LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

NOTICE OF COMPLETION AND AVAILABILITY
OF RECIRCULATED PARTIAL DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE
"CENTENNIAL SPECIFIC PLAN PROJECT"
PROJECT NO. 02-232
SPECIFIC PLAN NO. RPPL2026001458
DEVELOPMENT AGREEMENT RPPL2026001463
GENERAL PLAN AMENDMENT RPPL2026001466
ZONE CHANGE RPPL2026001461
CONDITIONAL USE PERMIT RPPL2026001462
VESTING TENTATIVE PARCEL MAP RPPL2026001455
STATE CLEARINGHOUSE NO. 2024031142
(PRIOR STATE CLEARINGHOUSE NO. 2004031072)

On May 28, 2026, the Los Angeles County Department of Regional Planning ("County Planning"), acting in the capacity of "Lead Agency" under Los Angeles County's ("County's") Environmental Guidelines, Chapter III, Section 304, filed a "Notice of Completion and Availability" of a Recirculated Partial Draft Environmental Impact Report ("RPDEIR") for the Centennial Specific Plan Project ("Project"). This document was 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. The RPDEIR included revised and updated analysis related to Biological Resources, Climate Change, and Wildfire. The formal public review period for the RPDEIR was anticipated to conclude on July 12, 2026.

Now, County Planning has determined that recirculation of the RPDEIR is warranted due to the inadvertent omission of Section 3.0, Cumulative Impacts, and a labeling correction to a mitigation measure identified in Section 2.1, Biological Resources. No other changes have been made to the RPDEIR originally circulated on May 28, 2026. The RPDEIR in its entirety is being recirculated for a new 45-day public review and comment period.

PUBLIC REVIEW PERIOD

The formal public review period for the RPDEIR will be from **June 30, 2026 to August 13, 2026** (45 days). All comments received by the closing of the public review period will be considered in the Revised Final Environmental Impact Report ("RFEIR").

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 Countywide 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/CNPS"), as further described below.

On April 5, 2021, the Los Angeles County Superior Court issued two orders (collectively, the "Court Order") rejecting all CBD/CNPS claims and arguments that the Centennial EIR was deficient under CEQA, upholding the vast majority of the Centennial EIR, and granting in part Climate Resolve's petition for writ of mandate on two grounds—(1) the Centennial EIR's discussion of GHG emissions improperly relied on state cap-and-trade regulations to reduce GHG emissions impacts below the level of significance, and (2) the Centennial EIR failed to analyze off-site wildfire impacts beyond the Project site. 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 1.0, Introduction, of the RPDEIR.

In March 2023, after initially denying in full CBD/CNPS's petition for writ of mandate, the Superior Court, following CBD/CNPS's motion for reconsideration, entered judgment (a) in favor of CBD/CNPS solely on the abovementioned GHG emissions and off-site wildfire impacts grounds raised in the Climate Resolve petition and (b) in favor of the County on all other claims and causes of action (the "Judgment"). The Superior Court ordered issuance of a writ of mandate directing the County to set aside its certification of the Centennial EIR and Centennial Project Approvals and suspending all Project activity until the County complies with the requirements of CEQA with respect to the Centennial EIR deficiencies identified in the Superior Court Order (the "Writ").

In May 2023, the Project Applicant appealed the Judgment to the Second District Court of Appeal, and CBD/CNPS filed a cross-appeal in June 2023. While the County did not appeal the Judgment, it did file a brief in response to CBD/CNPS's cross-appeal of the trial court's determination that the Centennial EIR's analysis of Project alternatives was lawful under CEQA, which determination was ultimately affirmed by the Court of Appeal. The Judgment and Writ stayed pending determination of the appeal and cross-appeal.

In June 2025, the Second District Court of Appeal issued its decision in *Center For Biological Diversity et al. v. County of Los Angeles et al.* (2025) 112 Cal.App.5th 317 ("Opinion") affirming the Judgment. The published portion of the Opinion held that the Centennial EIR failed to comply with CEQA because (1) it improperly applied the state cap-and-trade program to the Project GHG emissions analysis and mitigation, and (2) its analysis of the wildfire risks associated with the Project's off-site infrastructure improvements lacked

sufficient detail to enable those who did not participate in its preparation to understand to consider meaningfully the Centennial EIR's conclusion of less than significant off-site wildfire impacts.

