services

Director = Director of the Dept of Regional Planning
HO = Hearing Officer
Subdivision Committee = Regional Planning, Public Works, Parks/Recreation, Fire, Health

RPC = Regional Planning Commission
Board = Board of Supervisors

Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Off-Site Haul Routes	Ministerial Review	SP, 4.5.1.11	DRP and Public Works	Application per SP; plan for compliance with SCAQMD; on-site grading work pursuant to a grading permit does not require additional approval; off-site transport of materials totaling less than 100,000 cubic yards within any 6-month period is permitted and no additional approval is required	Any time during initial buildout	Director	N	N	N	N
Conversions	Ministerial Review	SP, 4.5.1.10	Director	None	PM or TM application amended TM, revised TM	Director	N	N	N	N
Conversion of Non-Residential to Residential Designations	Ministerial Review	SP, 4.5.1.10.1,	Subdivision Committee	Application per SP; Land Use Plan and Land Use Statistical Tracking Form	PM or TM application, amended TM, revised TM	Director	N	N	N	N



Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Conversion of Residential to Non-Residential or Mixed- Use Overlay	Ministerial Review	SP, 4.5.1.10.2	DRP, Public Works, Subdivision Committee	Application per SP; must be applied for concurrently with TM application or modification to an approved Tentative Map; Land Use Plan and Land Use Statistical Tracking Form	PM or TM application, amended TM, revised TM	Director	N	N	N	N
Conversion of Business Park to Commercial or Commercial to Business Park	Ministerial Review	SP, 4.5.1.10.36 and 4.6.4.3	Subdivision Committee	Application per SP; revised Land Use Plan and Land Use Statistical Tracking Form	PM or TM application, amended TM, revised TM	Director	N	N	N	N
Conversion Between Business Park and Institutional/ Civic Uses	Ministerial Review	SP, 4.5.1.10.4	DRP	Application per SP; revised Land Use Plan and Land Use Statistical Tracking Form	PM or TM application amended TM, revised TM	Director	N	N	N	N
Initial Approval of a Tentative Map	Title 21	SP, 4.5.3; Title 21	Subdivision Committee	Application per Title 21	Any time	HO	Y	Y	Y	Y (extent determined by DRP)
Processing of Final Maps	Public Works Review	SP, 4.5.3 and Title 21	Public Works	Final Map	Any time following approval of TM	DPW	N	N	N	N

Abbreviations

SP = Specific Plan
PM = Parcel Map
TM = Tentative Map
FM = Final Unit Map

DRP = Dept of Regional Planning
Public Works = Dept of Public Works
Parks/Rec = Dept of Parks and Recreation
Health = Dept of Health Services

Director = Director of the Dept of Regional Planning
HO = Hearing Officer
Subdivision Committee = Regional Planning, Public Works, Parks/Recreation, Fire, Health

RPC = Regional Planning Commission
Board = Board of Supervisors

Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Processing Transfers of Reduced Density	DRP Review	SP, 4.5.3 and Title 21	DRP	Final Map; Land Use Plan and Land Use Statistical Tracking Form	Any time following approval of TM and prior to issuance of first building permit for applicable lot or parcel	Director	N	N	N	N
Conceptual Plan	Specific Plan	SP, 4.5.3.1	DRP and other departments as requested or necessary	Application per SP	Any time prior to Tentative Map application	No formal approval only comment	Y (in same manner as Subdivision Committee)	N	N	N
Amended Tentative Map	Specific Plan	SP, 4.5.3.2	Subdivision Committee	Application per Title 21	On or before recordation of FM or, if multifamily or non-residential, prior to building permit for applicable lot	HO	Y	Y	Y	Y (extent determined by DRP)
Revised Tentative Map	Specific Plan	SP, 4.5.3.3	Subdivision Committee	Application per Title 21	On or before recordation of FM or, if multifamily or non-residential, prior to building permit for applicable lot	HO	Y	Y	Y	Y (extent determined by DRP)



