



**Los Angeles County
Department of Regional Planning**

Planning for the Challenges Ahead



Richard J. Bruckner
Director

REVISED NOTICE OF PREPARATION

Project Title: Centennial Project

County Project Number: Project No. 02-232

State Clearinghouse Number: 2004031072

Project Applicant: Centennial Founders LLC, 28480 Avenue Stanford, Suite 210, Santa Clarita, California 91355

Notice is hereby given that the Los Angeles County Department of Regional Planning (County) has determined that an Environmental Impact Report (EIR) is necessary and that Los Angeles County will be the Lead Agency for the Project and will be responsible for the EIR preparation.

A previous Notice of Preparation (NOP) was distributed for a 30-day public review period that extended from March 15 to April 14, 2004, which provided a detailed description of the 2004 Centennial project and a previous Initial Study was completed (see Attachment B). Three scoping meetings (two on March 30, 2004, and one on March 31, 2004) were conducted during this review period at the Los Angeles County Regional Planning Commission Hearing Room in Los Angeles; the Holiday Valley Community Center in Holiday Valley; and the Gorman School in Gorman.

This revised NOP is being distributed due to a change in the Centennial project description and the approval of a revised Antelope Valley Area Plan (AVAP) for the Project area in 2015. The Centennial Project requires several discretionary approvals, including but not limited to: adoption of the Centennial Specific Plan; a Development Agreement; a Zone Change; a Vesting Tentative Parcel Map (VTPM); Conditional Use Permits (CUP) for Grading and Hillside Management, as well as other discretionary approvals that may be necessary to implement the Project.

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 Project is a master planned community for 19,333 residential units, as further described in Attachment A.

Based on the Initial Study prepared for the Project in 2004, which provides a preliminary assessment of potential environmental impacts that may occur as a result of the Project, all areas of potential environmental impact, including: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning,

mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utilities/service systems will be addressed in the EIR for Project.

The Project development area has been reduced in size when compared to the 2004 proposal, and no development is now planned in the northwest area of the Project site. The substance of the Project as a master planned community in this location has not changed, and the 2004 Initial Study appropriately identified the need to consider all potential impacts in an EIR based on the potential impacts of the Project. The Project EIR will analyze the impacts of the Centennial Project on all County-adopted thresholds of significance, as well as the Project's consistency with the 2015 AVAP. A summary description of the Project is included in Attachment A.

