

**NOTICE OF PREPARATION
OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
NOTICE OF PUBLIC SCOPING MEETING**

Project Title: Centennial Specific Plan Project

County Project & Case Number: Project No. 02-232, Specific Plan Amendment No. (TBD)

Prior State Clearinghouse Number: 2004031072

Project Applicant: Centennial Founders LLC, 28480 and 27220 Turnberry Lane # 190, Valencia, CA 91355

Public Review Period: March 29 to April 27, 2024 (30 Days)

Scoping Meeting Dates: Thursday, April 18, 2024 at 6:00PM (In-Person); Friday, April 19, 2024 at 6:00PM (Virtual/On-Line): <https://planning-lacounty-gov.zoom.us/j/86742638418>, or Call-In Number: (669) 444-9171, Webinar ID: 867 4263 8418.

Notice is hereby given that the Los Angeles County Department of Regional Planning ("LA County Planning") has determined that a Supplemental Environmental Impact Report ("SEIR") is necessary to address minor adjustments to the above-referenced project (further described below and as attached on Attachment A) and that Los Angeles County ("County") will be the Lead Agency responsible for the SEIR preparation.

On April 30, 2019, the County certified the Centennial Project Environmental Impact Report, State Clearinghouse No. 2004031072 ("Centennial EIR" or "EIR") and issued initial entitlement approvals for the Centennial Specific Plan, a General Plan Amendment, a Zone Change, a Vesting Tentative Parcel Map, a Conditional Use Permit and statutory development agreement (the "2019 approved Project" or "Project").

This Notice of Preparation ("NOP") is to consider the applicant's request that the County consider minor adjustments to the 2019 approved Project in furtherance of a settlement agreement entered into by Climate Resolve and Centennial Founders LLC to resolve a lawsuit filed by Climate Resolve on May 19, 2019. The settlement agreement includes additional applicant obligations to reduce greenhouse gas emissions ("GHG") to make the Project "Net Zero GHG", as acknowledged by the California Air Resources Board. The settlement agreement also includes commitments to fund wildfire prevention and response activities. The minor Project adjustments now sought by the applicant include (1) allowing utility-scale battery storage and microgrids to improve the resilience of the Project's onsite renewable energy electricity program in support of the Net Zero GHG program, and (2) modifying internal roadway design standards for future subdivision maps to improve evacuation capacity for future project residents.

The Climate Resolve lawsuit was dismissed with prejudice. In a separate action brought by Center for Biological Diversity and the California Native Plant Society ("CBD/CNPS"), the court in that action rejected in full all arguments briefed by CBD/CNPS. Both CBD/CNPS and the applicant have appealed certain aspects of that trial court judgment, and that appeal remains pending.

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 Description: 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, as further described in Attachment A.

Based on the Climate Resolve settlement, the SEIR will supplement the Centennial EIR and will focus the supplemental analysis on GHG and Wildfire.

The Project development area and substance of the Project as a master planned community in this location has not changed when compared to the 2019 approved Project. The SEIR will analyze the impacts of the Project on all County-adopted thresholds of significance, as well as the Project’s consistency with the adopted Countywide General Plan 2035 and the 2015 Antelope Valley Area Plan (“AVAP”). A summary description of the Project is included in Attachment A.

This NOP is being distributed to solicit written comments regarding the scope and content of the environmental analysis to be included in the SEIR. The County has prepared this NOP in accordance with the State CEQA Guidelines.