Implementation Matrix

REQUESTED ENTITLEMENT OR APPROVAL	PROCESS	SECTION REFERENCE	REVIEWING DEPARTMENTS/ COMMITTEES	SPECIAL DELIVERABLES	WHEN APPLICATION MAY BE RECEIVED	DECISION MAKING BODY	PUBLIC NOTICE	PUBLIC HEARING	APPEAL TO RPC OR BOARD	ADD'L CEQA REVIEW
Initial Approval of Exhibit Maps	Specific Plan	SP, 4.5.3.4	DRP	SP and SP Appendix 1-A, <i>Definitions</i>	Concurrently with PM or TM application within MU Overlay, VC, CC, VSC, or BP, or multi-family or condo	HO	Y, with PM or TM	Y, with PM or TM	Y, with PM or TM	Y (extent determined by DRP)
Ministerial Interim Use Permit	Specific Plan	SP, 4.5.6.1.1	DRP	See 22.56.1850A and 22.56.1860 for application requirements.	Any time during initial buildout	Director	N	N	N	N
Temporary Use Permit	Title 22	SP, 4.5.6.1.24.2.2, Table 2-16; Division 8: Permits and Reviews of Title 22	DRP	See Division 8: Permits and Reviews of Title 22 for application requirements	Any time during initial buildout	Director	N	N	N	N
Land Use/Planning Area Boundary Adjustments	Specific Plan	SP, 4.6.1	DRP	Land Use Statistical Tracking Form	PM or TM application, amended TM, revised TM	Director	Y	Y	Y	Y (extent determined by DRP)
Specific Plan Amendment	Title 22	SP, 4.9	DRP and other County departments as necessary	SP 4.9 and Title 21	Any time	Board	Y	Y	Y	Y (extent determined by DRP)

Abbreviations

SP = Specific Plan
PM = Parcel Map
TM = Tentative Map
FM = Final Unit Map

DRP = Dept of Regional Planning
Public Works = Dept of Public Works
Parks/Rec = Dept of Parks and Recreation
Health = Dept of Health Services

Director = Director of the Dept of Regional Planning
HO = Hearing Officer
Subdivision Committee = Regional Planning, Public Works, Parks/Recreation, Fire, Health

RPC = Regional Planning Commission
Board = Board of Supervisors

Appendix 3-C: Reference Copy of Title 21, 22, and 31



C E N T E N N I A L
at TEJON ✨ RANCH



This page intentionally blank.

Compact Disc



C E N T E N N I A L
" TEJON RANCH

This page intentionally blank.

Appendix 3-D: Modifications to Title 21, 22, and 31



C E N T E N N I A L
at TEJON  RANCH

MODIFICATIONS TO TITLE 21, 22, AND 31

0.1 TITLE 21

The purpose of this table is to highlight the significant differences in development standards between the Centennial Specific Plan and Title 21 of the Los Angeles County Code (also known as the "Subdivision Ordinance"). This table is not, and is not intended to be, an all-inclusive list of each and every instance in which the Centennial Specific Plan deviates from the Subdivision Ordinance. Rather, this table has been created to assist the Department of Regional Planning's staff in its application of the most frequently referenced subdivision standards.

Table 3-E-1 Title 21 Modifications

TITLE 21 REQUIREMENT	CENTENNIAL SPECIFIC PLAN MODIFICATION
HIGHWAYS	
Right-of-way and roadway width requirements—Cross-section diagrams (21.24.065): Expressway – R/W 180 feet. Major Highway – R/W 100 feet Secondary Highway – R/W 80 feet. Limited Secondary Highway – R/W 64 feet	Specific Plan Modifications: Major Highway – 126 feet (6-lane); 142 feet (8-lane) R/W Secondary Highway 96 feet R/W
LOCAL STREETS AND WAYS	
Right-of-way and roadway width requirements—Cross-section diagrams (21.24.090) Residential Entrance, Through Collectors, Streets adjacent to Schools and Multiple Residential Uses – R/W 64 feet. Interior Collector – R/W 60 feet. Interior Local Street – R/W 58 feet. Industrial and Commercial – Collector – R/W 84 feet. Industrial and Commercial Streets – R/W 66 feet.	Specific Plan Modifications: Collector w/ Median – 76 feet R/W Collector w/out Median – 62 feet R/W Collector w/ Parking – 62 feet R/W Industrial Collector - 94 feet R/W Local Street – 56 feet R/W (10 feet between curb and R/W each side).
LOTS	
Area & Width – Requirements general (21.24.240) Area – 5,000 square feet. Width – 50 feet.	Specific Plan Modifications: Area - 3,000 square feet minimum – LDR, 2,000 square feet (fee lot) – MDR Width – 40 feet average – LDR, 30 feet average – MDR
Minimum Frontage (21.24.300) 40 feet minimum.	Specific Plan Modification: Straight away – 40 feet minimum VLDR and LDR, 30 feet minimum Clustered VLDR & MDR. Cul-de-Sac or Knuckle- 33 feet minimum VLDR and LDR, 25 feet minimum Clustered VLDR and MDR. Flag Lot (Shared Driveway) – 25 feet minimum VLDR, Clustered VLDR, LDR and MDR. Flag Lot (Single Entry) – 20 feet minimum VLDR, Clustered VLDR, LDR and MDR.
Low Impact Development (21.24.420)	See County of Los Angeles Low Impact Development Standards Manual.
Drought-tolerant landscaping (21.24.430)	See Specific Plan Section 3.4, Landscape Plan.