ATTACHMENT A

PROJECT DESCRIPTION

1. Introduction

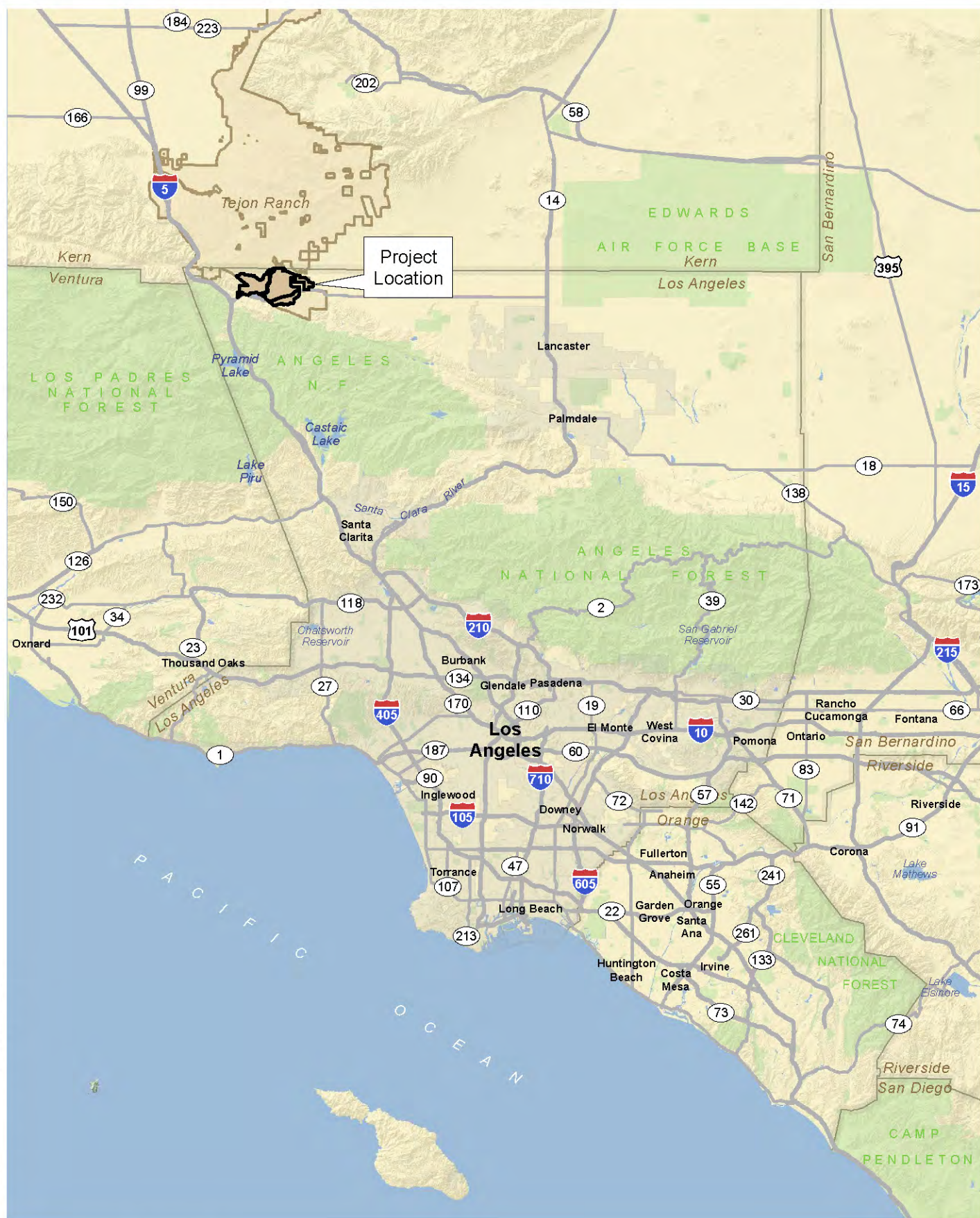
The Centennial project (Project) is defined as development of all of the land uses and implementation of the associated actions identified in on the Project's Conceptual Land Use Plan, including all ministerial, discretionary and legislative actions required for short-term construction activities and long-term operation activities. The Project includes development of a master planned community, offering a wide array of housing, business park/office, commercial, schools, parks, natural open space, cultural, and 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 Project would develop 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 Project 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 development from the Centennial Project would occur in the SEA within the Project boundary.

The Project includes the development of 19,333 dwelling units ranging from estate to small lot single-family detached residences, single-family and multi-family attached residences, including townhomes, condominiums and apartments on approximately 4,950 acres of land designated for residential/mixed use development. The Project includes Business Park uses (office, research and development, and warehousing or 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.

Proposed sites for major infrastructure facilities that would serve the entire community (e.g. wastewater reclamation facilities, water treatment facility, water bank, materials recovery facility, etc.) encompass approximately 180 acres, and K-12 schools would be located on approximately 140 acres. Approximately 5,800 acres (approximately 47 percent) of the 12,323-acre Project site are proposed for active and passive recreational use or natural resource protection in the form of parks, greenways, and open space. The Project would also include the operation of three (3) fire stations for the Los Angeles County Fire Department (LACFD), a public library, and one station for the Los Angeles County Sheriff's Department (LACSD).

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.



