The applicant, Tejon Ranch LLC ("Applicant"), is proposing to develop a new master-planned community ("Project", or "Centennial") with residential, commercial, business park, recreational/entertainment, and institutional/civic uses located on a 12,323-acre site in the northwestern portion of the Antelope Valley, approximately one mile east of the I-5 and 35 miles north of the City of Santa Clarita.

The Project would allow up to 19,333 dwelling units (du) on approximately 4,987 gross acres of land designated for residential uses. An estimate of 14,098 single family detached, 2,643 single family attached, and 2,592 multi-family units are to be constructed, resulting in a population of approximately 57,150 residents. 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 and entail approximately 100 million cubic yards of onsite grading. The Project would also require the implementation of onsite and offsite features consisting of circulation improvements and connections and upgrades to existing offsite utility systems.

REQUIRED ENTITLEMENTS
The Project would require approval of the following entitlements: (1) The Centennial Specific Plan, for a new master-planned community of 19,333 dwelling units on 4,987 acres and a total of 8,398,368 sf of business park and commercial uses on 699 acres; (2) General Plan Amendment, to amend the Antelope Valley Area Plan (AVAP) Land Use Designations from H5 (Residential 5 – 0-5 DU/Net ac), OS-C (Open Space – Conservation), IL (Light Industrial), RL1 (Rural Land 1 –
1DU/Gross ac), RL2 (Rural Land 2 – 1DU/2 Gross ac), RL20 (Rural Land 20 – 1DU/20 Gross ac) and CR (Rural Commercial) to “Specific Plan” (SP) Designation, and amend the County General Plan of Highways; (3) Zone Change, to change the zoning from O-S (Open Space), A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), RPD (Residential Planned Development), CPD-DP (Commercial Planned Development – Development Program); and MPD-DP (Manufacturing Industrial Planned Development – Development Program), to SP; (4) Vesting Tentative Parcel Map, to create 21 large-lot parcels for lease and financing purposes; (5) Conditional Use Permit, to authorize grading in excess of 100,000 cubic yards, and for infrastructure related to: circulation sewer, water, flood control, electrical, gas, composting, solid waste, water retention and treatment, road realignment, bridge construction, and highway intersection improvements. The County will also require additional discretionary and ministerial actions, such as tentative map review, building plan review, grading permits, and building permits prior to actual grading and construction of the proposed improvements.

LOCATION AND ACCESS
The Project is proposed on approximately 12,323 acres (19.3 square miles) of land in the northwestern portion of the Antelope Valley in unincorporated Los Angeles County. The Project site is located near the unincorporated community of Gorman, approximately 35 miles north of the City of Santa Clarita in Los Angeles County; approximately 50 miles south of the City of Bakersfield in Kern County via State Route (SR) 99 and Interstate (I) 5; and approximately 36 and 43 miles west of the Cities of Lancaster and Palmdale, respectively, in Los Angeles County via SR-138. SR-138 runs through the southern portion of the Project site, which is located approximately one mile east of I-5, just south of the Kern County/Los Angeles County boundary in the vicinity of Quail Lake. The community of Gorman in Los Angeles County is adjacent to I-5 and is approximately four miles north of the I-5/SR-138 junction. The community of Neenach is located approximately 1.2 miles to the east of the Project boundary. The West Branch of the State Water Project’s (SWP) California Aqueduct bisects the Project.

SITE DESCRIPTION
The Tehachapi Mountains border the northern and western perimeter of the Project site, and the San Gabriel Mountains are located to the south of the Project site. The Project site’s topography is comprised largely of low rolling hills, with areas of steeper slopes and higher elevations in the western and northwestern portions of the site. Elevations range from approximately 2,975 feet above mean sea level (msl) to approximately 3,635 feet above msl. Existing development is limited to a few paved access roads to the California Aqueduct and through the site to the National Cement Plant, which is located approximately one mile north of the Project site. There are also unpaved ranch roads, fencing, stock ponds, and a few electrical transmission lines.

TENTATIVE MAP DESCRIPTION
A Vesting Tentative Parcel Map is proposed to subdivide the Project property into 21 “large-lot” (20 acres in size or greater) lease and financing parcels on 8,450 gross acres.

SITE USES/HISTORY & SURROUNDING LAND USES
The Project site has been primarily used for livestock grazing for more than 150 years. In addition to cattle grazing, the Tejon Ranch Company owns and cultivates approximately 1,000 acres of agricultural land in the eastern portion of the Project site.

Surrounding Land Uses
The Project site is surrounded by the following uses:
• **North:** To the north of the Project site is Kern County and the National Cement Plant located in Kern County; it is served by a private paved road, which runs north-south through the Project site from SR-138 and ending at the plant located to the north.

• **South:** To the south is Quail Lake and SR-138, which also runs through the Project site. Residences and vacant properties are scattered throughout the foothills that lead up to the 693,000-acre Angeles National Forest (ANF), located approximately 1 to 3 miles from the Project site’s southerly boundary.

• **East:** To the east are scattered residential and agricultural uses and the small community of Neenach. The High Desert Hunt Club is located southeast of the Project site and includes approximately 7,530 acres of land located on Tejon Ranch and 6,383 acres south of the Project site along SR-138 that is used for upland bird hunting.

• **West:** To the west is the community of Gorman, located along I-5 approximately four miles from the Project site (as measured from the area just east of Quail Lake). The Hungry Valley State Vehicular Recreation Area (SVRA) is immediately west of I-5 at the Gorman exit, west of the Project area. Farther to the west is the 1.75-million-acre Los Padres National Forest located approximately 5 miles from the Project site in Ventura County.

