

From: [Wesley and Rachel Williamson](#)
To: [DRP Special Projects](#)
Cc: [pat Saatzer](#)
Subject: Tejon Ranch Centennial Development
Date: Sunday, October 11, 2015 8:17:10 PM

Dear Mr. Samuel Dea,

With regards to the Tejon Ranch Centennial Development, I am sure you aware of the following:

- The development is on top of two major earthquake faults, the Garlock and the San Andreas, and 10 miles south of the Wolf Creek Fault. The Wolf Creek Fault created the largest earthquake in South California recorded history, circa 1850.
- The development is in immediate proximity of a cement plant which burned hazardous waste for many years
- The soil, there, is volcanic (from the Neenach Volcano), heavily laced with arseno-pyrite
- The winds, there, can blow up to 50 mph
- The closest jobs are in Bakersfield, 45 miles, away
- The air quality is poor
- There is very little naturally-occurring water
- Ploughing up 20 square-miles of land will generate huge clouds of dust over the Western Antelope Valley

I respect the right of Tejon Ranch to develop their land. I just hope they exercise good engineering judgment.

Sincerely,

Wesley Williamson
440 W. Hillsdale Street
Inglewood, Ca. 90302-1124

From: [John Fisanotti](#)
To: [DRP Special Projects](#)
Subject: Centennial Project, Project No. 02-232, State Clearinghouse No. 2004031072
Date: Wednesday, October 07, 2015 6:13:35 PM

Mr. Samuel Dea:

Thank you for the opportunity to provide comments on the Scope of the EIR planned for the subject project. I cannot attend the scoping meeting on October 21, 2015, so please accept these written comments:

The EIR should address the aesthetic, the biological and the energy consumption impacts of the nighttime lighting proposed for the project. The proposed project is located adjacent to a significant wildlife corridor linking the coastal ranges with interior habitats. Bird and animal life are dependent upon the natural cycle of daylight and nighttime darkness and excessive light and glare can disrupt the natural, biologic cycles of many species.

The proposed project is also located near an area with some of the darkest remaining skies in Los Angeles County. The Lockwood Valley/Mt. Pinos area attracts astronomers from throughout Southern California, particularly from Los Angeles, Kern and Ventura Counties, and to a lesser extent, Orange and Santa Barbara Counties. Over the years, those of us who use the Mt. Pinos area have seen a steady brightening of the night sky, which the Centennial Project could greatly exacerbate.

There are mitigating methods to minimize excessive nighttime glare and light pollution. If used to the fullest extent, it will minimize the environmental impact on surrounding wildlife, preserve aesthetically beautiful and scientifically valuable dark skies, and minimize wasteful energy consumption.

To summarize, the scope of the EIR needs to address the impacts of nighttime lighting on the aesthetics and biology of the area, and the energy consumption needs of the project, and should recommend a full suite of mitigation measures to reduce negative impacts as much as possible.

Thank you for the opportunity to comment.

John Fisanotti
2526 Upper Terrace
La Crescenta, CA 91214

From: GDNordley@aol.com
To: [DRP Special Projects](#)
Subject: Centennial Project
Date: Thursday, October 01, 2015 1:46:40 PM

Mr. Samuel Dea,
County of Los Angeles
Department of Regional Planning.

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Date: Tuesday, October 06, 2015 11:30:36 AM

Sam:

I have reviewed the Centennial Project Revised NOP (**County Project Number:** Project No. 02-232), which I received yesterday from Bon Terra Psomas.

If my comments, herein, have already been addressed in an earlier CEQA document for the Centennial project, my apologies.

The Local Agency Formation Commission for the County of Los Angeles (LAFCO) is referenced on Page 8 of the original NOP (third paragraph, just above the headline “PHASING”), in a discussion of “agencies from which other permits will likely be needed in order to implement the project.” For several other agencies (Regional Water Quality Board, California Department of Fish & Game, and others), the type of permit which will or may be required is indicated (i.e., NPDES permit). For LAFCO, there is no such reference. For example, are new special districts—sanitation districts, water districts, recreation and parks districts, or others—proposed to be formed? Does any portion of the project require annexation to an existing special district? Given that these are merely two examples of issues which may trigger some form of LAFCO review and/or approval, I am writing to request that this oversight be addressed somewhere in the project EIR.