In September 2025, the Court of Appeal issued remittitur, thereby transferring jurisdiction over the Centennial Litigation back to the Superior Court. Thereafter, on September 22, 2025, the Superior Court issued the Writ.

On December 2, 2025, in compliance with the Writ, the Board of Supervisors adopted a resolution (i) vacating and setting aside all approvals and adoption of the Centennial Project Approvals, (ii) vacating and setting aside certification of the Centennial EIR, prepared in connection with the Centennial Project, the Findings, Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Program adopted in connection with the Centennial Project, and (iii) suspending any and all specific project activity or activities, pursuant to the Centennial Project Approvals that could result in an adverse change or alteration to the physical environment, unless and until the County complies with the requirements of CEQA. On December 19, 2025, the County filed the return to the Writ in the Superior Court and a Proposed Order discharging the Writ.

By its December 2025 action, the County vacated and set aside its certification of the Centennial EIR. However, the document itself remains intact, albeit in need of revision to address the deficiencies identified in the Opinion. The Recirculated Partial Draft EIR addresses those deficiencies.

PROJECT DESCRIPTION

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 designated 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.

THE RECIRCULATED PARTIAL DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to State CEQA Guidelines Section 15088.5, subdivision (g), this Recirculated Partial Draft EIR contains the following revised and updated portions and/or sections to be recirculated for public comment:

- **Introduction** – Provides introductory context for the RPDEIR (RPDEIR Section 1.0);
- **Biological Resources** – Updated Partial Biological Resources analysis as to impacts of the Project to Crotch's bumble bee (RPDEIR Section 2.1).
- **Climate Change** – Updated Climate Change/Greenhouse Gas Emissions analysis as to eliminating discussion of the state cap-and-trade program to the Project emissions analysis and mitigation (RPDEIR Section 2.2);
- **Wildfire** – Updated Wildfire analysis as to off-site impacts of the Project and impacts of the Project's off-site components (RPDEIR Section 2.3).
- **Cumulative Impacts** – Updated Partial Cumulative Impacts analysis related to Biological Resources, Climate Change, and Wildfire (RPDEIR Section 3.0).

Because the Recirculated Partial Draft EIR is limited to revising only a few portions of the Centennial EIR, only the revised portions of the Centennial EIR are being recirculated for public review and comment in accordance with Subdivision (c) of State CEQA Guidelines Section 15088.5. The Recirculated Partial Draft EIR, along with any responses to comments or revisions, will become the final volume of the Centennial EIR, and will be presented to the County for certification as part of a Revised Final EIR, along with those portions of the 2019 EIR that are not being recirculated.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The 2019 EIR concluded that impacts associated with the 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 RPDEIR evaluates the potential for Project-level and cumulative environmental impacts associated with Climate Change, Wildfire, and Biological Impacts (Crotch's bumble bee only). The RPDEIR concludes that the Project will not result in significant and unavoidable Project-level or cumulative impacts related to these resource areas.

PUBLIC HEARING

A public hearing on the proposed Project and the RPDEIR 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 RPDEIR is available for public review at Los Angeles County Department of Regional Planning web addresses at https://planning.lacounty.gov/long-range-planning/centennial-specific-plan/ . The 2019 EIR can also be viewed at this location. In addition, copies of the RPDEIR are available at 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

Please direct all written comments to the following address:

