



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF HEARING EXAMINER PUBLIC HEARING NOTICE OF COMPLETION AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CENTENNIAL PROJECT

**STATE CLEARINGHOUSE NO. 2004031072
COUNTY PROJECT NO. 02-232
GENERAL PLAN AMENDMENT NO. 02-232
ZONE CHANGE NO. 02-232
VESTING TENTATIVE PARCEL MAP NO. 060022
CONDITIONAL USE PERMITS NO. 02-232
DEVELOPMENT AGREEMENT NO. RPPL2016003940**

The Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed this "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the Centennial Project (the Project). This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended, *California Public Resources Code*, Section 21000 et seq.; and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), *California Code of Regulations*, Title 14, Chapter 15000 et seq. (including Section 15160).

PUBLIC REVIEW PERIOD

The 60-day public review period for the DEIR will be from **Thursday, May 18, 2017** through **Monday, July 17, 2017**. All comments received by the close of the public review period will be considered in the Project's Final EIR.

SITE LOCATION

The Project site includes approximately 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County. The Project site is located approximately 35 miles north of the city of Santa Clarita; approximately 50 miles south of the city of Bakersfield in Kern County via State Route (SR) 99 and Interstate (I) 5; and approximately 36 and 43 miles west of the cities of Lancaster and Palmdale, respectively. SR-138 runs through the southern portion of the Project site, which is located approximately one mile east of I-5, just south of the Kern County/Los Angeles County boundary in the vicinity of Quail Lake. The Project site was not identified on any hazardous materials database, including the Cortese List compiled pursuant to Section 65962.5 of the *California Government Code* (See DEIR Section 5.3, Hazards and Fire Safety).

PROPOSED PROJECT

The Project involves the development of a new community with residential, commercial, business park, recreational/entertainment, and institutional/civic uses. The Project includes the development of nine Villages that will each contain a mix of land uses that enable residents to live near schools, recreation areas and parks, shopping, neighborhood businesses and services, civic buildings, and employment centers. The Project includes a mix of housing options in each Village,

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ranging from apartments close to Town Centers to single-family homes in lower-density areas. A full range of light industrial, business, and other commercial uses are planned that are intended to yield a broad range of employment opportunities, from retail services to large corporate employers.

The Project would allow up to 19,333 dwelling units (du) on approximately 4,987 gross acres of land designated for residential uses. 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 Project includes conceptual site locations for up to four new fire stations and a new sheriff's station. The Project includes two wastewater reclamation facilities for the tertiary treatment of all wastewater generated by Project uses, and this recycled water will be delivered throughout the Project site for non-potable uses (e.g., irrigation). The Project would also require the implementation of off-site features consisting of roadway improvements and connections and upgrades to existing off-site utility systems. The Project would preserve 5,624 acres of on-site open space within the Open Space designation.

The Project site is within the West Economic Opportunity Area (EOA), one of three EOAs established by the *Antelope Valley Area Plan (AVAP)*. The primary entitlement action associated with the Project includes the adoption of the *Centennial Specific Plan*. Additional entitlement actions include a Zone Change to Specific Plan; an Amendment to the Highway Plan (Map 3.1 of the AVAP; Figure 7.3 of the County General Plan); a Development Agreement; a Tentative Parcel Map; and Conditional Use Permits (CUPs) for grading and Project-related infrastructure. Project buildout would be implemented in phases based on future market conditions over an approximate 20-year period through a series of future tract and parcel maps.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The following is a summary of the impacts associated with the Project determined in the DEIR to be significant and unavoidable after implementation of mitigation measures:

- ***Land Resources (Agricultural) Impacts***
 - *Direct Impacts.* For the conversion of 642 acres of Prime Farmland to urban uses.
 - *Cumulative.* For the Project's contribution to the cumulative conversion of agricultural resources to urban uses in the Antelope Valley.
- ***Biological Resources Impacts***
 - *Cumulative Impacts.* For the Project's contribution to the cumulative loss of native grasslands in the larger region and the state as a whole, and for the Project's contribution to the cumulative interference with regional wildlife movement for some species.
- ***Population, Housing and Employment Impacts***
 - *Direct Impacts.* For the Project's growth relative to existing Project site conditions because the site is currently undeveloped and unoccupied.
 - *Cumulative Impacts.* For the Project's contribution to the cumulative growth in the area relative to existing rural and undeveloped conditions in the region.
- ***Growth-Inducing Impacts***
 - *Cumulative Impacts.* For the Project's contribution to the reasonably foreseeable additional development proposals seeking AVAP amendments that could be made outside the West EOA.

