

**NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE
“CENTENNIAL SPECIFIC PLAN PROJECT”
PROJECT NO. 02-232
SPECIFIC PLAN AMENDMENT NO. RPPL2024001827
STATE CLEARINGHOUSE NO. 2004031072**

Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under Los Angeles County's ("County's") Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Supplemental Environmental Impact Report ("Draft SEIR") for the Centennial Specific Plan Project ("Project"). This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act ("CEQA"), as amended; Public Resources Code, Section 21000 et seq.; and the "Guidelines for Implementation of the California Environmental Quality Act" (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 et seq.

PUBLIC REVIEW PERIOD

The formal public review period for the Draft SEIR will be from **April 7, 2025 to May 21, 2025** (45 days). All comments received by the closing of the public review period will be considered in the Final SEIR.

PROJECT LOCATION

The 12,323-acre Project site is located in the northwestern portion of the Antelope Valley in an unincorporated portion of Los Angeles County and is contiguous to the southern boundary of Kern County. The Project site's western boundary is approximately one mile east of Interstate 5 (I-5). State Route 138 (SR-138) bisects the southern portion of the Project site. The Project site is located approximately 50 miles south of Bakersfield, 5 miles east of Gorman, 36 miles west of Lancaster, and 35 miles north of Santa Clarita.

PROJECT BACKGROUND

On April 30, 2019, Los Angeles County certified the Centennial Project Environmental Impact Report, State Clearinghouse No. 2004031072 ("2019 EIR") and issued initial entitlement approvals for the (a) the Centennial Specific Plan to govern the Project's development, (b) a General Plan Amendment to amend the highway maps of the Los Angeles General Plan and the County's Antelope Valley Area Plan, (c) a Zoning Ordinance Amendment to change the property's zoning from Open Space Light-Agricultural (two acre minimum required lot area), Residential Planned Development, Commercial Planned Development and Manufacturing Planned Development to Specific Plan (SP), (d) a Vesting Tentative Parcel Map to create 20 large-lot parcels on 8,408 acres of the Property for lease, conveyance and financing purposes only, (e) a Conditional Use Permit (CUP) to authorize the Specific Plan development process, and (f) a statutory development agreement to vest the approved land use entitlements and provide specified community benefits including but not limited to affordable housing (collectively, the "Approved Project").

Although the 2019 EIR was certified by the Los Angeles County Board of Supervisors, it was subsequently challenged in two separate lawsuits, one of which was brought by Climate Resolve and the other was brought

by the Center for Biological Diversity and California Native Plant Society (referred to collectively herein as “CBD”), as further described below.

On April 5, 2021, the Los Angeles County Superior Court issued two orders (collectively, the “Court Order”) rejecting all CBD and most Climate Resolve arguments that the Centennial EIR was deficient under CEQA, upholding the vast majority of the 2019 EIR’s assessment of Project impacts, and granting in part Climate Resolve’s petition. Following issuance of the Court Order, but prior to final judgment in the Climate Resolve action, the Project Applicant and Climate Resolve entered into a legally enforceable settlement agreement to finally resolve the Climate Resolve litigation (“Settlement Agreement”). The Settlement Agreement became effective and fully enforceable on November 30, 2021. The Settlement Agreement addresses the key issues identified in the Court’s ruling in the Climate Resolve litigation: projected impacts related to climate change and wildfire, as discussed in more detail in Section 2.0, Project Description, of this SEIR.

Based on the Settlement Agreement, the Project Applicant requests minor amendments to Centennial Specific Plan adopted as part of the 2019 Approved Project (“Proposed Modifications”), as further described in Draft SEIR. The Draft SEIR supplements the 2019 EIR and focuses the supplemental analysis on climate change (including greenhouse gas emissions) and wildfire.

PROJECT DESCRIPTION

The Approved Project involves the development of a master planned community with 19,333 residential units. Other land uses include approximately 7,363,818 square feet (sf) of Business Park uses (office, research and development, and warehousing or light manufacturing uses) on approximately 597 gross acres; and approximately 1,034,550 sf of Commercial uses on approximately 102 acres. Proposed Institutional/Civic land uses (such as schools for higher education, medical facilities, library, and other civic uses) encompass approximately 1,568,160 sf on approximately 110 acres.

The Approved Project includes approximately 130,680 sf of Recreation/Entertainment uses (clubhouse, farmers market, childcare facilities, health clubs) on approximately 75 acres. Proposed sites for major Utility facilities that would serve the entire community (e.g., wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility) encompass approximately 191 acres, and Kindergarten through 12th grade (K-12 schools would be located on approximately 145 acres). Approximately 5,624 acres (approximately 45.6 percent) of the 12,323-acre Approved Project site are proposed for Open Space for natural resource protection and greenways, and parks for active and passive recreational use. The Approved Project also includes a vehicular and a non-vehicular circulation system.