Regional Location

Centennial Project



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Miles

Exhibit A-1

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

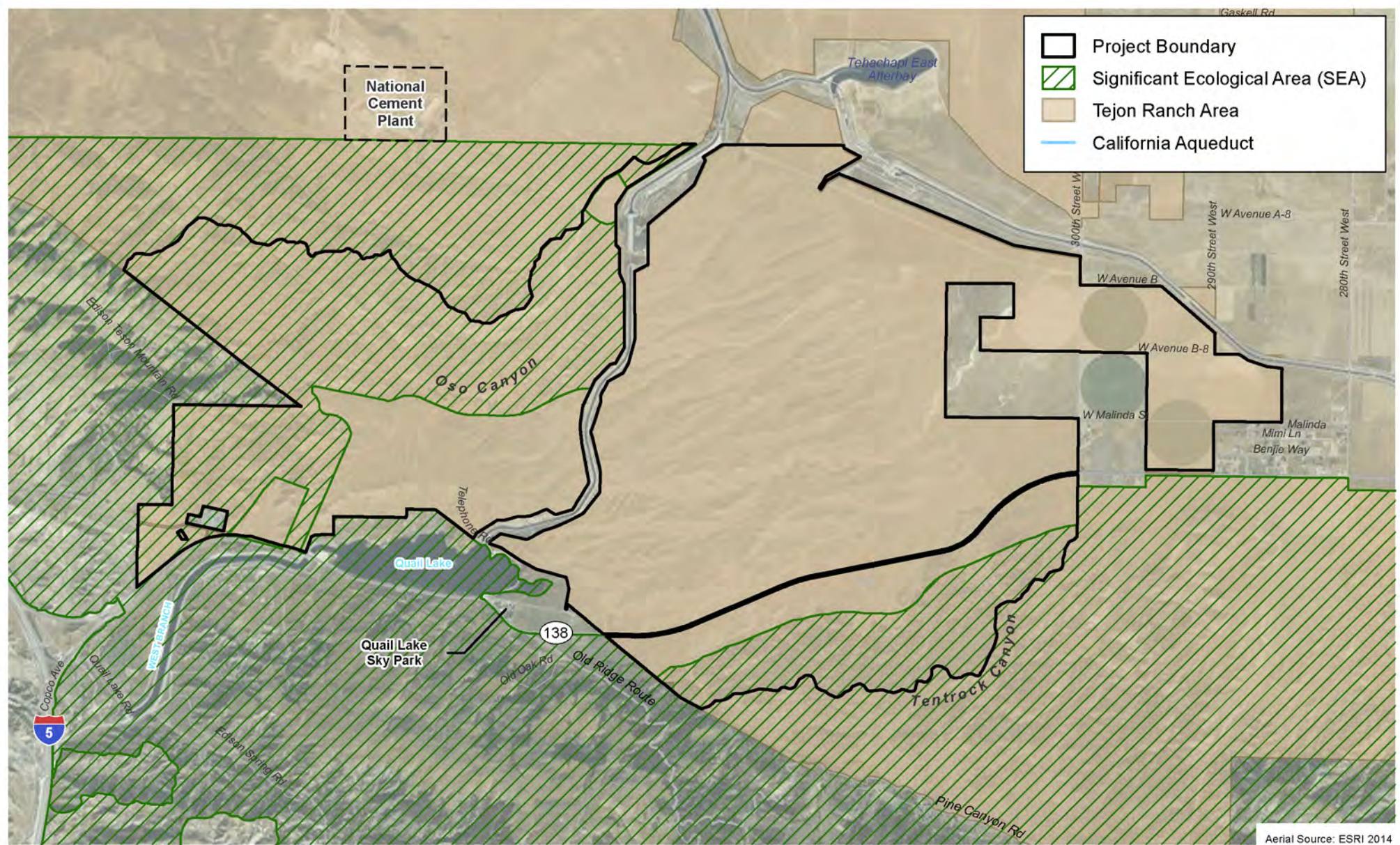
As shown on Exhibit A-2, Aerial and Project Boundary, the Project site consists predominantly of grassland land that has been used primarily for livestock grazing for the past 150 years. Biological resources on the Project site include a variety of bird species and small mammals, including bats, desert 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 of 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.