- **Traffic, Access, and Circulation Impacts**
 - *Impacts Outside the Control of the Lead Agency.* Under 2035 cumulative conditions, the Project would contribute to significant impacts along SR-138 between the I 5 and SR-14 interchanges, as well as increased delay for side-street vehicles, traffic signal requirements, and intersection capacity at multiple locations along SR-138 between the westerly access of the Project area and SR-14. Under cumulative conditions, the Project would contribute to a significant cumulative impact to the I-5 mainline freeway; the truck lane in between the Grapevine and Fort Tejon Road interchanges; the segments between SR-138 and the Parker Road interchange; and segments from Magic Mountain Parkway and SR-14 interchange. While traffic mitigation assurance has been established, if the California Department of Transportation (Caltrans) does not implement planned and needed improvements on State facilities, the Project would contribute to significant unavoidable impacts.
- **Air Quality Impacts**
 - *Direct Construction and Operational Impacts.* For the short-term emissions of volatile organic compounds (VOC), nitrogen oxides (NOx), respirable particulate matter with a diameter of 10 microns or less (PM10), and fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and for long-term regional emissions of carbon monoxide (CO), VOC, NOx, PM10, and PM2.5.
 - *Cumulative.* For the Project's contribution to the cumulative construction annual emissions of NOx, construction daily emissions of VOC and NOx, and operational emissions of PM10, PM2.5, VOC, and NOx.
- **Noise Impacts**
 - *Direct Impacts.* For the increases in the ambient noise environment adjacent to SR-138 between Gorman Post Road and Old Ridge Route Road.
 - *Cumulative Impacts.* For the Project's contribution to the cumulative traffic noise to sensitive receptors along SR-138.
- **Visual Resources Impacts**
 - *Direct Impacts.* For the change in visual character from a rural to urban condition; for the varying degrees of obstruction of existing views from public vantage points; and for the introduction of new sources of daytime and nighttime light and glare into the area.
 - *Cumulative Impacts.* For the Project's contribution to the cumulative visual changes in the area and new light and glare sources from additional development in the area.
- **Solid Waste Impacts**
 - *Direct Impacts.* Project buildout would result in a significant impact on the County's anticipated landfill capacity.
 - *Cumulative Impacts.* For the Project's contribution to the cumulative demands for landfill capacity.
- **Water Resources Impacts**
 - *Cumulative Impacts.* For the Project's contribution to the cumulative regional water supply impacts identified in the AVAP and General Plan EIRs.
- **Climate Change Impacts**
 - *Cumulative Impacts.* For the Project's contribution to the emissions of greenhouse gases (GHG) and to the global inventory of GHGs.

HEARING EXAMINER PUBLIC HEARING

A public hearing on the DEIR has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner on **June 29, 2017**, starting at 6:00 PM and ending after the last testifier or 9:00 PM, whichever comes first, at Gorman Elementary School at 49847 Gorman School Road in Gorman, California 93243.

REVIEWING LOCATIONS

The DEIR is now available for review and comment. Printed hardcopies of the Draft EIR are available for viewing at the following libraries:

Draft EIR: DEIR (hard copy) and Technical Appendices (on DVD)	
Lancaster Regional Library 601 West Lancaster Boulevard Lancaster, California 93534	Quartz Hill Library 5040 Avenue M-2 Quartz Hill, California 93536
Castaic Library 27971 Sloan Canyon Road Castaic, California 91384	Stevenson Ranch Library 25950 The Old Road Stevenson Ranch, California 91381
San Fernando Library 217 North Maclay Avenue San Fernando, California 91340	Canyon Country JoAnne Darcy Library 18601 Soledad Canyon Road Santa Clarita, California 91351
Old Town Newhall Library 24500 Main Street Santa Clarita, California 91321	Valencia Public Library 23743 West Valencia Boulevard Santa Clarita, California 91355
Frazier Park Library 3732 Park Drive Frazier Park, California 93225	Bakersfield Library, Southwest Branch 8301 Ming Avenue Bakersfield, California 93311

A copy of the DEIR will be available during the public review period on Monday through Thursday, 7:30 AM to 5:30 PM at the following address:

County of Los Angeles
Department of Regional Planning
Hall of Records, 13th Floor, Room 1348
320 West Temple Street
Los Angeles, California 90012

The DEIR is also available electronically on the Department's website by typing "Centennial" into the case archive search box at this web address: <http://planning.lacounty.gov/case>. Para más información visite: <http://planning.lacounty.gov/spanish/casos> o llame al (213) 974-6466.

You may submit written comments on the DEIR to Mr. Jodie Sackett of the Department of Regional Planning at the above mailing address. You may also fax your written comments to (213) 626-0434, or email them to JSackett@planning.lacounty.gov. Should you have any questions, please call (213) 974-6443.



Signature of Lead Agency Representative



Date