**SURROUNDING LAND USE DESIGNATIONS & ZONING**

Surrounding Area Plan land use designations are as follows:

• **North:** Open Space/Conservation (OS-C), Water (W), Rural Land 10 (RL10)

• **South:** Rural Land 20 (RL20), W, OS-C

• **East:** Rural Land 2 (RL2), RL10

• **West:** Bureau of Land Management (BLM), RL20, OS-C

Surrounding properties are zoned as follows:

• **North:** Open Space (O-S), Heavy Agricultural -Two Acre Minimum Lot Size (A-2-2)

• **South:** Light Agricultural -Two Acre Minimum Lot Size (A-1-2), A-2-2, O-S

• **East:** O-S, A-2-2, A-1-2

• **West:** O-S, A-2-2

**ENVIRONMENTAL DETERMINATION**

A Draft Environmental Impact Report (DEIR) has been prepared to evaluate the potential environmental impacts associated with the construction and operation of the Centennial Project, in conformance with the California Environmental Quality Act (CEQA; California Public Resources Code [PRC], Sections 21000 et seq.) and the State CEQA Guidelines (14 CCR Sections 15000 et seq.). The DEIR addresses the potential environmental impacts associated with developing all of the Project’s land uses and implementing the associated actions identified in the Project’s Conceptual Land Use Plan through buildout horizon.

**Scope of the DEIR**

The scope of the DEIR includes issues identified during the Notice of Preparation (NOP) comment periods (2004 and 2015), as well as environmental issues raised by agencies and the general public in response to the scoping process and circulation of the NOP. Subsequent to the issuance of the NOPs, a DEIR was prepared in 2015, and the environmental topics addressed (with the respective DEIR section numbers) include the following:

• Geotechnical (Section 5.1)

• Hydrology and Flood (Section 5.2)

• Hazards and Fire Safety (Section 5.3)

• Water Quality (Section 5.4)

• Land Resources (Agricultural, Forestry, and Mineral Resources) (Section 5.5)
Summary of Impacts
As identified in the DEIR, after implementation of project design features (PDFs) and required mitigation measures (MMs), as would be enforced by the Project’s Mitigation Monitoring and Reporting Program, the Project would not result in significant and unavoidable impacts to the environment in some of the topics addressed in the analysis. Areas that would have significant and unavoidable impacts after implementation of PDFs and required MMs have also been identified. A brief summary of the areas analyzed is included below:

- Geotechnical (Less than Significant). With implementation of PDF 1-1, The Project would not expose people or structures to potential adverse effects (including the risk of injury or death) from strong seismic ground shaking, seismic-related ground failure, or surface rupture of a known earthquake fault. Additionally, no sensitive uses (i.e., schools, hospitals, or public assembly sites) would be located on sites presenting a significant geotechnical hazard. Therefore, there would be less than significant impacts related to fault rupture, seismic ground shaking, and ground failure. Development of the Project may require localized blasting associated with excavation on site, and this would have the potential to result in geotechnical instability. However, potential impacts would be reduced to a less than significant level. The project would also result in less than significant impacts related to erosion or loss of topsoil.

- Hydrology and Flood (Less than Significant). The Project incorporates MMs 2-1 and 2-2 that require Project compliance with hydromodification and flood-control performance standards be confirmed in a Drainage System Engineering and Planning Report submitted to the County during the review and approval of each implementing tract map. Project runoff will not exceed the planned storm drain capacity and will not require construction of additional drainage facilities not considered in this EIR and that could have significant environmental effects. There will be no housing development in on-site floodplains, and no significant impacts will occur from placing structures within a floodplain. Potential mudflow impacts will also be reduced to less than significant levels.
• Hazards and Fire Safety (Less than Significant). There would be less than significant impacts related to Valley Fever with implementation of MM 3-1 related to dust control during construction. There would be less than significant impacts related to environmental hazards, including hazardous materials from current or historic land uses with implementation of MM 3-4 related to historic dry well re-abandonment and MM 3-5 related to permanent closure of the abandoned mine/tunnel. Operations at the Quail Lake Skypark Airport would not have a significant impact for any portion of the Project site. The Project would result in less than significant impacts related to impairment or interference with an emergency response or evacuation plan for the Project. With adherence to requirements for fuel modification zone management (MM 3-9) and emergency access (MM 3-7), the Project’s potential impact related to wildfires would be less than significant. MM 3-9 requires property owner notification of their responsibilities for maintaining the fuel modification zone(s) on their property. The Project would not result in significant impacts related to proximity of a land use representing a potential fire hazard.

• Water Quality (Less than Significant). The Project will implement site-design, source-control, Low Impact Development (LID), and hydromodification-control Best Management Practices (BMP) requirements. The Project’s water quality performance standard is consistent with County requirements for new development and is incorporated in MM 4-1. With mitigation, the Project would not have a significant impact on surface water or groundwater quality.

• Land Resources (Significant and Unavoidable). The Project will result in the conversion of approximately 642 acres of on-site Prime Farmland. The Project site is identified as being within the West Economic Opportunity Area (EOA), one of three EOAs established by the AVAP. The EIR for the AVAP considered the impacts of converting a total of 6,169 acres of Important Farmland and concluded that the conversion would be a significant and unavoidable impact. Although the Project is consistent with the AVAP’s land use policy, the Project would not result in any new impacts to agricultural lands, and the Project would allow for continued grazing activity and small-scale agriculture and agriculture-related uses (PDF 5-1). Because the Project is directly facilitating the conversion of 642 acres of Prime Farmland to non-agricultural uses, it is considered a significant impact of the Project. For the same reasons as described in the AVAP EIR, there is no feasible mitigation to reduce this impact to a less than significant level and, therefore would be a significant unavoidable impact of the Project. Lastly, there would be no impact to forest land or loss of known mineral resources because there are no forest lands or known mineral resources located on the Project site; therefore, no mitigation is required.

• Cultural and Tribal Resources (Less than Significant). Tribal consultation was initiated with the Native American Tribes and outreach was conducted. CRHR-eligible resources in the development area (CA-LAN-3201, CA-LAN-3240, and CA-LAN-3242) were defined and MMs were developed to be implemented either prior to the issuance of grading permits (MMs 6-1, 6-2, and 6-3 which describe monitoring of grading, protection of CRHR-eligible sites, and data recovery/avoidance strategies respectively) or prior to the completion of construction activities (MM 6-4, which details an archaeological site protection program to be implemented during and after construction). Long-term operation of the Project would result in potential indirect impacts to archeological sites with unknown and known eligibility. Therefore, MM 6-4 requires preparation of an Archaeological Resources Site-
Protection Program aimed to protect and preserve identified archaeological resources that may be vulnerable to disturbance. With implementation of MMs 6-1 through 6-4, impacts to archaeological and tribal cultural resources would be reduced to a less than significant level. The Paleo Environmental Associates report (2009) has classified rock units on the Project site according to their likelihood of containing resources of paleontological importance, and geologic evidence from adjacent areas with similar sedimentary formations indicates a high likelihood of encountering such resources during Project development. Impacts, should they occur, would be reduced to a level considered less than significant through the application of MMs 6-5 through 6-9. There is no evidence for the presence of Native American burial sites and associated human remains within the Project area because none of the sites recorded and evaluated on the Project area were found to contain human remains, nor were there any data to suggest they were present. However, the presence of known cultural resources sites increases the likelihood that they may be present. MM 6-10 is provided to address these potential occurrences, should they be realized.