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Aerial and Project Boundary

Centennial Project

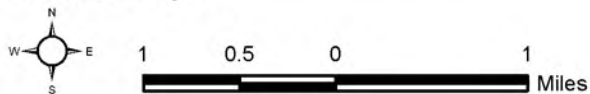


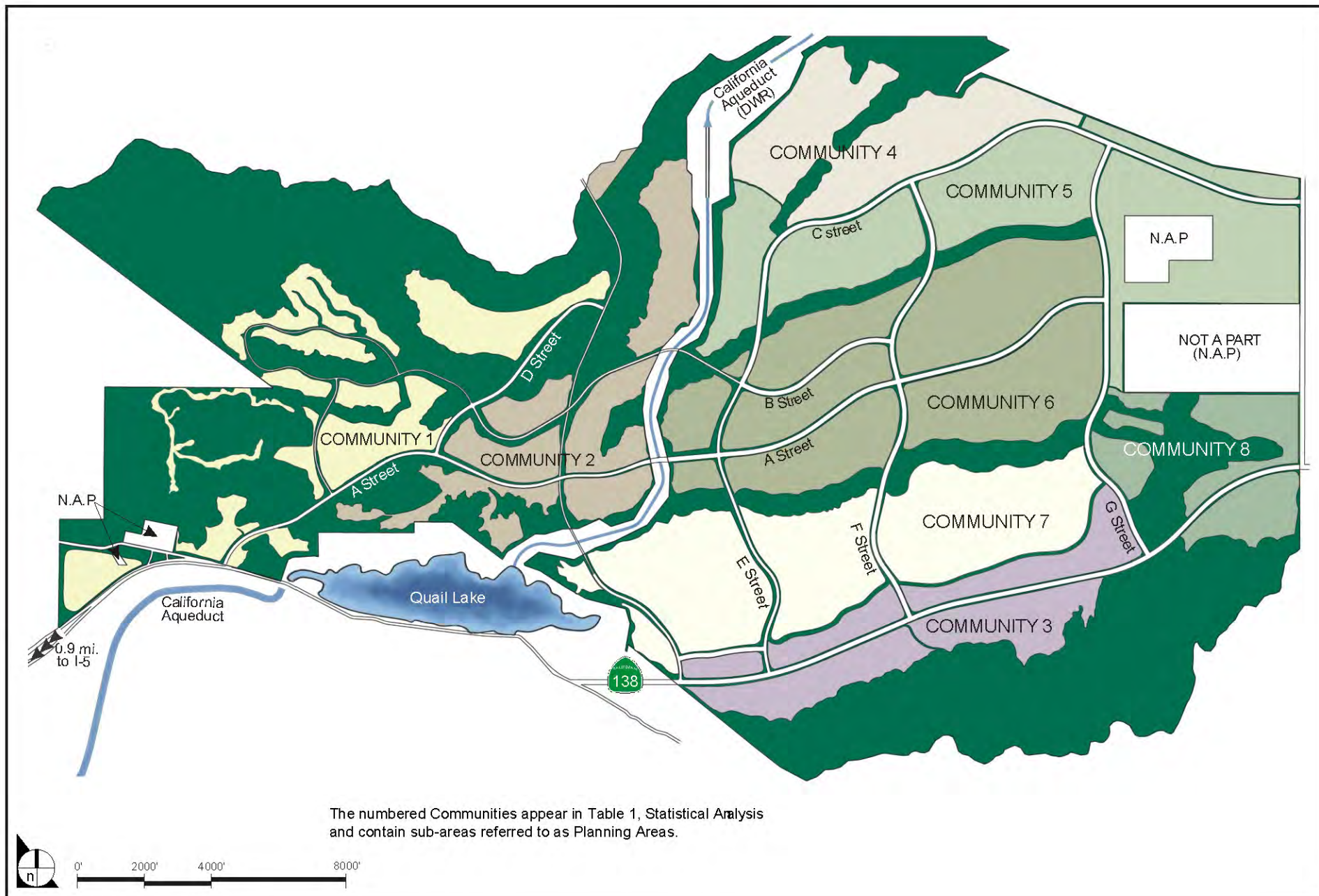
Exhibit A-2



SOURCE: Planning Center, 04/03

FIGURE 2

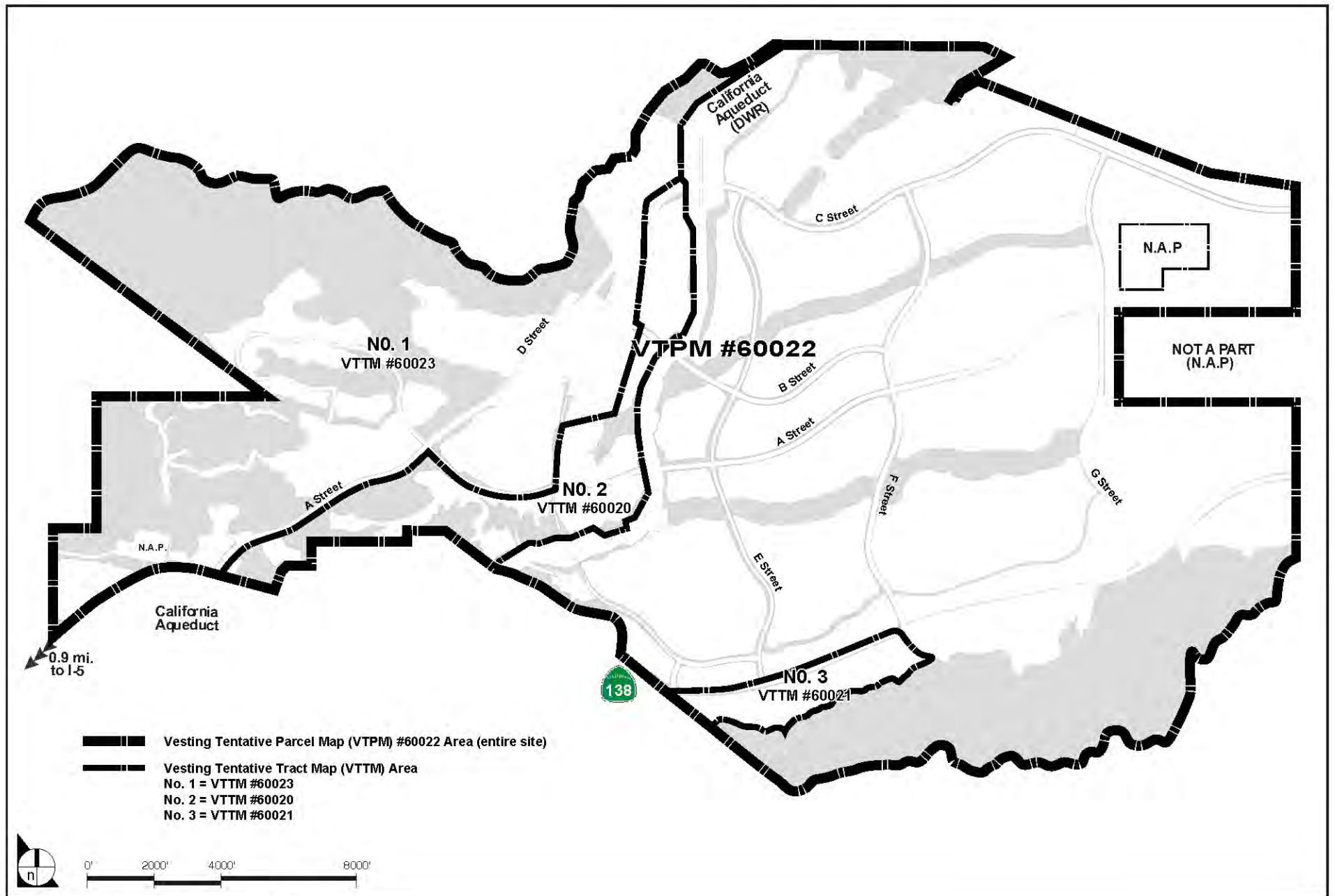
Site Vicinity



