

**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

<b>SCH # 2024031142</b>
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**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; Gorman  
 Cross Streets: SR-138/Gorman Post Roads Zip Code: 93536  
 Longitude/Latitude (degrees, minutes and seconds): 34°46'40.5" N/118°45'52.0" W Total Acres: 12,323  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp: 8N Range: 18W/17W Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy. #: SR-138 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: \_\_\_\_\_

**Development Type:**

Residential: Units 19,333 Acres 4,950  
 Office: Sq.ft. 7,363,818 Acres 597 Employees 11838  Transportation: Type roadway network; improvements to SR-138  
 Commercial: Sq.ft. 1,034,550 Acres 102 Employees 11837  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type Substation MW 283.5 MVA  
 Educational 145 acres of (1) K-5; (5) K-8; (1) High School  Waste Treatment: Type 2 WRFs MGD 3.5  
 Recreational 75 acres (130,680 sf) of recreation; 5,624 acres of open space/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 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 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 Project site are proposed for Open Space for natural resource protection and greenways, and parks for active and passive recreational use. The Project also includes a vehicular and a non vehicular circulation system.

The 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.

Two minor changes are proposed to the Specific Plan since it was approved in April 2019. First, the Project would add local microgrid electrical distribution systems as a permitted land use to serve the Specific Plan Area with renewable energy generated on-site in support of the Project's "Net Zero" GHG program. Second, the Project proposes to dedicate a majority of the Cement Road Realignment as a public road to improve fire resiliency.

The addition of local microgrid electrical distribution systems as a permitted land use would revise Specific Plan Table 2-16 to add "Renewable Energy Microgrids" as a new land use type within the "Accessory Uses and Structures" category of use types, and would designate the use as "P" (i.e., Permitted) within the Specific Plan's Very Low Density Residential (VRDR), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Very High Density Residential (VHDR), Mixed Use (MU), Commercial (C), Business Park (BP), School, Recreation/Entertainment (RE), Utility (U), and Institutional/Civic (I/C) land use designations, and would designate the use as "M" (i.e., Permitted with Ministerial Review) within the Specific Plan's Park land use designation. The addition of this new permitted land use does not propose a specific microgrid electrical distribution system project; new microgrid electrical distribution systems would be specifically regulated by the Specific Plan but individual projects may or may not be proposed and developed.

## 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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>Regional WQCB #6 (Lahontan)</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Integrated Waste Management Board</u>
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date: May 28, 2026

Ending Date: July 12, 2026

### 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: 5-28-2026

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