The review period for this NOP is from March 29 to April 27, 2024 (30 days). The NOP is available for public review on the LA County Planning’s website <https://planning.lacounty.gov/environmental-review/public-notice/> and at the County of Los Angeles Building and Safety Antelope Valley Field Office, 335 East Avenue K-6 #A, Lancaster California 93535, Monday through Friday, 8:00AM to 4:30PM, as well as at the following libraries:

Lancaster Library
601 West Lancaster Boulevard
Lancaster, California 93534

Old Town Newhall Library
24500 Main Street
Santa Clarita, California 91321

Castaic Library
27971 Sloan Canyon Road
Castaic, California 91384

Frazier Park Library
3732 Park Drive
Frazier Park, California 93225

Valencia Public Library
23743 West Valencia Boulevard
Santa Clarita, California 91355

Quartz Hill Library
42018 50th Street West
Quartz Hill, California 93536

Canyon County JoAnne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, California 91351

Bakersfield Library, Southwest Branch
8301 Ming Avenue
Bakersfield, California 93311

San Fernando Library
217 North Maclay Avenue
San Fernando, California 91340

Stevenson Ranch Library
25950 The Old Road
Stevenson Ranch, CA 91381

The previous NOP, Initial Study, and EIR prepared for the Project can be found at this webpage: https://archive.planning.lacounty.gov/case/view/specific_plan_no_02_232_centennial_specific_plan

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **April 27, 2024** and can be sent to: Mr. Jodie Sackett, County of Los Angeles Department of Regional Planning, Subdivisions Section, 320 West Temple Street, Los Angeles, CA 90012; Telephone **213-974-6433**; e-mail: subdivisions@planning.lacounty.gov and written comments on the NOP will be accepted by the County **March 29, 2024** through **April 27, 2024 at 5:30pm**.

SCOPING MEETING

A scoping meeting will be held to solicit suggestions from the public as to the content of the SEIR that is being prepared. This meeting will be held at the **Gorman Elementary School, 49847 Gorman School Rd, Gorman, CA 93243, on April 18, 2024 from 6:00-8:00PM. A virtual (online) scoping meeting will also be held the following day on April 19 at 6:00PM and you may join the meeting at this link: <https://planning-lacounty-gov.zoom.us/j/86742638418>, or Call-In Number: (669) 444-9171, Webinar ID: 867 4263 8418. Attendees will be able to provide written and oral input regarding the scope of environmental analyses and project changes to be incorporated into the SEIR.**

ATTACHMENT A

PROJECT DESCRIPTION

1. Introduction

The Centennial Specific Plan project (“Project”) consists of adjustments to the Centennial Specific Plan adopted by Los Angeles County on April 30, 2019, and described in detail below (“Specific Plan”).