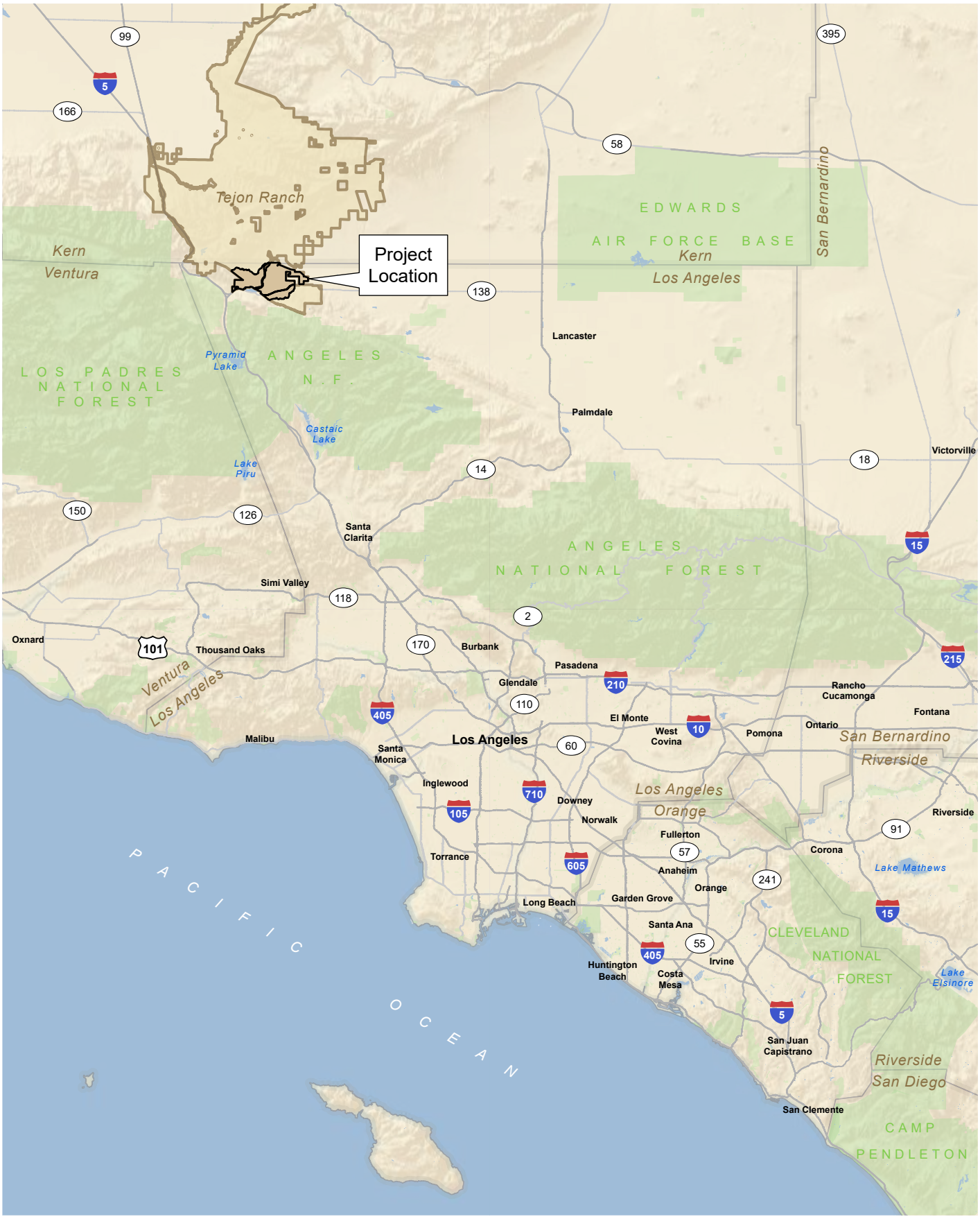
ATTN: Mr. Jodie Sackett, Senior Planner, Subdivisions Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Telephone: (**213) 893-7409**
E-mail: jsackett@planning.lacounty.gov

All written responses need to be received or postmarked on or before **August 13, 2026 at 5:00 PM**, and will be included in the Revised Final EIR, which will be posted at the Department website location listed above. Because the 2019 EIR is revised only in part, and the Department is recirculating only the revised portions of the 2019 EIR, the Department is requesting that reviewers limit comments to the content of the RPDEIR. Responses to comments already received on the 2019 EIR were prepared previously and will be included in the Revised Final EIR.