Should you have any questions, please do not hesitate to contact me.

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Paul A. Novak, AICP
Executive Officer
Local Agency Formation Commission
for the County of Los Angeles
80 South Lake Avenue
Suite 870
Pasadena, CA 91101
pnovak@lalafco.org
626/204-6500

From: [Jack T.](#)
To: [DRP Special Projects](#)
Cc: [Tejon Ranch](#)
Subject: fake farming and fake communities
Date: Friday, October 09, 2015 2:59:47 PM

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ranch owner
Neenach, CA

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From: [Marti Lindsey](#)
To: [DRP Special Projects](#); fifthdistrict@lacbos.org
Cc: dunworthdl@yahoo.com; joloru24@gmail.com; [Margaret Rhyne](#); [Hickling, Norm](#); horsemomus@yahoo.com
Subject: Centennial Project--West Antelope Valley--Western Mojave Desert
Date: Wednesday, October 21, 2015 11:21:12 AM

Dear Mr. Samuel Dea,

I am writing to express my concern about the planned Centennial project in the West Antelope Valley. First I would like to state that I recognize the right of individuals, in this case Tejon Ranch, to develop their own private property. As a resident of the Fairmont area, in the West Antelope Valley, I would like to know that Tejon Ranch will be responsible in their development.

My major concerns are as follows:

1. Water. We are currently experiencing a record drought. Los Angeles county does not have nearly enough water to meet the needs of their current residents. A city the size of Centennial will severely effect our water out here in the Western part of the Mojave desert.
2. Traffic. I feel that Tejon Ranch needs to address the traffic needs of the 100,000 plus people planned for this end of the valley BEFORE they build. With the recent mud slides and closure of Highway 58, traffic on Highway 138 has increased dramatically. There are significantly more trucks and autos on this two lane highway. This causes unsafe passing and potential accidents. This is a preview of what is to come if a city the size of Centennial is added to a rural area such as Neenach.
3. Light Pollution. The Western end of the Antelope Valley is one of the few places in Los Angeles county where stars are still visible. What are the plans to mitigate this?
4. Dust. The few solar facilities in the area have dramatically increased the amount of dust in the air. What are their plans to address this?
5. Wildlife/Open Space. Again, what are their plans to address this?

Mr. Dea, I am simply asking for Tejon Ranch to be responsible stewards and be respectful to the current residents of the Western end of the Mojave Desert in the Antelope Valley when dropping a city into our rural area. I would like to know that they have a plan addressing these concerns that will make their development work for all.

Sincerely,
Marti Lindsey
18580 West Avenue E
Neenach, CA 93536
661-724-1253

October 30, 2015

Los Angeles County,
Dept. of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Richard J. Bruchner, Director
Centennial Project. Project Number 02-232

Dear Sir:

I have received the notice of preparation on the Centennial Project. My main concerns are the Significant Ecological Areas Numbers 17, 58, 59. These areas will severely be impacted by the zoning changes across the Antelope Valley. The western Antelope Valley has not had an infrastructure and it will take a revamping for the western Antelope Valley for this project. By developing the project, waste water treatment facilities, water treatment facilities, utilities, Tejon Water Bank Pipeline from Kern County, configuration of roads, etc.

The project totally disregarded any consideration for a wildlife corridors or protection of critical habitat for flora and fauna. The spring wildflower display will be gone forever, how sad!

The project potable water is suspect. Local aquifer ground water is at all-time lows, the State Water Project is providing small allocations to all water providers. Antelope Valley East Kern Water Provider is already limited with providing water to the east Antelope Valley, and the Tejon Water Bank in Kern County is suspect and all other sources are questionable.

The Golden Valley Municipal Water District is a small municipality who would not have the funds or expertise to run a huge district. Los Angeles County would eventually have to provide all infrastructures for the district.