- **Biological Resources (Less than Significant).** Development and implementation of the Project would result in significant direct and indirect impacts to special status plants; special status wildlife; nesting birds; native grasslands, wildflower fields, and other special status vegetation types; jurisdictional drainages, wetlands, and riparian vegetation; wildlife movement and wildlife habitat; and regulated oak trees. Some, but not all, of these impacts would be reduced to less than significant levels with implementation of the Project’s MMs and Mitigation Monitoring and Reporting Program (MMRP). Significant impacts to special status plants, special status wildlife, and nesting birds that would result from implementing the Project would be reduced to a level considered less than significant through implementation of MMs 7-1 through 7-9. Significant impacts to native grasslands and wildflower fields and other special status vegetation types that would result from implementing the Project would be reduced to less than significant levels with implementation of MMs 7-10 and 7-11. Significant impacts to jurisdictional drainages, wetlands, and riparian vegetation that would result from implementing the Project would be reduced to less than significant levels with implementation of MM 7-12, which states that all lost functional values shall be replaced; appropriate regulatory agency permits and/or agreements shall be obtained; and the mitigation measures stipulated in those permits/agreements shall be implemented. Significant impacts to wildlife movement and general wildlife habitat that would result from implementing the Project would be reduced to less than significant levels with implementation of MM 7-13 through MM 7-18. Significant impacts to oak tree resources that would result from implementing the Project would be reduced to less than significant levels with implementation of MM 7-11 and MMs 7-19 through 7-20, in accordance with the County of Los Angeles Oak Tree Ordinance and in compliance with the Los Angeles County Oak Woodlands Conservation Management Plan. For the impacts to oak woodlands, mitigation is proposed in accordance with these County documents and California State law by creating, enhancing, and/or restoring oak habitats and by preserving existing oak woodlands.

- **Land Use, Entitlements, and Planning (Less than Significant).** The Project site is largely undeveloped, and there are no residential communities on or near the site, except for scattered residences to the east of the site, north of SR-138 and east of 290th Street West. The Project would not divide an established community. The Project is consistent with the Los Angeles County General Plan 2035 and the AVAP (a component of the General Plan and the applicable Area Plan for the site). The Project would require a General Plan
Amendment to incorporate the planned internal roadways into the County General Plan/AVAP Highway Plan. The AVAP designates the Project site as within the West Economic Opportunity Area (EOA); AVAP also requires approval of a Specific Plan for a new master planned community in this EOA. The Project site would also require a zone change to Specific Plan, in accordance with the County’s Zoning Ordinance (Title 22 of the County Code), to conform to the General Plan designation as well as the AVAP requirement that a Specific Plan be completed for development in the West EOA. Land use impacts would be less than significant and no mitigation is required.

- **Population, Housing and Employment (Significant and Unavoidable).** Implementation of the Project is considered growth accommodating rather than growth inducing at a regional level based on SCAG projections. Therefore, would be less than significant in relation to planned population, housing, and employment growth in the region. However, because the Project would substantially increase growth relative to the existing Project site conditions, this increase in population and housing on the Project site is considered significant. No mitigation would be appropriate since the Project is consistent with approved growth plans in the region and this represents a significant and unavoidable impact. There would be less than significant impacts related to the potential displacement of people or housing units as a result of the Project since the majority of the Project site is undeveloped. An existing residence of a Tejon employee is located near the northern boundary of the Project site. This residence would be left in place until development occurs near this area, at which time a notice would be provided and displacement would be voluntary. The residence would then be demolished or relocated.

- **Traffic, Access and Circulation (Less than Significant).** Potential traffic increases associated with Project implementation would affect traffic operations and levels of service at roadways internal to the site and at roadways and freeways serving and near the site. These impacts would be addressed by a range of on-site and offsite Project improvements and the implementation of PDFs and MMIs. The PDFs and MMIs include new internal roads, improved intersection configurations, and the addition of traffic signals that have been incorporated into the Project and payment of fair share fees for needed freeway and expressway improvements, as identified below. With the incorporation of PDFs and the recommended MMIs, Project impacts to traffic on SR-138, streets intersecting SR-138 in the Project vicinity, freeway mainline segments, freeway interchange ramps, and arterial roadway intersections will be less than significant. The Project Applicant intends to implement and fund State transportation facility mitigation measures through a proposed Centennial Transportation Improvement Program (CTIP) agreement with the California Department of Transportation (Caltrans). The CTIP would provide funding contributions, phasing, guarantees of payments, and collection of third-party contributions for MM implementation. Alternatively, the Project will pay a fair share contribution towards the construction of transportation facilities that will mitigate for potential Project traffic impacts. With these traffic mitigation measures, there will not be a significant Project or cumulative impact from Project traffic. The Project will incorporate PDFs to reduce vehicle use and promote alternative transportation, including transit use, in compliance with applicable transportation plans, policies, and regulations. However, if Caltrans does not implement planned and required improvements on State facilities (i.e., freeway/expressway), the Project would contribute to significant unavoidable impacts since the County (as the Lead Agency) lacks jurisdiction and control over State highway facilities, and cannot mandate the construction of improvements to these facilities.
- **Air Resources (Significant and Unavoidable).** This section analyzes the temporary/construction-related and long-term/operational related regional air quality emissions, local pollutant concentrations, and exposure of sensitive receptors to pollutants resulting from implementation of the Project. Implementation of MMs 11-2 and 11-3 would substantially reduce construction-related NOx and would also reduce VOC emissions, but the impact would remain significant and unavoidable after mitigation. Construction mass emissions of PM10, PM2.5, CO, and sulfur oxides (SOx) would be less than significant. During later phases of construction, concentrations of PM10 and PM2.5 from construction activities could exceed ambient air quality standards and potentially expose sensitive receptors in the completed area of the development to substantial pollutant concentrations. This impact would be significant and unavoidable. The Project’s stationary sources (natural gas-fired boilers, emergency generators, broilers, and small source particulate matter generators) would be limited in size and number by MM 11-1, which requires implementation of PDF 11-1. With these limits, stationary source emissions would not exceed ambient air quality standards or health risk (cancer and non-carcinogenic) standards, and the impacts would be less than significant. The Project would not contribute to off-site traffic conditions that would violate ambient CO standards and would be less than significant. MM 11-10 requires the implementation of PDF 11-6, which specifies that residences or other sensitive land uses shall not be built within 150 feet of SR-138. The analysis demonstrates that the incremental cancer risk and chronic non-cancer health risk to sensitive receptors beyond the 150-foot buffer would be less than significant. The analysis also indicates that health risks to existing residents adjacent to SR-138 in the Project vicinity would be less than significant with incorporation of MM 11-10. There would be less than significant impacts related to potential offensive odors generated by the wastewater reclamation facilities (WRF) and, if built, a Materials Recovery Facility Solid Waste Transfer Facility (MRF/SWTF). The Project would not conflict with AVAQMD and SCAQMD air quality management plans (AQMP) because the land uses, population, and vehicle travel elements of the Project are anticipated in SCAG’s 2012–2035 RTP/SCS and 2016–2040 RTP/SCS, which are the basis for AQMP development. The impact would be less than significant.