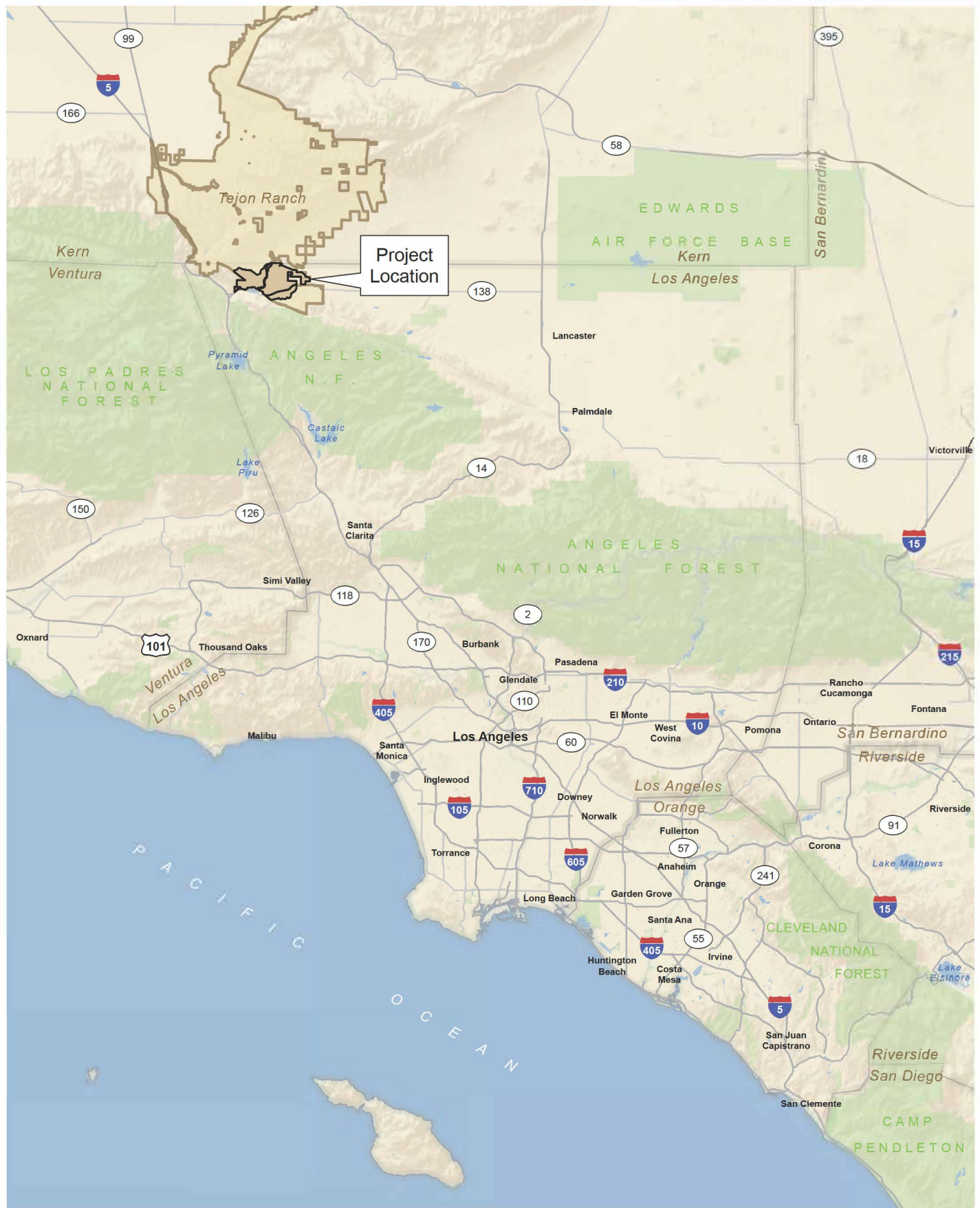
As approved, the Specific Plan allows for development of a master planned community offering a wide variety of uses, including: housing, business parks/offices, commercial uses, schools, parks, natural open space areas, cultural amenities, and other public uses on approximately 12,323 acres of largely undeveloped land located entirely within the privately-owned Tejon Ranch and entirely within Los Angeles County. The Specific Plan contemplates development of approximately 6,700 acres into a series of communities and planning areas that would be built over a period of approximately 20 years. The remaining approximately 5,600 acres of the Specific Plan property would be preserved as open space for drainages and for conservation including areas within the San Andreas Significant Ecological Areas (SEA) No. 17. No Specific Plan development would occur in the SEA.

The Specific Plan anticipates development of 19,333 dwelling units and would include: large estates, small-lot single-family detached residences, and multi-family attached residences, including townhomes, condominiums, and apartments. These dwelling units would include 3,480 affordable units on approximately 4,950 acres designated for residential/mixed use development. The Specific Plan includes Business Park uses (office, research and development, and warehousing/light manufacturing uses) on approximately 600 acres; Commercial uses on approximately 100 acres; Civic/Institutional uses (schools for higher education, medical facilities, library, and other civic uses) on approximately 110 acres; and Recreation/Entertainment (such as clubhouse, farmers market, childcare facilities, health clubs) on approximately 80 acres.

The Project would amend the Specific Plan to make minor adjustments allowing for (1) utility-scale battery storage and microgrids to improve the resilience of the project's onsite renewable energy electricity program in support of the Net Zero GHG program, and (2) modifying internal roadway design standards to improve evacuation capacity for future subdivision maps. The Project development area and substance as a master planned community have not changed since the 2019 approval of the Project.

2. Project Location

Exhibit A-1, Regional Location Map depicts the Project site in a regional and local context. The Project site consists of approximately 12,323 acres (or approximately 19.3 square miles) and is located in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County and is contiguous to the southern boundary of Kern County and is located approximately 5.5 mile east of Ventura County.