Table 3-E-1 Title 21 Modifications

TITLE 21 REQUIREMENT	CENTENNIAL SPECIFIC PLAN MODIFICATION
EXHIBIT MAPS	EXHIBIT MAPS
<p>Exhibit Map Changes (21.16.015)</p> <p>The Director may approve an amendment to an approved exhibit map at any time prior to the expiration of the tentative map, or at any time after recordation of the final map as long as the final map remains valid, subject to the following requirements:</p> <ol style="list-style-type: none"> 1. The Director of Public Works and the Forester and Fire Warden concur in the amendment to the exhibit map. 2. An amendment to the exhibit map shall be limited to building placement, driveway design—including location and width, the size and number of buildings within the proposed project, and setback modifications authorized by Section 22.110.180 of the Zoning Ordinance. 3. Notwithstanding subsection C, of Section 21.16.015 an exhibit map amended to modify setbacks may include conditions applicable to such modification. 4. An amendment to the exhibit map shall not increase the total number of units, modify site grading or pad elevations, or change the location of driveway entrances required by the approved tentative map. 5. An amendment to the exhibit map shall not be permitted if the proposed change(s) may result in a significant adverse environmental impact not addressed in the environmental document approved for the project. 6. The fee for an amendment to an exhibit map shall be the same as the fee for a revised Exhibit “A” to a conditional use permit. (Ord. 2002-0009 § 2, 2002) 	<p>Exhibit Map Change That Does Not Require a Tentative Map Modification: (SP 4.5.1.1.6.)</p> <ol style="list-style-type: none"> 1. Exhibit Map changes may include, but are not limited to: (i) changes in product type, (ii) changes in product layout or building configurations, (iii) changes to building setbacks consistent with the Specific Plan, (iv) changes to internal circulation without changes to access points to a public street which adversely affect ingress and egress from the lot or parcel, (v) decreases in the number of units within a particular lot or parcel, (vi) increases in the number of residential units for one or more parcels within a designated phase of an approved Tentative Map so long as the total number of units within an approved Tentative Map does not increase, (vii) decreases in building square footage for a nonresidential lot or parcel, (viii) increases in building square footage of nonresidential lots or parcels within a designated phase of an approved Tentative Map so long as the total non-residential square footage within an approved Tentative Map does not increase, (ix) a transfer of residential units within a Village as evidenced by an Exhibit Map change pursuant to 4.5.2.1.4, (x) a transfer of nonresidential building square footage within a Planning Area as evidenced by an Exhibit Map change pursuant to 4.5.1.1.6, (xi) changes to the phasing design (order of phasing or configuration of each phase map) of an approved Tentative Map.

Notes:
 VLDR- Very Low Density Residential
 LDR- Low Density Residential
 MDR- Medium Density Residential
 HDR- High Density Residential
 VHDR- Very High Density Residential

0.2 TITLE 22

The purpose of this table is to highlight the significant differences in development standards between the Centennial Specific Plan and Title 22 of the Los Angeles County Code (also known as the "Zoning Ordinance"). This table is not, and is not intended to be, an all-inclusive list of each and every instance in which the Centennial Specific Plan deviates from the Zoning Ordinance. Rather, this table has been created to assist the Department of Regional Planning's staff in its application of the most frequently referenced zoning standards.