- **Noise (Significant and Unavoidable).** Traffic noise increases would exceed the 3 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) criterion at identified receptors on SR-138, between Gorman Post Road and Old Ridge Route Road, resulting in a significant impact. The impact would be considered significant and unavoidable because feasible mitigation to reduce these impacts is not within County jurisdiction. Project-generated traffic would potentially expose people at proposed residential, hotel, school, and religious facilities on the Project site to noise levels in excess of the applicable State and County standards. The impact would be less than significant with implementation of MM 12-1, which would require the completion of an acoustical analysis that address each proposed residential, hotel, school, and place of worship that may be significantly affected by traffic noise to verify that the facilities include the appropriate noise-reduction features to meet interior and exterior noise standards. The Project would include a number of land uses where installed equipment or activities may generate noise levels that could result in a significant impact at areas adjacent to or within the Project site. Maximum noise levels for these noise sources are prescribed by the County Code (i.e., the Noise Ordinance). The impact would be less than significant with implementation of MM 12-2, which would require the completion of an acoustical analysis for each proposed business park use, school, community use area, park and recreation area, transportation center, animal control facility, utility, commercial development, and
manufacturing/industrial development to verify the facility has been properly designed to comply with the noise ordinance. All other potential noise impacts as identified in the DEIR would be less than significant.

- **Visual Resources (Significant and Unavoidable).** The Project would result in significant and unavoidable impacts related to a change in visual character of the Project site, as experienced by viewers at public vantage points (primarily existing transportation thoroughfares including SR-138 and 300th Street West). The Project proposes to preserve many existing features to minimize the visual alteration of the site, as listed in PDFs 13-1 through 13-6, as required for implementation through MMs 7-12 (from Section 5.7, Biological Resources) and 13-1 through 13-3. These include retention of rock outcroppings visible from off-site areas; use of landform/contour grading; use of landscaping designs that are similar to the natural topography; preservation of open space; use of native and regionally appropriate plant species in public landscape areas; provision of development setbacks from natural areas; and inclusion of aesthetically pleasing and consistent Project signage and monumentation both internally and externally. However, even with these features, the overall change to the site resulting from grading and development of the Project would be a substantial visual impact that may be perceived by some as an impact for which no additional feasible mitigation exists, and would therefore remain significant and unavoidable. Additional details on less than significant and significant and unavoidable impacts related to Visual Resources are explained in the DEIR.

- **Parks and Recreation (Less than Significant).** The Project would provide abundant and varied on-site recreational amenities in an area that currently has little local parkland, including public (i.e., State or federal owned or County-dedicated and maintained) and private (i.e., Homeowners Association or other privately maintained) parks and other recreation amenities. In compliance with the General Plan, the Project shall provide public and private recreation amenities that meet the General Plan parkland standard’s acreage requirements, and each implementing tract map submitted for the County DPR’s review and clearance shall have a table with a breakdown of acreage per lot for the categories of parkland to be credited against both the Parkland Dedication Ordinance/Quimby Act requirement and the General Plan standard (see MMs 14-4 and 14-5). There would be less than significant impacts related to provision of parkland pursuant to State and County standards. Although the Project would be expected to increase visitation to off-site federal, State, and County recreational facilities and trails in the Project area, it is not expected that increased visitation at any single facility would result in substantial physical deterioration or necessitate the construction or expansion of off-site recreational facilities. The Project would result in less than significant impacts related to recreational facilities built as part of the Project, and no construction or expansion of off-site federal, State, or County recreational facilities and trails are anticipated that would result in physical environmental impacts.

- **Education (Less than Significant).** The Project would increase the resident population of the area and would therefore result in the generation of new students. These new students would be served by one of the three respective school districts that encompass the Project site. The Project includes locations for one Kindergarten through 5th grade (K–5) school; five K–8 schools (MM 15-1); and one high school (MM 15-3). The designation of school sites allows the respective school districts to plan for the provision of school facilities to serve the Project as needed. In addition, the Project Applicant/Developer shall finalize and
sign agreements with the school districts for a contribution to facilitate the financing, construction, and operation of new school facilities in the Project area, as an alternative to the payment of school impact fees. In addition, compliance with California Department of Education Title 5 requirements for school site selection and school design and construction would reduce impacts to public schools to a less than significant level. The DEIR has identified that no impacts would occur related to offsite school transport ("busing") nor impacts to offsite educational resources that would generate increased demand for schools.