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Regional Location

Exhibit A-1

Centennial Project



The Project site's western boundary is approximately one mile east of Interstate 5 (I-5), and State Route 138 (SR-138) bisects the southern portion of the Project site. The Project site is located approximately 35 miles north of Santa Clarita, 5 miles east of Gorman, 36 miles west of Lancaster, and 50 miles south of Bakersfield. The community of Gorman in Los Angeles County is adjacent to the I-5 approximately four miles north of the I-5/SR-138 junction.

The Project site is immediately south of the divergence in the California Aqueduct into its East and West Branches. The West Branch of the Aqueduct runs in a north-south direction and generally bisects the Project site. The East Branch runs off-site along the northern boundary of the Project site. Immediately north of the Project site in Kern County is the National Cement Plant, which manufactures cement from limestone deposits on its site and is accessed through the Project site via Wayne Hands Road (also known as National Cement Plant Road).

3. Project Background

a. Existing Conditions

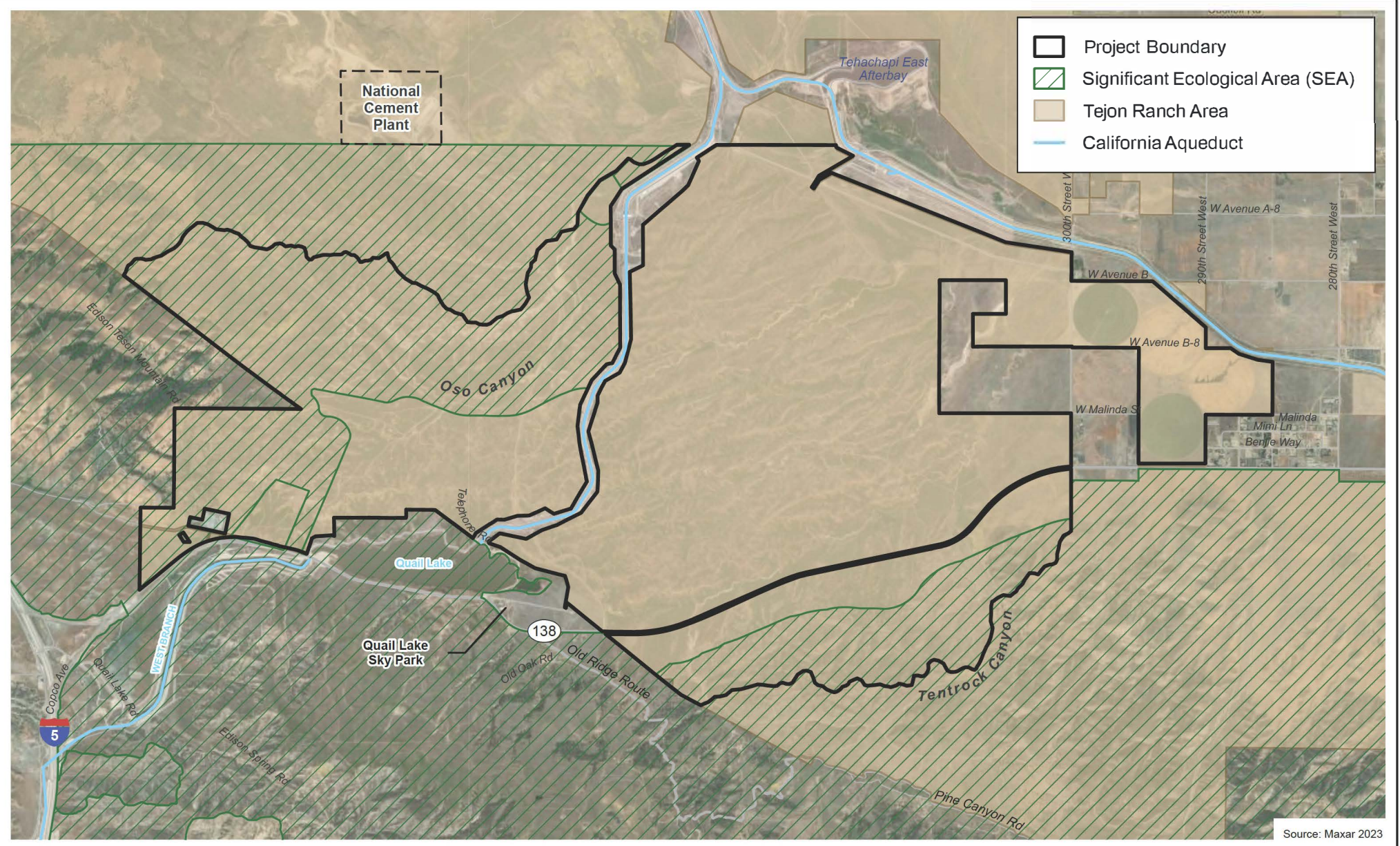
As shown on Exhibit A-2, Aerial and Project Boundary, the Project site consists predominantly of grassland land that has been used primarily for livestock grazing for the past 150 years. Biological resources on the Project site include a variety of bird species and small mammals, including bats, desert cottontail, coyotes, gray foxes, mule deer, pronghorn antelope, black bears, mountain lions, and bobcats. The vast majority of the Project site consists of a mix of native and non-native grasslands. Native perennial grass species do occur on ridge tops with well-drained soils; however, in most areas where they occur, native perennial grass species exist in a mosaic with annual grassland species and native and non-native broadleaf herbs. Other vegetation types include riparian and wetland vegetation types and oak woodland, which is dominant in the western portion and in the southern portion of the Project site.