SOURCE: Planning Center, September 2003

FIGURE 3

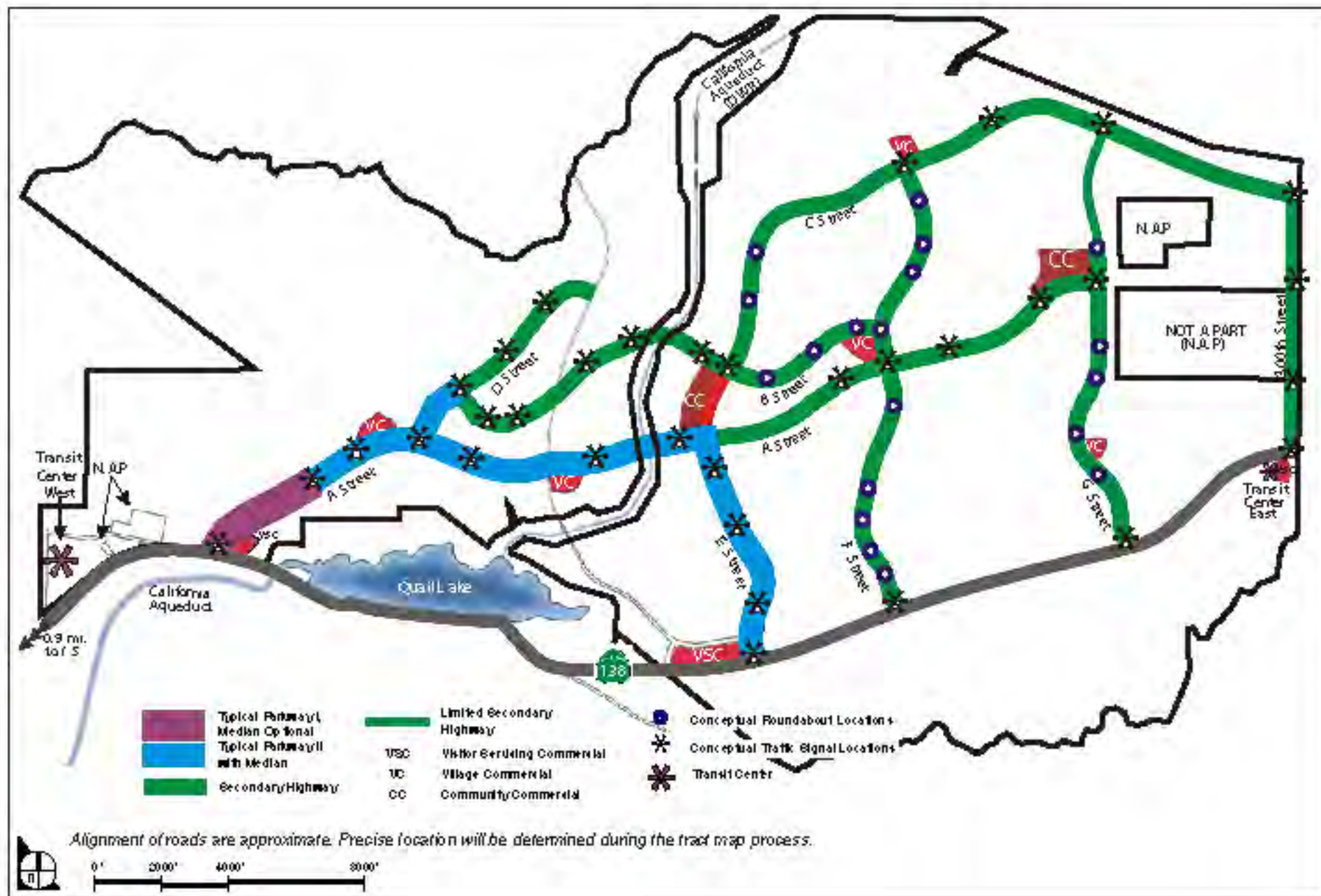
Centennial Communities



SOURCE: Planning Center – September 2003