- **Fire & Law Enforcement Services (Less than Significant).** The anticipated Project-related growth in population and employment would result in an increase in demand for fire and law enforcement services on the Project site. The Project includes conceptual site locations for up to four new fire stations on the Project site. These new fire stations are projected to provide an average five-minute response time for the first arriving unit for fire and eight minutes for the advanced life support (paramedic) unit on the site at Project buildout. The Project Applicant/Developer would provide funding for the construction of fire protection facilities in accordance with the approved Project, in lieu of paying established developer fees at the time building permits are issued (MMs 16-1 through 16-3). Implementation of MMs 16-1 through 16-3 would provide for fire station sites and funding for fire protection services to serve the Project. Therefore, impacts on fire services would be reduced to a less than significant level. The Project would also result in an increase in the demand for law enforcement services, including those provided by the Los Angeles County Sheriff’s Department (Sheriff’s Department or LASD) and the California Highway Patrol (CHP). The Project includes the construction of a Sheriff’s station on the Project site (in the Business Park area north of SR-138). The addition of the “store front” and permanent Sheriff’s stations, payment of developer fees by the Project Applicant/Developer, if applicable (refer to MM 16-4) and revenues from taxes generated (for LASD) and vehicle registration fees (for CHP) would offset increased demands on the LASD and the CHP. Therefore, impacts on law enforcement services would be reduced to a less than significant level.

- **Other Public Services (Significant and Unavoidable).** The Project would create less than significant impacts to the existing County of Los Angeles Public Library (“County Library”) facilities with the implementation of the recommended mitigation measures (MMs 17-1 through 17-8). The sizing, design and programming of the Permanent Facility, including the influence of technology on library services, will be agreed upon by representatives from County Library and the Project Applicant/Developer. Also, as discussed in PDF 17-1, the Project would include internet and intranet infrastructure, to provide access to all readily available library resources. Implementation of the Project would generate solid wastes (including hazardous wastes) during construction and operation. While the Project incorporates a Solid Waste Management Plan (PDF 17-3, MM 17-10) to achieve a goal of diverting at least 75 percent of operational solid waste, permitted Class III landfill capacity cannot be guaranteed at the time of Project buildout and through the life of the Project, which are both beyond the LACDPW’s 15-year planning horizon for solid waste disposal. Therefore, while the County is committed to handling all solid wastes generated in the County now and in the future, to be conservative, this EIR concludes that the Project buildout would result in a significant impact on the County’s anticipated Class III landfill capacity. PDFs 17-2 and 17-3 and MMs 17-9 (construction waste) and 17-10 (operational waste) reflect all feasible measures to reduce and divert the Project’s municipal solid waste generation. Therefore, the Project would result in significant and unavoidable
impact related to municipal solid wastes during long-term operation of the Project. Impacts on other public facilities (such as those needed for County services for roadways, parks, and other public infrastructure) would be less than significant.

- **Water Resources (Less than Significant).** A Water Supply Assessment (WSA) for the Project was approved by the Golden Valley Municipal Water District (GVMWD) in May 2011. The EIR’s water supply analysis updates the information in the 2011 WSA to implement the recommendations in the peer review of the Project’s water supply and demand assessment and to include the AVAP and General Plan updates and related CEQA water supply analyses; the Antelope Valley Integrated Regional Water Management Plan; the approved Judgment and Physical Solution for the Antelope Valley groundwater basin; the Antelope Valley – East Kern Water Agency 2015 Urban Water Management Plan; the DCR; and State drought emergency and proposed permanent water conservation measures. At buildout the Project is estimated to require 11,365 acre-feet per year (afy) of water for residential, commercial, landscaping and other purposes, of which 6,788 afy would be treated for potable use, and 4,577 afy would consist of recycled water treated in on-site WRFs to State standards under Title 22 of the CCR for unrestricted reuse. The Project’s water supplies will sustainably meet buildout potable and recycled water demands and will maintain an average annual reserve supply of more than 79,000 af, or more than 11 years of full-buildout potable water demand. MM 18-1 and MM 18-2 ensure that Project’s water efficiency will be achieved and that water supplies will be confirmed in reports that utilize on-site metering data after approximately 25 percent and 50 percent of the proposed Project has been built. If required, the Project Water Purveyor must identify and implement response measures that will ensure that available supplies will meet future demand. No subsequent development may occur until the County is satisfied that water supplies are sufficient to meet future demand. Impacts to water supply will be less than significant after mitigation. Potential groundwater impacts will be less than significant and no mitigation is required.

- **Wastewater Collection (Less than Significant).** The Project will include wastewater treatment and recycled water distribution facilities to minimize potable water demand. Two WRFs would be constructed to provide solids handling, biogas reuse, and recycled water treated to unrestricted reuse standards under Title 22 of the CCR. One WRF would be located west of the West Branch of the California Aqueduct (WRF West) and one would be located east of the Aqueduct (WRF East). Recycled water will be used for outdoor irrigation and indoor wastewater and cooling in the proposed business park. At full buildout, recycled water will meet approximately 40 percent of total Project’s water demand. Section 3.5 of the *Centennial Specific Plan* includes a Wastewater Management Plan (see also PDFs 19-1 through 19-3). The Wastewater Management Plan requirements and PDFs 19-1 through 19-3 have been incorporated in MMs 19-1, 19-2 and 19-3. These measures ensure that potential impacts related to wastewater treatment requirements and wastewater capacity will be less than significant.

- **Dry Utilities (Less than Significant).** The Project will result in the development of a maximum of 19,333 residential units. The new residential units will result in an increase in demand for dry utility services and facilities, including electricity (Southern California Edison [SCE]), fossil fuels (natural gas and petroleum), telephone (AT&T), and cable television (CATV) (CalNeva Broadband or other provider yet to be determined). Direct and indirect impacts to dry utility services and facilities will be less than significant. Each affected utility has been consulted to determine whether there will be adequate energy
supplies, communication services, and the infrastructure to serve the Project. In the case of cable television, since there is currently no provider, one local Cable Television company is willing and able to provide services to the Project site. With implementation of the planned energy efficiency features and with upgrades to utility infrastructure near and within the Project site (as determined by each provider), there will be adequate energy and communication services for the Project in addition to the existing demand for these services. There will be less than significant impacts associated with off-site features related to installation of infrastructure for electricity, natural gas, petroleum, telephone, cable television, and internet services. Any necessary off-site utility upgrades will occur within lands (easements) already owned by these respective utilities.