There are several local drainages on the Project site, including drainages within Oso Canyon and Tentrock Canyon, as shown on Exhibit A-2. The SEA No. 17 is located on the northwestern portion of the Project site as well as areas to the south of the SR-138. The Project proposes to preserve lands with the SEA designation.

The Project site continues to be used as pasture for cattle, which are herded through the area during the summer months. In addition to cattle grazing, the Tejon Ranch Company owns and cultivates approximately 1,000 acres in the eastern portion of the Project site as pivot fields, which are circular agricultural fields with a centralized pivot irrigation system. Approximately 652 acres of this total 1,000 acres are designated as Prime Farmland by the State's Farmland Mapping and Monitoring Program.

Primary developed features on the Project site include the National Cement Plant Road and a residence used to support the grazing, hunting, and caretaking operations. The West Branch of the California Aqueduct, which bisects the Project site from north to south, and the SR-138, which bisects the Project site from east to west, are excluded from the Project site boundaries.

D:\Projects\CEN\Centennial\PROJ\Centennial Tejon Ranch\lex Aerial

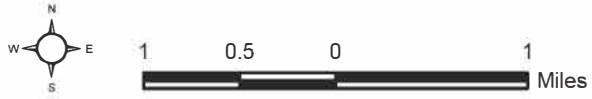


Source: Maxar 2023

Aerial and Project Boundary

Exhibit A-2

Centennial Project



b. Surrounding Land Uses

The Project site is located within and is part of the Tejon Ranch, which includes approximately 270,000 acres, the majority of which is located north of the Project site in Kern County. Approximately 90 percent of Tejon Ranch is conserved open space and the remaining 10 percent is planned for development. The development areas include three separate master-planned communities and a commerce center: Centennial (described herein), the Tejon Ranch Commerce Center, Tejon Mountain Village, and Grapevine. The Tejon Ranch Commerce Center is fully entitled for 20,320,000 square feet (sf) of commercial and industrial land uses. Included within the Commerce Center is The Outlets at Tejon, which opened in August of 2014 and is a 320,000-sf outdoor shopping mall with 55 retailers on 43 acres.

Tejon Mountain Village is a fully entitled project that allows for development of 3,450 units, 750 room hotel, and 160,000 sf of commercial land uses. Grapevine is a fully entitled project in Kern County comprising a 12,000-unit master planned community that would include 5,100,000 sf of commercial and industrial land uses.

