

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

SCH # 2024031142

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 _____
☒ Recreational 75 acres (130,680 sf) of recreation/entertainment; 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".

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

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

Starting Date: June 30, 2026

Ending Date: August 13, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Psmas

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: June 29, 2026

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