FIGURE 5

VTPM and VTTM Locations



SOURCE: Planning Center, 09/08

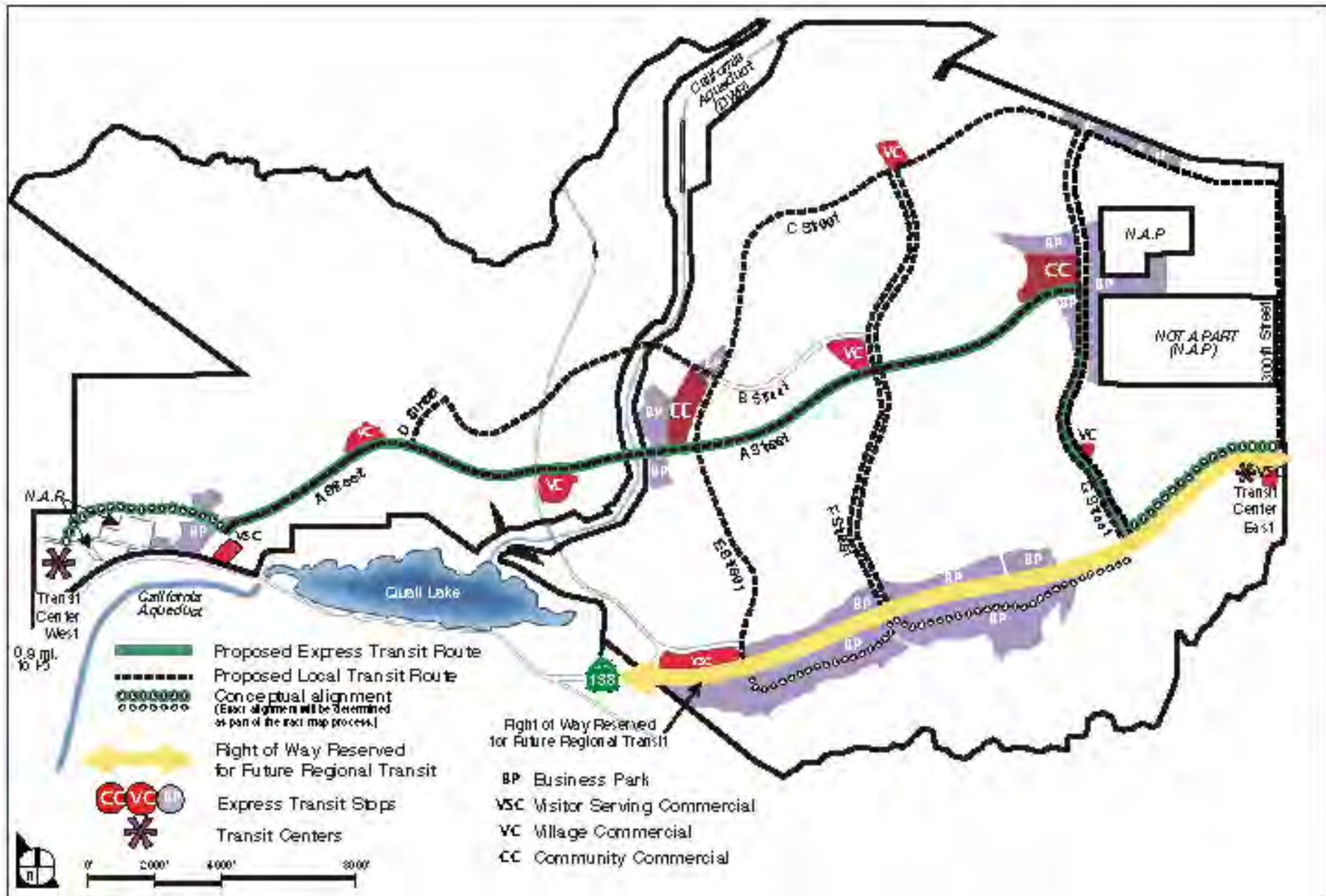


FIGURE 7

Transit Concept Plan