- **Climate Change (Significant and Unavoidable).** The quantification of greenhouse gas (GHG) emissions, as calculated through the California Emissions Estimator Model (CalEEMod) Version 2016.3.1, estimates that the Project at buildout in 2035 would have GHG emissions of approximately 244,379 metric tons of carbon dioxide equivalent (MTCO2e) per year. This total includes amortized emissions from the construction period, the loss of carbon-sequestering vegetation, and the planting of carbon sequestering trees. For informational purposes only, Project GHG emissions would substantially exceed the AVAQMD’s 100,000 MTCO2e per year project-level threshold. The Project’s service population is estimated at 57,150 residents and 23,675 employees for a service population total of 80,825 at Project buildout. For informational purposes only, the Project’s GHG efficiency would be 3.02, which would not exceed the SCAQMD-staff-proposed “plan-level” 4.1 GHG efficiency threshold, but would exceed the SCAQMD-staff-proposed “project-level” 3.0 GHG efficiency threshold. The Project would be consistent with the Los Angeles County Community Climate Action Plan 2020 (CCAP), SCAG’s 2012–2035 and 2016–2040 RTP/SCS, and regulatory measures designed to reduce GHG emissions. Additionally, the Project is consistent with the SCAQMD’s proposed draft efficiency threshold and the AVAP. Based on the Project’s consistency with the CCAP, SCAG’s 2012–2035 and 2016–2040 RTP/SCS, and based on its compliance with applicable GHG-reducing regulatory measures, the Project could be found to have a less than significant impact on GHG. However, the cumulative impacts from carbon emissions for the project would remain significant and unavoidable.

- **Growth-Inducing Impacts (Less than Significant).** Because the Project is consistent with the allowable land uses and development densities/intensities in the AVAP and since the EIR for the AVAP adequately analyzed the growth-inducing impacts of the AVAP, the Project would not have any growth-inducing impacts that were not previously analyzed in that certified EIR. As such, the Project would not be considered growth-inducing related to planned growth in the region. However, the existence of the Project makes it reasonably foreseeable that future unplanned development may occur along the eastern fringes of the Project site, where physical constraints to development are less than to the north and south, which could result in a significant impact on the environment on lands outside the West EOA. This would be considered a significant adverse indirect growth-inducing impact.

- **Cumulative Impacts (Significant and Unavoidable).** The proposed Project’s cumulative impact analysis includes the consideration of both regional growth projections (i.e., the “projection” approach) and proposed and approved development in the AVAP area, Santa Clarita Valley (SCV), southern Kern County (approximately south of Interstate [I] 5 and State Route [SR] 99) as well as the cities of Lancaster, Palmdale, and Santa Clarita (i.e.,
the “list” approach). Although there is expansive undeveloped land in the area surrounding the Project site, there is limited land proximate to the Project site that is available for future development. The majority of surrounding lands are subject to development constraints, such as permanent conservation, limited infrastructure, public ownership, and/or topography. This serves to minimize cumulative impacts that are associated with proximity to other ongoing projects. Significant and unavoidable cumulative impacts were identified for biological resources (regional wildlife movement, loss of native perennial grasslands); land resources (in the form of a loss of Prime Farmland); traffic (mitigation measures are outside the control of the lead agency); air resources (emissions of O3 and PM10); noise (traffic noise along segments of SR-138); visual resources (in the form of resulting in a significant change to long range views from public land, and light pollution or “sky glow”); solid waste (contribution to municipal solid waste disposal); water resources (water supplies); population, housing, and employment (substantial relative to existing conditions); and climate change (GHG-reduction measures outside the County beyond the control of the lead agency).

DEIR “Areas of Controversy”
The Project has taken into consideration the comments received from the public and various agencies in response to the 2004 and 2015 Notices of Preparation (NOP) of a DEIR. The following are the primary issues that are unresolved or that involve an element of potential controversy:

- The scoping process identified the public’s concern over availability of water supplies. The sources of water and the sufficiency of water supplies to serve the Project are discussed in Section 5.18 (Water Resources).

- Comments have been received during the scoping process indicating concern regarding creation of nighttime light pollution with Project implementation. Section 5.13 (Visual Resources), particularly the analysis of Threshold 13-5, addresses impacts related to daytime and nighttime light and glare sources associated with the Project.

- The scoping process identified the public’s concern over preservation of open space. As a means of addressing this issue, the Project provides 12,323 acres in open space. In order to analyze potential impacts, land resource impacts are discussed in Section 5.5 (Land Resources), land use and planning impacts are discussed in Section 5.8 (Land Use, Entitlements and Planning), and aesthetic impacts are discussed in Section 5.13 (Visual Resources), among other sections. Comments have been received during the scoping process indicating that the proposed Project should not be approved because it impacts California condor habitat. EIR Section 5.7 (Biological Resources) analyzes this issue and demonstrates that the Project area is outside the designated critical habitat for the California condor.

- The Project proposes the development of 19,333 housing units on the Project site. The appropriateness of this amount of development in the proposed location has been questioned. EIR Section 5.9 analyzes the population, housing, and employment impacts that would result from the implementation of the proposed Project. Further, EIR Section 5.10 (Traffic, Access and Circulation), Section 5.11 (Air Resources), Section 5.17 (Other Public Services), and Section 5.18 (Water Resources), among others, analyze the infrastructure needed for the Project and impacts associated with developing the Project at the Project site. Section 5.7 (Biological Resources) analyzes the direct and indirect impacts to local and regional biological resources and issues, including wildlife movement,
with implementation of the Project. The Centennial Specific Plan proposes development adjacent to the San Andreas Significant Ecological Areas (SEA) designated by the County of Los Angeles, but would not impact the SEA. EIR Section 5.7 (Biological Resources), particularly the analysis of Threshold 7-5, addresses impacts to biological resources.

