PROJECT SUMMARY

PROJECT OVERVIEW
The Centennial Specific Plan Project ("Project") consists of 12,323 total acres and 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 preserve 5,624 acres of onsite open space within the Open Space designation and entail approximately 200 million cubic yards of onsite grading. The Project would also require the implementation of offsite features consisting of roadway improvements and connections and upgrades to existing offsite utility systems.

LOCATION
Northwestern portion of the Antelope Valley, approximately one mile east of the I-5 and 35 miles north of the City of Santa Clarita, adjacent to the SR-138

ACCESS
SR-138 (Lancaster Road)

ASSESSORS PARCEL NUMBER(S)
48 total (full APN list available)

SITE AREA
12,323 acres

GENERAL PLAN / LOCAL PLAN
Antelope Valley Area Plan

ZONED DISTRICT
Castaic Canyon and Antelope Valley West

LAND USE DESIGNATION
SP (Specific Plan) - PROPOSED

ZONE
SP (Specific Plan) - PROPOSED

PROPOSED UNITS
19,333 DU
19,333 DU

MAX DENSITY/UNITS
1.57 DU/ac (gross)

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)
A Final Environmental Impact Report ("FEIR") in which impacts associated with the Project were determined to remain significant and unavoidable after implementation of Project design features and mitigation measures. The following areas of environmental analysis with have significant and unavoidable impacts: Land Resources; Population, Housing and Employment; Air Resources; Noise; Visual Resources; Other Public Services; and Cumulative Impacts. The public review and comment period for the draft EIR was May 18, 2017 to July 17, 2017 (60 days), and was subsequently extended to August 16, 2017 (90 days total).

KEY ISSUES
- Consistency with the Antelope Valley Area Plan; regional housing and employment needs; land conservation and environmental impact mitigation; Specific Plan implementation and project phasing

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