The Approved Project includes an integrated network of roadways walking and biking trails to reduce automobile use and facilitate safe and efficient travel. An extensive network of sidewalks, greenway trails (approximately 13 miles), and community trails (approximately 60 miles) would link residential, schools, shopping, and employment areas.

The Proposed Modifications consist of the Applicant’s minor proposed modifications to the previously Approved Project, which are comprised of discretionary amendments to the Centennial Specific Plan that would add, as conditionally permitted uses, utility-scale battery storage within the Specific Plan’s Industrial land use designation and, as permitted uses, local microgrid electrical distribution systems to serve the Specific Plan area within renewable energy generated on site in support of the Settlement Agreement’s Net

Zero GHG Program. The Proposed Modifications would also open the majority of the approved Cement Road Realignment for public use in order to improve overall fire resiliency, whereas the Approved Project identified the approved Cement Road Realignment as a private roadway.

SUMMARY OF ENVIRONMENTAL IMPACTS

The 2019 EIR concluded that impacts associated with the Approved Project would result in significant and unavoidable environmental impacts related to Agriculture and Forest Resources, Population and Housing, Air Resources, Noise, Visual Resources, Other Public Services - Solid Waste Management, Climate Change, and Cumulative Impacts. The Draft SEIR evaluates the potential for environmental impacts based on changes or new information for the Proposed Modifications compared to the 2019 Approved Project. The Draft SEIR demonstrates that the Proposed Modifications would not result in any new significant impacts or substantially increase the severity of any of the significant impacts as compared to the Approved Project.

PUBLIC HEARING

A public hearing on the proposed Project and the Supplemental EIR will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined.

REVIEWING LOCATION

A digital copy of the Draft SEIR is available for public review at Los Angeles County Department of Regional Planning web addresses listed below and the following locations:

- County of Los Angeles Building and Safety **Antelope Valley Field Office**, 335 East Avenue K-6 #A, Lancaster California 93535
- Castaic Library, 27971 Sloan Canyon Road, Castaic, California 91384

The public is also encouraged to visit the Department of Regional Planning's website to review the Draft SEIR, 2019 NOP, 2019 Initial Study, and 2019 EIR at this webpage:

<https://planning.lacounty.gov/long-range-planning/centennial-specific-plan/>

Please direct all written comments to the following address:

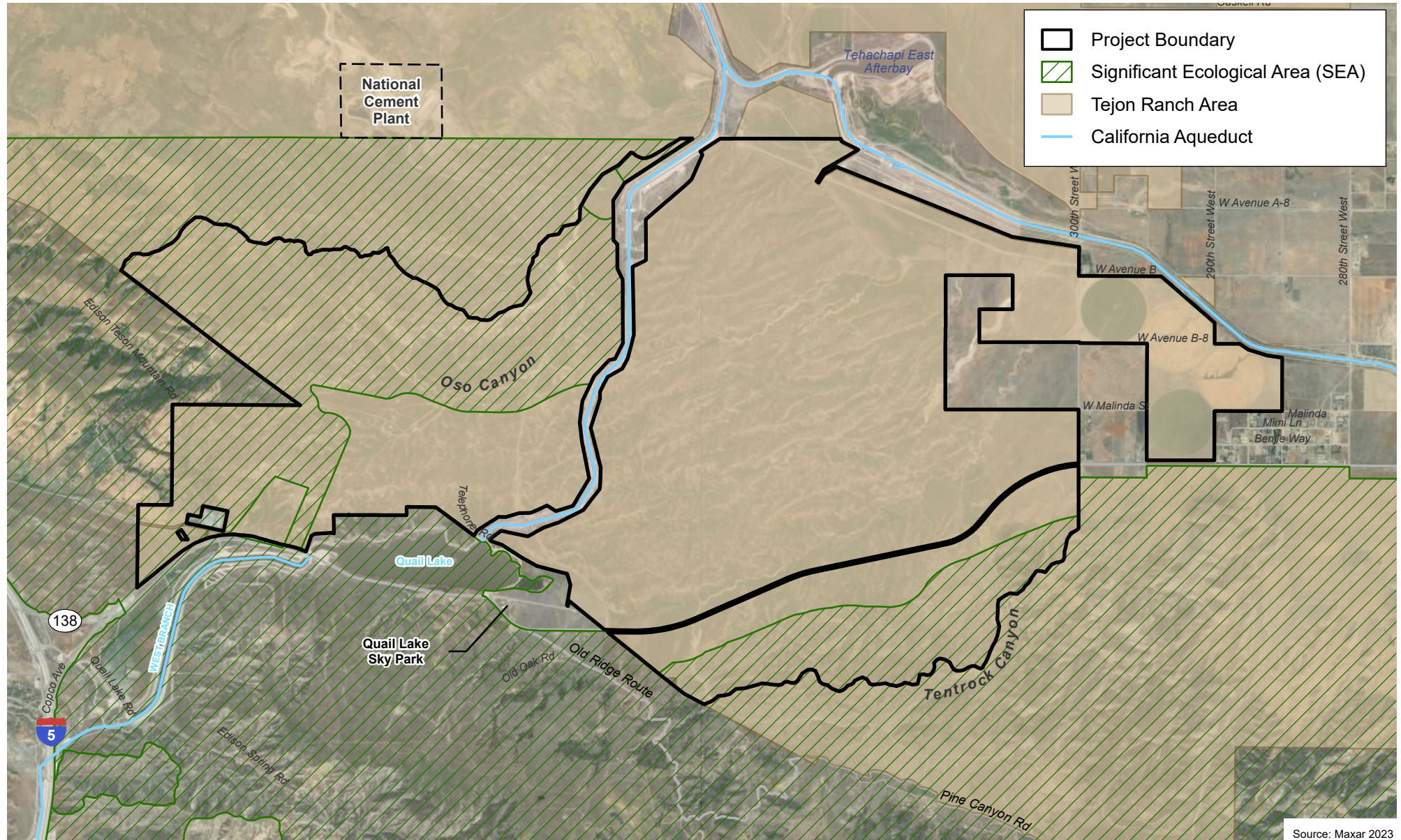
ATTN: Mr. Jodie Sackett, Subdivisions Section
Los Angeles County
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Telephone: **(213) 893-7409**