- SR-138 and I-5 are the main travel routes projected to be used by residents and employees within the Project. They are facilities under the control of Caltrans; therefore, the County does not have the authority to modify access to these highways. There is a concern that the additional traffic would impact the facilities in a manner that will affect existing and future travelers on the facilities. The Project includes a comprehensive mitigation program—including an agreement between the Project applicant, the County, and Caltrans—to mitigate the additional trips to a less than significant level. This issue is addressed in Section 5.10 (Traffic, Access, and Circulation).

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community and those listed on the mailing courtesy list were appropriately notified of the Hearing Examiner hearing by mail, newspaper, property (sign) posting, library posting and on the Department’s website. Newspaper notices were published in The Signal and Antelope Valley Press newspapers on May 17, 2017.

STAFF EVALUATION TO BE CONDUCTED IN FUTURE STAFF ANALYSIS
Project consistency with the Countywide General Plan, Antelope Valley Area Plan (“Town & Country”), compliance with the County zoning ordinance and development standards, compatibility regarding land use and neighborhood impacts, and evaluation of the Applicant’s ability to meet all requirements for a Specific Plan, Plan Amendment, Zone Change, Vesting Tentative Parcel Map, Conditional Use Permit and Development Agreement will be determined subsequent to the Hearing Examiner public hearing. The Hearing Examiner hearing is established to receive public testimony on the adequacy of the DEIR prior to preparation of the Final EIR (FEIR) and subsequent project consideration by the Regional Planning Commission (“Planning Commission”) at a later date.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS
County Department and applicable agency comments and conditions will be finalized subsequent to the Hearing Examiner public hearing and prior to the consideration by the Planning Commission.

PUBLIC COMMENTS
The public comment period extends from May 18 to July 17, 2017 (60 days). As of the date of this summary, staff has received a total of five public comments:

(E-Mails)
- Dated 5/30/17 from the San Manuel Band of Mission Indians

(Letters)
- Dated 5/26/17 from the Antelope Valley Air Quality Management District
- Dated 5/30/17 from the County Sanitation Districts of Los Angeles County
- Dated 6/1/17 from the Eastern Kern Air Pollution Control District
- Dated 6/6/17 from the Los Angeles County Fire Department
Copies of all correspondence are attached.

**REMAINING PROCEDURES**
Since the DEIR public comment period does not close until July 17, 2017 (60 day comment period from May 18, 2017 to July 17, 2017), final mitigation measures and draft conditions pertaining to the Project will be completed following the Hearing Examiner public hearing. Once the DEIR comment period closes, the Department will review public comments received, will draft responses to those comments, and draft the FEIR and final Mitigation Monitoring and Reporting Program. Staff will also prepare California Environmental Quality Act (“CEQA”) Findings and Statement of Overriding Considerations, draft Findings and Conditions pertaining to the Project related entitlements, and submit documentation to the Planning Commission for consideration prior to the Planning Commission hearing to be set at a future date.

Once the public hearing before the Planning Commission is scheduled and completed, the Planning Commission will recommend to the Los Angeles County Board of Supervisors (“Board”) to certify or reject the FEIR and approve or deny the Specific Plan, Plan Amendment, Zone Change, Vesting Tentative Parcel Map, Conditional Use Permit and Development Agreement. A public hearing would subsequently be held before the Board for consideration of the associated FEIR and all entitlements requested. During this hearing, the Board would decide whether or not to adopt the FEIR and approve or deny the associated entitlement requests.

Prepared by Jodie Sackett, Senior Regional Planning Assistant  
Reviewed by Samuel Dea, Supervising Regional Planner  
SD:jds  
June 15, 2017  
Attachments: Public correspondence (5 items)
Dear Mr. Sackett:

On May 20, 2017, the Cultural Resources Management Department for San Manuel Band of Mission Indians (SMBMI) received your correspondence regarding the Draft EIR for the Centennial Project (County Project No. 02-232) located in the northwestern portion of the Antelope Valley in unincorporated L.A. County. I am writing today to inform you and the Los Angeles County Department of Regional Planning that the above-referenced project exists outside of Serrano ancestral territory and, as such, SMBMI will not be requesting consulting party status under CEQA nor requesting to participate in the scoping, development, and/or review of documents created pursuant to these legal and regulatory mandates.

Should you have any questions about the content of this communication, please do not hesitate to contact Ms. Lee Clauss at your convenience.

Respectfully,

Diane Versaggi on Behalf of
Lee Clauss
Cultural Resources Management Director

SAN MANUEL
BAND OF Mission Indians

O: (909) 864-8933 x3248
M: (909) 633-5851
lclauss@sanmanuel-nsn.gov
26569 Community Center Drive
Highland, CA 92346

Diane Versaggi
SENIOR ADMINISTRATIVE ASSISTANT
O: (909) 864-8933 x503096
Internal: 50-3096
M: (909) 838-2173
26569 Community Center Dr, Highland CA 92346

SAN MANUEL
BAND OF Mission Indians

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby
May 26, 2017

Mr. Jodie Sackett  
Department of Regional Planning  
Hall of Records, 13th Floor, Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

RE: Draft Environmental Impact Report (DEIR) for the Centennial Project, CUP No. 02-232

Mr. Sackett:

The Antelope Valley Air Quality Management District (District) has received the Notice of Completion and Availability of the DEIR for the proposed Centennial Project

We have reviewed the DEIR and based on the information available to us at this time, we have no comment.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (661) 723-8070 x2.

Sincerely,

Bret Banks  
Executive Director/APCO

BSB/bl
May 30, 2017

Ref. Doc. No.: 4154776

Mr. Jodie Sackett
Zoning Permits North Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

Response to DEIR for the Centennial Project

The Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report (DEIR) for the subject project on May 17, 2017. We offer the following comment:

- The project area is located outside the Districts’ sphere of influence as adopted by the Local Agency Formation Commission.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DOC: #4161689.D99
June 1, 2017

Mr. Jodie Sackett, Senior Planner
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

SUBJECT: Comments for Draft EIR of Centennial Project at Tejon Ranch

Dear Mr. Sackett:

Eastern Kern Air Pollution Control District (District) has received your Notice of Hearing Examiner Public Hearing and Availability of the Draft Environmental Impact Report for the Centennial Project at Tejon Ranch. The Centennial Project seems to be well thought-out community with a variety of housing types and integrated shopping.