The SR-138 traverses south of and through the southern portion of the Project site and the community of Gorman is located along the I-5 approximately four miles east of the SR-138 and I-5 junction. To the east of the Project site are scattered residential and agricultural uses and the small community of Neenach. Immediately south of the Project site is Quail Lake, the Quail Lake Sky Park, and scattered residential properties sparsely located throughout the foothills. The 693,000-acre Angeles National Forest (ANF) is approximately 1 mile southeast of the Project site and extends for approximately 20 miles south to the Santa Clarita Valley. The 1.75-million-acre Los Padres National Forest (LPNF) is approximately 5 miles southwest of the Project site and includes the Hungry Valley State Vehicular Recreation Area (SVRA), which allows for off-highway motor vehicle recreation and includes 150 campsites.

c. Project Background

On April 30, 2019, Los Angeles County certified the Centennial Project Environmental Impact Report, State Clearinghouse No. 2004031072 (“EIR”), County Project No. 02-232-(5), and issued initial entitlement approvals (i.e., Specific Plan No. 02-232, , General Plan Amendment No. 02-232, Zone Change No. 02-232, Vesting Tentative Parcel Map No. 060022, Conditional Use Permit No. 02-232, and Development Agreement No. RPPL2016003940 for the Centennial Specific Plan project. On May 15, 2019, Climate Resolve filed a petition for a writ of mandate challenging the County’s approval of the Centennial Specific Plan project and certification of the EIR referenced in the prior sentence. On April 5, 2021, the court issued an order granting in part Climate Resolve’s petition. Thereafter, Climate Resolve and Centennial Founders, LLC (along with Tejon Ranchcorp) settled Climate Resolve’s petition by entering a settlement agreement, wherein by mutual agreements enforceable assurances were made that Climate Resolve would dismiss its petition, which it did, and Centennial Founders would ensure the Project will be Net-Zero GHG and made certain commitments to fund wildfire prevention and response activities.¹ As such, the Project proposes minor Specific Plan adjustments in response to the Climate Resolve settlement, as discussed further below.

¹ In a separate action brought by Center for Biological Diversity and the California Native Plant Society (CBD/CNPS), the court in that action rejected in full all arguments briefed by CBD/CNPS. Both CBD/CNPS and the Centennial Founders have appealed certain aspects of that trial court judgment, and that appeal remains pending.

d. Climate Resolve Settlement

Based on the November 20, 2021 settlement between Climate Resolve and Centennial, the Project is required to be Net-Zero GHG. This would be achieved through implementation of GHG mitigation measures. In addition, the Project is required to fund wildfire reduction and response activities. As such, in order to achieve Net-Zero GHG status, the Project is required to implement Itemized GHG Mitigation Measures, Non-Itemized GHG Mitigation Measures, and Enhanced Wildfire Prevention and Protection, as described in the settlement agreement.

e. Existing Land Use and Zoning Designations

General Plan Designation: See Antelope Valley Area Plan (“AVAP”) below.

Community/Area Wide Plan Designation: Per the AVAP, current land use designations on the Project site include: H5: Residential 5 (0–5 dwelling units [du]/net acre); OS-C: Open Space Conservation; CR: Rural Commercial; RL1: Rural Land 1 (1 du/1 gross acre); IL: Light Industrial; RL2: Rural Land 2 (1 du/2 gross acres). The Project site is located within a Specific Plan Overlay and is depicted in the AVAP as within the West Economic Opportunity Area.

Zoning: Current zoning on the Project site includes: O-S: Open Space; A-1-2: Light Agriculture-Two Acres Minimum; RPD: Residential Planned Development; CPD-DP: Commercial Planned Development; and MPD-DP: Manufacturing Industrial Planned Development-Development Program.

f. Other Relevant Plans, including but not limited to:

- Southern California Association of Governments’ (SCAG’s) 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Connect SoCal
- Antelope Valley and South Coast Air Quality Management Plans
- Los Angeles Countywide General Plan
- Antelope Valley Area Plan

4. Project Overview

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