Table 3-E-2 Title 22 Modifications

TITLE 22 REQUIREMENT	CENTENNIAL SPECIFIC PLAN MODIFICATION
R-1 (SINGLE-FAMILY RESIDENCE ZONE)	VERY LOW (VLDR) AND LOW (LDR) DENSITY RESIDENTIAL
Height Limits (22.18.040.C): 35 feet maximum	Specific Plan Modification: 40 feet max for VLDR and LDR
Yard Requirements (22.18.040.B): 20 feet (front yard), 15 feet (rear yard), 5 feet (side yard), 10 feet (side yard reverse corner lot).	Specific Plan Modifications: 40 feet (front yard), 33 feet (cul-de-sac or knuckle), 30 feet (rear yard), 15 feet (side yard) for <i>non-clustered</i> VLDR 15 feet (front yard/ <i>not alley-loaded</i>), 10 feet (front yard/ <i>alley-loaded</i>) 15 feet (rear yard), 0 feet or 5 feet (side yard) for LDR
Lot Area (22.110.130.A): 5,000 square feet minimum.	Specific Plan Modification: 10,000 square feet minimum for <i>non-clustered</i> VLDR 5,250 square feet minimum for <i>clustered</i> VLDR 3,000 square feet minimum for LDR
R-2 (TWO-FAMILY RESIDENCE ZONE)	MEDIUM DENSITY RESIDENTIAL (MDR)
Height Limits (22.18.040.C): 35 feet maximum	Specific Plan Modification: 40 feet maximum.
Yard Requirements (22.18.040.B): 20 feet (front yard), 15 feet (rear yard), 5 feet (side yard), 10 feet (side yard reverse corner lot).	Specific Plan Modifications: 10 feet (front yard), 10 feet (rear yard), 15 feet (rear yard at open space or trail), 0 feet or 5 feet (side yard), 10 feet (side yard adjacent to public street or lot line).
Lot Area (22.110.130.A): 5,000 square feet minimum.	2,000 square feet minimum.
R-3 (LIMITED MULTIPLE RESIDENCE ZONE)	HIGH DENSITY RESIDENTIAL (HDR)
Height Limits (22.18.040.C): 35 feet maximum	Specific Plan Modification: 50 feet maximum

Table 3-E-2 Title 22 Modifications

TITLE 22 REQUIREMENT	CENTENNIAL SPECIFIC PLAN MODIFICATION
<p>Yard Requirements (22.18.040.B): 15 feet (front yard), 15 feet (rear yard), 5 feet (side yard), 5 feet (side yard corner lot), 7.5 feet (side yard reversed corner lot)</p>	<p>Specific Plan Modification: 10 feet (front yard), 10 feet (rear yard), 10 feet (side yard)</p>
<p>Lot Area (22.110.130.A): 5,000 square feet minimum.</p>	<p>Specific Plan Modification: 0.5 acre</p>
<p>R-4 (LIMITED MULTIPLE RESIDENCE ZONE)</p>	<p>VERY HIGH DENSITY RESIDENTIAL (VHDR)</p>
<p>Height Limits (22.18.040.C): 13 times the buildable area</p>	<p>Specific Plan Modification: 80 feet maximum</p>
<p>Yard Requirements (22.18.040.B) 15 feet (front yard), 15 feet (rear yard), 5 feet when no structure exceeds 2 stories in height (side yard), 5 feet plus one foot for each story by which any structure thereon exceeds two stories in height, except that no side yard need exceed 16 feet, 5 feet (side yard corner lot), 7.5 feet (side yard reversed corner lot)</p>	<p>Specific Plan Modification: 10 feet (front yard), 10 feet (rear yard), 10 feet (side yard)</p>
<p>Lot Area (22.110.130.A): 5,000 square feet minimum.</p>	<p>Specific Plan Modification: 1 acre</p>
<p>C-1 (RESTRICTED BUSINESS ZONE)</p>	<p>COMMERCIAL (C)</p>
<p>Height Limits (22.20.040.B): 35 feet maximum</p>	<p>Specific Plan Modification: 45 feet maximum (commercial) 120 feet maximum (office)</p>
<p>Yard Requirements (22.20.050.A): 1. 20 feet (front and corner side yard where property adjoins a parkway, major or secondary highway), or 2. Equal to the front or corner side yard required on any contiguous residential or agricultural zone where property adjoins a street.</p>	<p>Specific Plan Modification: 10 feet minimum (front yard without parking), 50 feet minimum (front yard with at least one row of perpendicular parking), 50 feet minimum (from SR-138), 15 feet minimum (side yard), 25 feet minimum (rear yard)</p>
<p>Landscape development standards (22.20.040.B): 10% of net area</p>	<p>Specific Plan Modification: 10% minimum</p>
<p>Parking development standards – Chapter 22.112.</p>	<p>Specific Plan Modification: Comply with Chapter 22.112 of Title 22.</p>
<p>Outdoor Storage (22.140.430): 1. Outside storage is permitted on the rear of a lot when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot</p>	<p>Specific Plan Modification: Outdoor Storage: Permitted on rear of lot or parcel when such storage is strictly incidental to the permitted use in the building.</p>