What provisions have you made for the existing domestic and agricultural wells that have existed long before the project?

Southern California Edison Power Plant (Bailey Substation) is not large enough to produce the power sources so they want to enlarge a small power station SEA 59 which is on Gorman Post Road very close to an oil pipeline. They use words like removal, relocation, realignment, of existing 66 KV and 12 KV electric along 138. Does LA County understand what this entails?

Environmental settings and existing uses
Vegetation and Wildlife

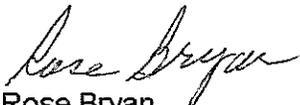
They want to invade the upper slopes, ridge tops, the wildflower fields, native grass lands, grass land communities, oaks and mixed woodlands, chaparral, riparian and wet land habitat, drainages, springs, seeps, savannas, blue oaks, valley oaks, manzanita, yucca, chamise, scrub oak and rabbit brush dominate the present areas adjacent to SR 138, Quail Lake, Oso Canyon and its tributaries. My point here is, large animals traverse through these lands from one range

to another. However, Bear, Deer, Mountain Lion, Elk, etc. are killed on our roads and our streets every year because they don't have a safe corridor to traverse from range to range.

The project is more interested in golf courses than building schools. Gorman school district is small. Is the project going to build a new school in Gorman to accommodate students from K to 8 and build a high school to accommodate grades 9 to 12? Is this figured into their building equation?

The categories by which you have outlined will have a significant impact from the project as well as modification of existing Los Angeles County facilities. Los Angeles County has to make a decision on how much money Los Angeles is willing to invest in the next 40 years. I really think this project should not be considered.

Respectfully Yours,


Rose Bryan
P.O. Box 27
Gorman, Ca 93243
Tele: 661-248-6124
Email: rmr27@me.com

2025/08/27

1761



CEQA SCOPING MEETING
Centennial Project (No. 02-232)
Gorman Elementary School
49847 Gorman School Road, Gorman, CA 93243
October 21, 2015



COMMENTS: Low income and senior housing

What levels of income from the 31,000 jobs inhabitants
How will you protect Quail Lake and the ~~inhabitants~~
that use it for life (animals + Birds, fish, etc)

Name: Terry Kelling

Address: 3836 Park Dr. / P.O. Box 811 / Frazier Park, CA. 93225

E-Mail: ctkel@hotmail.com

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Cc: [pat Saatzer](#)
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**Environmental settings and existing uses
Vegetation and Wildlife**

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Respectfully Yours,

Rose Bryan
P.O. Box 27
Gorman, Ca 93243
Tele: 661-248-6124
Email: rmr27@me.com

Public Comment Letter

From: Lynn S. Stafford

P.O. Box 6160

Stafford@frazmtn.com

Pine Mountain Club, 93222

California

Re: Revised Notice of Preparation

Project Title: Centennial project

County Project Number: Project No.02-232

State Clearinghouse Number: 2004031072

It is important that Los Angeles County (The County) is planning the inclusion of all areas of potential environmental impact for the EIR for this Project. I am commenting on just those areas in which I have specific knowledge and/or concerns. The exclusion of the other areas from my comments does not mean I consider them less important.

I am going to begin my comments by making an overall statement and a request for justification.

Justification of the Centennial City Project

Why is this project being considered at all? Obviously, the property owner and developers want to see a profit. However, this is a huge project with tremendous future effects on, not only the immediate area, but on much of California. Where is the need? Amid growing concern for urban sprawl and its damaging effects, this project plan flies in the face of sensible land use planning. The County needs to show a strong **need** to create this size of instant planned city in a rural/natural setting well away from any urban center. And this *need* must justify the extreme negative effects in the many environmental areas, as delineated in the CEQA process. As an example, this project, when built-out in its remote

location, will impact traffic and highway construction needs throughout much of the State. These effects and costs will need to be absorbed by Californian citizens having no relationship to or benefit from the project. It is essential that The County show that this project is absolutely necessary for the future of California. In the light of current conditions, including natural habitat destruction, drought and water woes, traffic congestion, unsold housing in existing cities and many other areas of concern, I do not see a need for this massive example of urban sprawl. As a citizen of this State, I need to be convinced that there is a pressing need beyond the personal desires of the land owner and developers for this project that is going to have far-reaching negative effects on many people and the environment. At this time, I support the no-project alternative.