6452638.1

BITLY LINK: https://bit.ly/centennial-specific-plan



D:\Projects\3CEN\Centennial\PRO\Centennial_TejonRanch\ex_RL

Regional Location

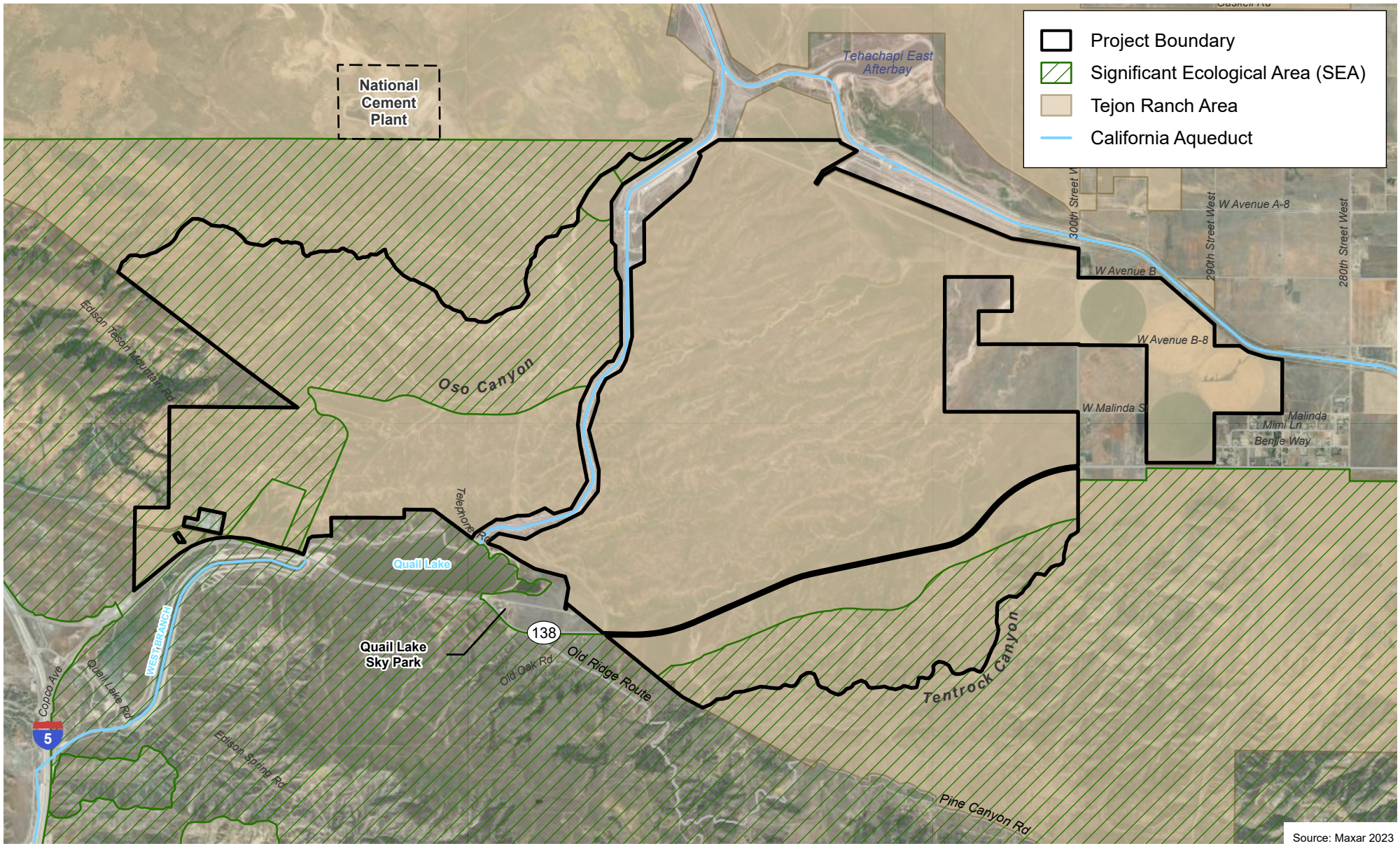
Exhibit 1

Centennial Project

N
W
E
S

15 7.5 0 15 Miles

(Rev: 3-27-2024 PLO) R:\Projects\CEN\3CEN000307\Graphics\NOP\ex_RL.pdf



D:\Projects\3CEN\Centennial\PRO\Centennial_TejonRanch\ex_Aerial

Aerial and Project Boundary

Exhibit 2

Centennial Project

N W E S

1 0.5 0 1 Miles

(Rev: 03-27-2024 PLO) R:\Projects\CEN\3CEN000307\Graphics\NOP\ex_Aerial.pdf