E-mail: jsackett@planning.lacounty.gov

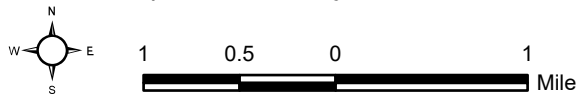
All written responses need to be received or postmarked on or before **May 21, 2025 at 5:00 PM**, and will be included in the Final SEIR, which will be posted at the Department website location listed above.

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Aerial and Project Boundary

Centennial Specific Plan Project



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024031142

Project Title: Centennial Specific Plan Project

Lead Agency: Los Angeles County Contact Person: Jodie Sackett
 Mailing Address: 320 W Temple Street Phone: 213.974.6433
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Unincorporated Los Angeles County
 Cross Streets: SR-138/Gorman Post Roads Zip Code: 93536
 Longitude/Latitude (degrees, minutes and seconds): 34°47'38" N/118°43'07" W Total Acres: 12,323
 Assessor's Parcel No.: None Section: 10 Twp: *N Range: 17W Base: 3100
 Within 2 Miles: State Hwy. #: 138, I-5 Waterways: California Aqueduct
 Airports: Quail Lake Skypark Airport Railways: None Schools: None

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☒ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) 2004031072 ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (subdivision, etc.) ☒ Other: Specific Plan Amendment

Development Type:

☒ Residential: Units 19333 Acres 4950
☒ Office: Sq.ft. 74000 Acres 600 Employees 11838 ☒ Transportation: Type Improvements to SR-138
☒ Commercial: Sq.ft. 10000 Acres 100 Employees 11837 ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☒ Power: Type Substation MW 28 MVA
☒ Educational (1) K-5, (5) K-8, (1) High School ☒ Waste Treatment: Type 2 WRFs MGD 3.5
☒ Recreational 5800 acres of open space and parks ☐ Hazardous Waste: Type _____
☒ Water Facilities: Type 1 Treatment plant MGD 10 ☒ Other: Institutional/Civic: 1.5 MSF, library, fire/sheriff stations

Project Issues Discussed in Document:

☐ Aesthetics/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archaeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☒ Greenhouse Gas Emissions ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Minerals ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Noise ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Population/Housing Balance ☐ Traffic/Circulation ☒ Other: Climate Change
☐ Energy ☐ Public Services/Facilities ☐ Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

GP Designations: H5; OS-C; CR; RL1; IL; RL2: and Zoning Designation: OS; A-1-2; RPD; CPD-DP; MDP-DP.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Project Description: *(please use a separate page if necessary)*

The current Project consists of the applicant's proposed minor adjustments to the 2019 previously approved Project, a master planned community for 19,333 residential units, which include (1) allowing utility-scale battery storage and microgrids to improve the resilience of the Specific Plan's onsite renewable energy electricity program in support of the Net Zero GHG program, and (2) modifying the Specific Plan's internal roadway design standards to improve evacuation capacity for future project residents.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☒ Office of Public School Construction
☒ California Emergency Management Agency	☒ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>7</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>4</u>
☒ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mountains Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☒ Education, Department of	☒ SWRCB: Water Quality
☒ Energy Commission	☒ SWRCB: Water Rights
☒ Fish & Wildlife Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☒ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>Lahontan RWQCB</u>
☒ Housing & Community Development	☒ Other: <u>Integrated Waste Management Board</u>
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date: April 7, 2025

Ending Date: May 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: Centennial Founders LLC

Address: 5 Hutton Centre Drive, Suite 300

Address: 28480 Avenue Stanford, Suite 201

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: Santa Clarita, CA 91355

Contact: Jennifer Marks

Phone: 661.663.4219

Phone: 714.481.8041

Signature of Lead Agency Representative: 

Date: 4-1-2025

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.