Aesthetics: Much of Southern California has been transformed into a sea of human-made structures, such as roads, buildings and utility poles and lines, bringing with them a cacophony of sound, blotting out the night with artificial light, and polluting the natural areas with various forms of urban-caused blight. Much has been said and written about the human psychological need for the sights and sounds of nature. Just study television commercials. So many of them associate their products or services, whether they are beer, vehicles or insurance, with images of nature. These advertisers are smart: they understand people's needs. This project proposal destroys 12,000 acres of relatively undisturbed natural area containing the aesthetics values necessary to the emotional well-being of humans, and will have indirect effects on the aesthetics of a much larger area.

The EIR must address these concerns.

Air Quality: In analyzing the effects of the project on air quality, the EIR must include vehicle trips to and from the project area. Residents, as well as individuals associated with Centennial City will be driving to Bakersfield, Lancaster/Palmdale and o the Greater Los Angeles area as well as beyond. The remote location of this project and the absence of mass transit greatly increase air pollution from travel.

The EIR must discuss the air quality impacts of both the construction and completion/occupation phases.

Biological Resources: This is a very crucial category. I am going to focus on four concerns. These are not the only ones, but are especially important.

- 1) **Tejon Ranch biological resources:** Tejon Ranch, at 277,000 acres, much of it relatively undisturbed until recent and proposed developments, has immensely important biological resource value. These range from Antelope Valley Mojave desert to San Joaquin Valley desert to foothill grasslands and oak savannah, to a variety of higher scrub and forest lands in the Tehachapi Mountains. Little by little, Tejon Ranch has been nibbling away at its vast natural habitat holdings. Large agricultural lands in the San Joaquin Valley were developed early on. More recently the industrial parks around Laval Road have cropped up and are increasing. Besides Centennial City, Tejon Mountain Village is proposed in the heart of the highlands,

including major California Condor country in the Beartrap Canyon area. Another residential community is planned west of Grapevine/Laval Road. This wonderful natural resource is being turned into another Santa Clarita-type sprawl. There are pronghorn, short-eared, burrowing and barn owls, and many other native animals in what is planned to become a suburb unattached to any nearby city. What is the need for this remotely located suburb of no nearby city?

The EIR must address the accumulative effects of Tejon Ranch's past, present and future development plans on the natural environment and the overall environmental concerns of the CEQA process.

2) Wildlife/plant corridor: The Centennial City proposed footprint sits right in the middle of interconnections between five major biomes (large naturally occurring communities of flora and fauna occupying a major habitat). These include the **Mojave Desert**, the **Transverse Mountain Ranges** (including the San Gabriel Mountains, Sespe and other Ventura County mountains and Santa Barbara mountains), the southern end of the **Coast Mountain Ranges**, the **Central Valley** and the **Sierra Nevada**. In addition, there are elements close to the project site of the more southern **Peninsular Ranges**. There is no other location that has the juxtaposition of as many of the ten **Landform and Natural Regions of California** (from A Natural History of California by Allan A. Schoenherr, University of California Press, 1992). This proposed project directly, and permanently, will disconnect the flow of species of plants, animals and other life forms between these biomes. This is a historic disruption. I do not know that a disruption of genetic flow of this magnitude has ever occurred in the modern history of mankind on this earth. The Notice of Preparation states that north/south movement of many animals in the central and eastern portions of the project area have already been disrupted by the Aqueduct, so movement is no longer an issue. This is false. Aqueducts and highways can and are being bridged by both overhead and underneath animal corridors throughout North America. A 12,000 residential and commercial development will be a much more substantial barrier for wildlife. Once again, I have to ask, "What is the Need?"