Table 3-E-2 Title 22 Modifications

TITLE 22 REQUIREMENT	CENTENNIAL SPECIFIC PLAN MODIFICATION
2. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate which shall be between five and six feet in height 3. The storage enclosure shall be at least 50 feet away from the front property line 4. The height of stored items shall not exceed the enclosure surrounding it	
Outdoor Display: Except for specified uses, all display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. (22.140.420)	Outside Display: Except for specified uses, all displays shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit.
C-M COMMERCIAL MANUFACTURING ZONE	BUSINESS PARK (BP)
Height Limits (22.20.040.B): 13 times the buildable area	Specific Plan Modification: 150 feet maximum
Yard Requirements (22.20.040.B): Not applicable	Specific Plan Modification: 10 feet minimum (front yard without parking), 50 feet minimum (front yard with at least one row of perpendicular parking), 25 feet minimum (side yard), 50 feet minimum (from building to SR-138), 25 feet minimum (adjacent to non-BP use or public road)
Landscape development standards (22.20.040.B): 10% of net area	Specific Plan Modification: 10% minimum
Parking development standards – Chapter 22.112.	Specific Plan Modification: Comply with 22.112 of Title 22.
Outdoor Display: Except for specified uses, all display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. (22.140.420)	Specific Plan Modification: Outside Display: No modifications requested.
Outdoor Storage (22.140.430): 1. Outside storage is permitted on the rear of a lot when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot 2. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate which shall be between five and six feet in height 3. The storage enclosure shall be at least 50 feet away from the front property line 4. The height of stored items shall not exceed the enclosure surrounding it	Specific Plan Modification: Permitted on rear of lot or parcel when such storage is incidental to permitted use in the building.
Outdoor Dining: outdoor dining must comply with requirements specified in section 22.140.410.	Outdoor Dining: Allowed subject to standards specified by 22.140.410.C through 22.140.410.G.
MXD MIXED USE DEVELOPMENT ZONE	MIXED USE OVERLAY (MU)

Table 3-E-2 Title 22 Modifications

TITLE 22 REQUIREMENT	CENTENNIAL SPECIFIC PLAN MODIFICATION
Height Limits (22.26.030.D): 65 feet	Specific Plan Modification: 60 feet maximum
Yard Requirements (22.26.030.D): 1. 15 feet for side and rear yards where property abuts Zone R-1 or R-2; 2. If property is separated from Zone R-1 or R-2 by a highway, street, alley, or easement of at least 20 feet in width then side and rear yard requirements do not apply.	Specific Plan Modification: 10 feet minimum (front yard without parking), 50 feet minimum (front yard with at least one row of perpendicular parking), 10 feet minimum (side yard), 10 feet minimum (rear yard)
Recreational Spaces (22.26.030.D.11): 1. 10% of project area for developments up to 60,000 square feet of total floor area; 2. 100 square feet per dwelling unit for developments over 60,000 square feet. 3. Landscaping may count towards requirement as long as space is usable for recreation See section 22.26.030.D.11.c. for additional common, private, residential specific requirements.	Specific Plan Modification: 10 percent minimum
Landscaping (22.26.040.D): 5% of net area	Specific Plan Modification: None stated.
Parking and Access (22.26.030.D.5): In accordance with Chapter 22.112 unless hearing offices designates reduced parking requirements (up to 25%).	Specific Plan Modification: Parking Design: In accordance with Title 22, Chapters 22.112 and 22.26.030.D.5. Commercial parking should be separate from residential parking. Residential parking should be designed in a manner that limits access only to residential tenants and guests.
Outdoor Storage (22.140.430): 1. Outside storage is permitted on the rear of a lot when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot 2. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate which shall be between five and six feet in height 3. The storage enclosure shall be at least 50 feet away from the front property line 4. The height of stored items shall not exceed the enclosure surrounding it	Specific Plan Modification: Outside Storage - Permitted if screened on all sides.
Outdoor Display – except for specified uses, display shall be conducted completely within an enclosed building unless otherwise authorized by a temporary use permit (22.140.420).	Outside display - except for specified uses, display shall be conducted completely within an enclosed building.
Outdoor Dining: outdoor dining must comply with requirements specified in section 22.140.410.	Outdoor dining – Allowed subject to standards specified by 22.140.410.C through 22.140.410.G.



0.3 TITLE 31

The purpose of this table is to highlight the significant differences in development standards between the Centennial Specific Plan and Title 31 of the Los Angeles County Code (also known as the "Green Building Standards Code"). This table is not, and is not intended to be, an all-inclusive list of each and every instance in which the Centennial Specific Plan deviates from the Green Building Standards Code. Rather, this table has been created to assist the Department of Regional Planning's staff in its application of the most frequently referenced subdivision standards.

Table 3-E-3 Title 31 Modifications

TITLE 31 REQUIREMENT	CENTENNIAL SPECIFIC PLAN MODIFICATION
Green Building Standards Code	See Specific Plan Appendix 2-A, Green Development Program.