However, the District has concerns, in regards to the community proximity to an existing cement manufacturing plant, currently operating in compliance with District and the Environmental Protection Agency Rules and Regulations. Parts of the Centennial Project community are located within a mile of the cement manufacturing plant. Please be aware, a cement plant (different than a concrete batch plant) operates 24-hours a day and has associated truck traffic. Residents not familiar with this type of industry may be disappointed; thereby, leading to the NIMBY phenomenon, which is often developed by new residents moving into areas adjacent to industrial facilities. This proposed project creates a rather complex scenario where:

- The cement plant is located in Kern County, under the District jurisdiction; and
- Residences will be located in Los Angeles County, under the jurisdiction of South Coast Air Quality Management District or Antelope Valley Air Quality Management District

The District is not opposed to the project (in concept); however, we would like you to be aware of probable negative consequences of the project. If you have any questions or concerns, feel free to contact Samuel Johnson of my staff at (661) 862-5250 or johnsonsam@co.kern.ca.us.

Sincerely,

Glen E. Stephens, P.E.
Air Pollution Control Officer

GES: SJ:tf
June 6, 2017

Jodie Sackett, AICP
Department of Regional Planning
Zoning Permits North
320 West Temple Street
Los Angeles, CA 90012

Dear Jodie Sackett:

NOTICE OF COMPLETION AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT, "THE CENTENNIAL PROJECT," INVOLVES THE DEVELOPMENT OF A NEW COMMUNITY WITH RESIDENTIAL, COMMERCIAL, BUSINESS PARK, RECREATIONAL/ENTERTAINMENT, AND INSTITUTIONAL/CIVIC USES, CITYWIDE, ANTELOPE VALLEY, FFER 201700062

The Notice of Completion and Availability of the Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

Under Section 1.6.16 Fire and Law Enforcement Services, Fire Services, we have the following correction:

The first paragraph should be corrected to state that Fire Station 77 is staffed with a three-person assessment engine company which is an engine company with some limited paramedic capabilities.
LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. Additional Fire Department comments will be addressed with further review of plans for the proposed development.

2. This property is located within the area described by the Forester and Fire Warden as a Very High Fire Hazard Severity Zone. All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and fuel modification plans must be met.

3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes.

4. Public and/or private streets or private driveways serving single family detached homes within the development shall be provided with the following:

   a) Provide 36 feet in-width on all streets where parking is allowed on both sides.

   b) Provide 34 feet in-width on cul-de-sacs up to 700 feet in-length. This allows parking on both sides of the street.

   c) Provide 36 feet in-width on cul-de-sacs from 701 to 1,000 feet in-length. This allows parking on both sides of the street.

   d) Note: In Appendix 4.0-a of The Centennial Specific Plan, Figure 3.8 "Collector with Median" the roadway width shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.

5. For private driveways serving detached single family dwellings provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance “clear to sky.” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The
required 20-foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.

6. For multi-family, commercial/industrial, and mixed use developments with buildings no greater than 30 feet to the top of the eave line or to the top of the parapet provide a minimum unobstructed width of 26 feet exclusive of shoulders and an unobstructed vertical clearance “clear to sky.” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.

7. For multi-family, commercial/industrial, and mixed use developments with buildings greater than 30 feet to the top of the eave line or to the top of the parapet provide a minimum unobstructed width of 28 feet exclusive of shoulders and an unobstructed vertical clearance “clear to sky.” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high or the building is more than three stories.

   a) The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official.

   b) The public street may be used for ladder truck access when the building wall is within 20 feet of the public street and there are no obstructions such as street parking, power and telephone lines, trees, etc.

8. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius.

9. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.

10. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

11. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
12. All required public fire hydrants shall be installed, tested, and accepted prior to
beginning construction and all private on-site fire hydrants shall be installed,
tested, and approved prior to building occupancy.

13. The required fire for the public fire hydrants for single family residential homes
less than a total square footage of 3600 feet is 1250 gpm at 20 pounds psi
residual pressure for two hours with one public fire hydrant flowing. Any single
family residential home 3601 square feet or greater shall comply with Table
B105.1 of the Fire Code in Appendix B.

14. The fire hydrant spacing for single family detached homes shall be 600 feet and
shall meet the following requirements:

   a) No portion of lot frontage shall be more than 450 feet via vehicular
      access from a public fire hydrant.

   b) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants
      shall be required at the corner and mid-block.

   c) Additional hydrants will be required if hydrant spacing exceeds specified
      distances.

15. The development may require fire flows up to 8,000 gallons per minute at 20
pounds per square inch residual pressure for up to a five-hour duration non-
single family detached buildings. Final fire flows will be based on the size of
buildings, types of construction used, and the installation of an approved
automatic fire sprinkler system.

16. The fire hydrant spacing for no-single family detached homes shall be 300 feet
and shall meet the following requirements:

   a) No portion of lot frontage shall be more than 200 feet via vehicular
      access from a public fire hydrant.

   b) No portion of a building shall exceed 400 feet via vehicular access from a
      properly spaced public fire hydrant.

   c) Additional hydrants will be required if hydrant spacing exceeds specified
      distances.

   d) Cul-de-sac depth exceeds 200 feet on a commercial street, hydrants
      shall be required at the corner and mid-block.
17. An approved automatic fire sprinkler system is required for the proposed buildings within this development.

For any questions regarding the report please contact FPEA Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department’s Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

The County of Los Angeles Fire Department’s Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that environmental impacts identified in the draft Environmental Impact Report acquire environmental oversight by the appropriate authorized government agencies such as the Lahontan Regional Water Quality Control Board, the California Division of Oil Gas & Geothermal Resources, and the California Department of Toxic Substances Control (DTSC). Also, the construction of any new public schools at the project site would require environmental oversight specifically by the DTSC.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

MICHAEL Y. Takeshita, ACTING CHIEF, FORESTRY DIVISION PREVENTION SERVICES BUREAU

MYT:ac