The EIR must address the multifaceted disruption of the flow of organisms and genomes between all the biomes represented within and adjacent to the project.

3) The aerial corridor from the bottom of the grapevine along the I-5 corridor past Gorman and on east through Antelope Valley is a major migration bird pathway. It is no widely recognized as such, but I know from personal observations over the past 19 years that it definitely important. Shorebirds, waterfowl, raptors and songbirds

all use this corridor. Many songbirds move in flocks through the brushfields as well as overhead. The project, as planned, is spread across the entire valley at the western terminus of Antelope Valley.

The EIR must address the effects of this project on migratory bird movement in the region, including changes to the natural night sky.

- 4) **Quail Lake:** Quail Lake was originally a natural ephemeral pond created by cataclysmic action on the San Andreas Fault. It was one of a string of sag ponds along the fault in the region. By 1972, the California Department of Water Resources had constructed and filled a larger reservoir out of the pond. This reservoir has dual functions of conducting the West Branch California Aqueduct over the San Andreas Fault and providing a regulatory storage body for the water system. The inflow from the Tehachapi Afterbay enters the Lake at its eastern end and exits at the western end to pass south to Pyramid Lake.

Quail Lake in its present state is approximately 1.2 miles long and 0.6 miles wide with 3 miles of shoreline. It lies at 3330 feet elevation. Since the conversion of the natural pond into Quail Lake by 1972, the Lake has developed several wetland wildlife habitats to compliment the surrounding natural and rural uplands. The lake consists primarily of open water with surrounding shoreline. A few small islands and rocks are present. There are areas of steep, relatively bare banks separated by patches of emergent vegetation, mostly bulrushes. Above the shoreline in several locations are stands of riparian brush and trees.

There are a large number of animals that use Quail Lake. There are hundreds of bird species that utilize the Lake and its surrounding upland habitats – in migration, during breeding season, in winter and as permanent residents. Some species have special conservation protection status. An example is the tri-colored blackbird, *Agelaius tricolor*. It has been on and off the protected species status in California for years and is under consideration by the State and federal governments at present. Three of four colonies bred at the Lake's edge in 2015. The birds were observed to forage by flying well into the Tejon Ranchfields north of the Lake at least one half mile. Tri-colored blackbirds need enormous supplies of food adjacent to their colonies because of their dense colonial nature and synchronous ovulation. The proposed Centennial City development section north of Quail Lake will definitely destroy these colonies.

The EIR must address the effects of the proposed development on areas not part of Centennial City, but immediately adjacent to the project. The tri-colored is only one of many species bound to be negatively affected.

- 5) **Biological resources of Adjacent Areas:** At one place in the Notice of Preparation(NOP), it is stated that the Aqueduct and Quail Lake are outside the project limits. At another location in the NOP, it is stated specifically that the flora and fauna within the project are to be studied. These two statements together mean that the effects of the project on flora and fauna outside the project, but adjacent to the project will not be considered. As I pointed out in the prior, a special-status species that is breeding at the Lake will almost undoubtedly be negatively affected by the project.

The EIR must consider the effects of the project on the biota of adjacent areas.

Hydrology/Water Quality: The NOP is very general and non-specific in its listing of sources of water, water needs for and project, and effects of water usage on other users of water. The NOP describes in considerable detail the various aspects of the project. Water experts certainly can estimate the projected uses of these different aspects of the project. Also missing is any quantitative analysis of the sources of water. Also missing is any discussion of the effects of project water usage (including construction) on local water availability, both by humans and regional flora and fauna. Will future ground water extraction alter ground elevation, as is happening in the Central Valley at this time?

The EIR must address in quantitative detail 1) the sources of water for the project – both construction and finished phases, 2) the amounts of water to be used for different sections of the project – both construction and finished phases and 3) the effects of water extraction and usage on both human and natural users of water in areas where the water is extracted.

I will leave other areas such as infrastructure and traffic to other commenters. These are very important areas of concern to many of us. The cost of building and maintaining a suburb without a city in the middle of nowhere is being to have to be borne by all taxpayers in California. Why?