

# Centennial

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EIR SCOPING MEETING  
PROJECT NO. 02-232  
OCTOBER 21<sup>st</sup>, 2015

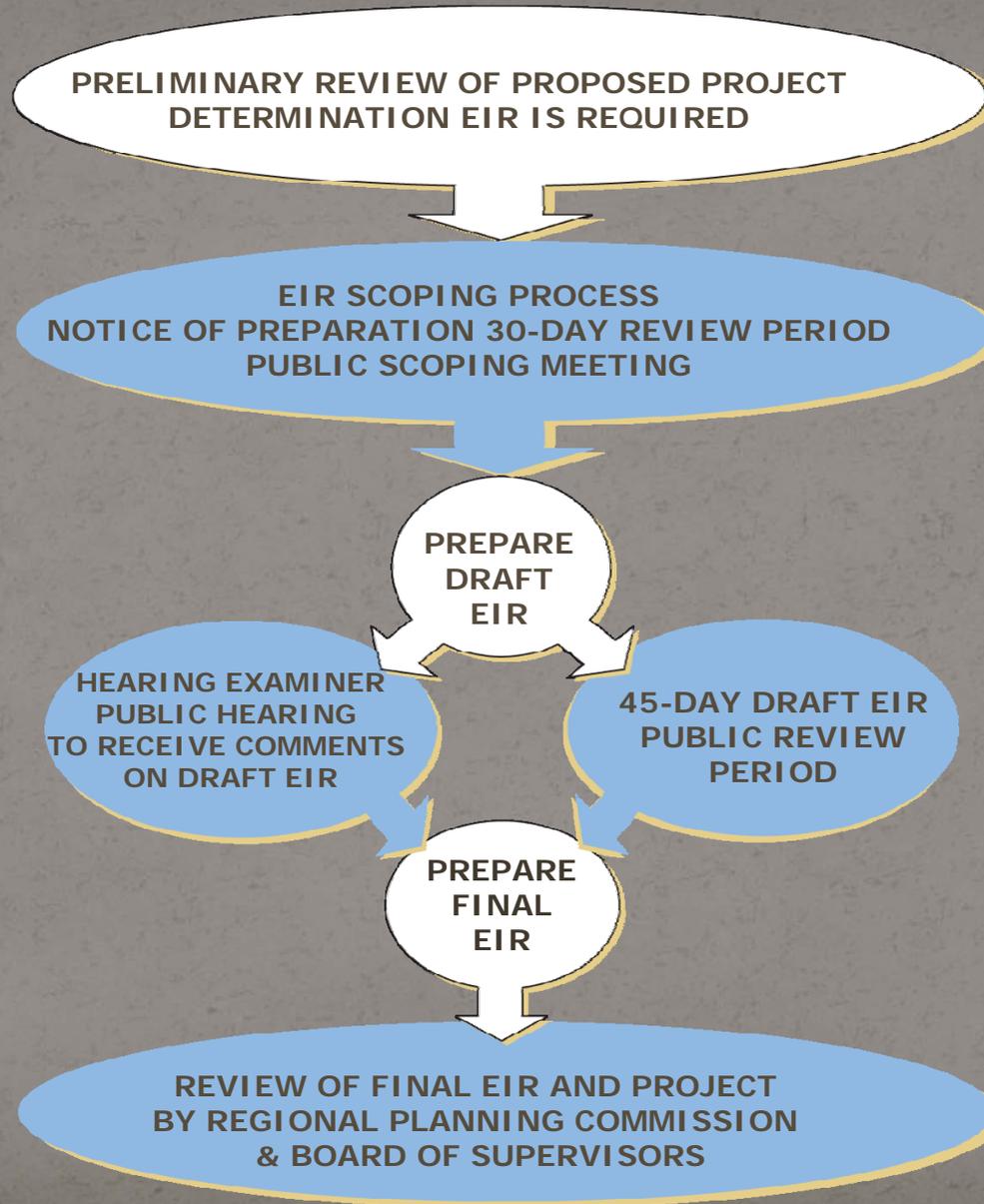




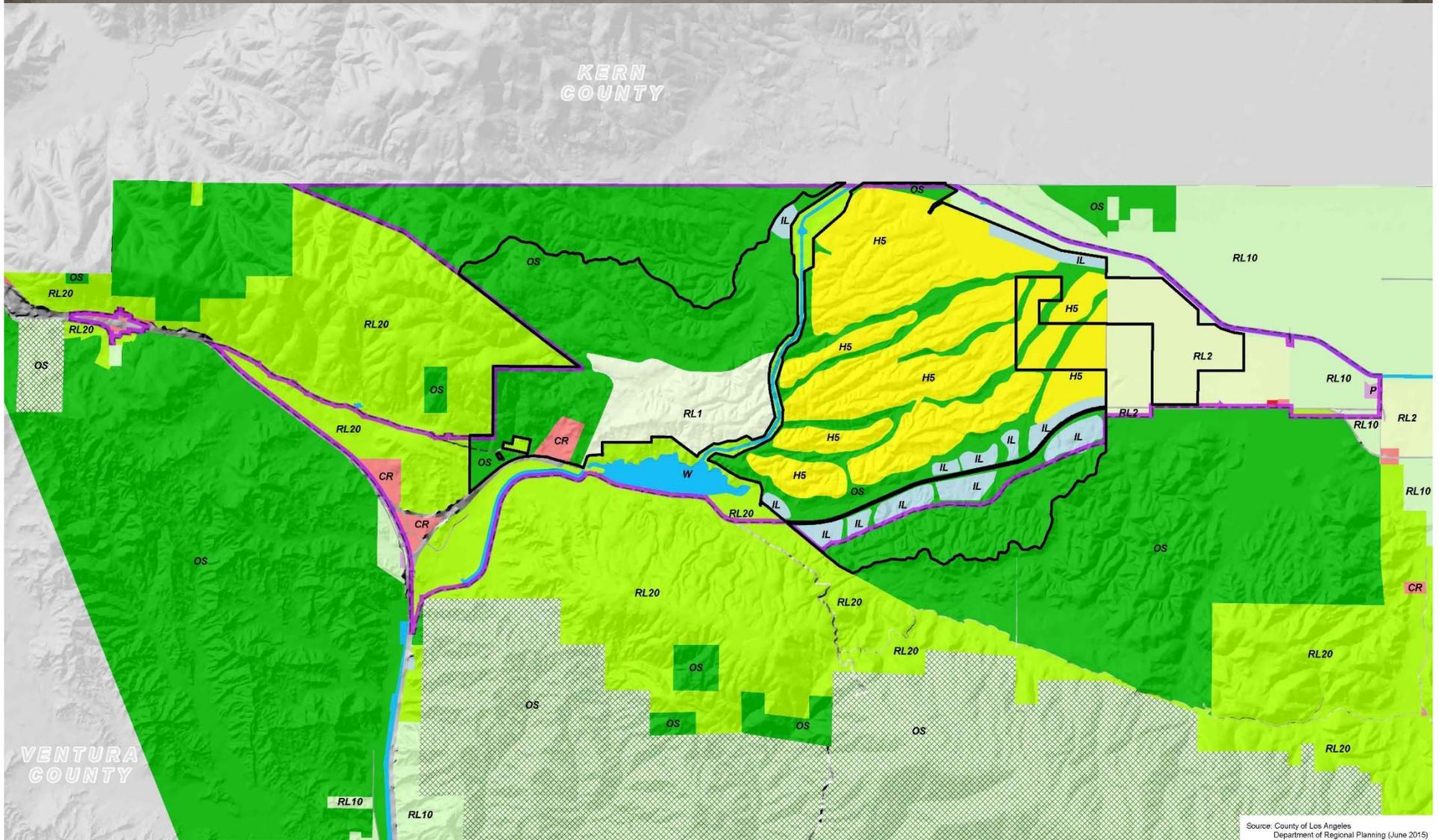
# California Environmental Quality Act (CEQA) Objectives of Environmental Review

- Encourage informed decisions
- Identify ways to minimize or avoid the significant effects of a project
- Increase the public's understanding of the review process
- Enhance public participation in the review process
- Promote coordination between government agencies

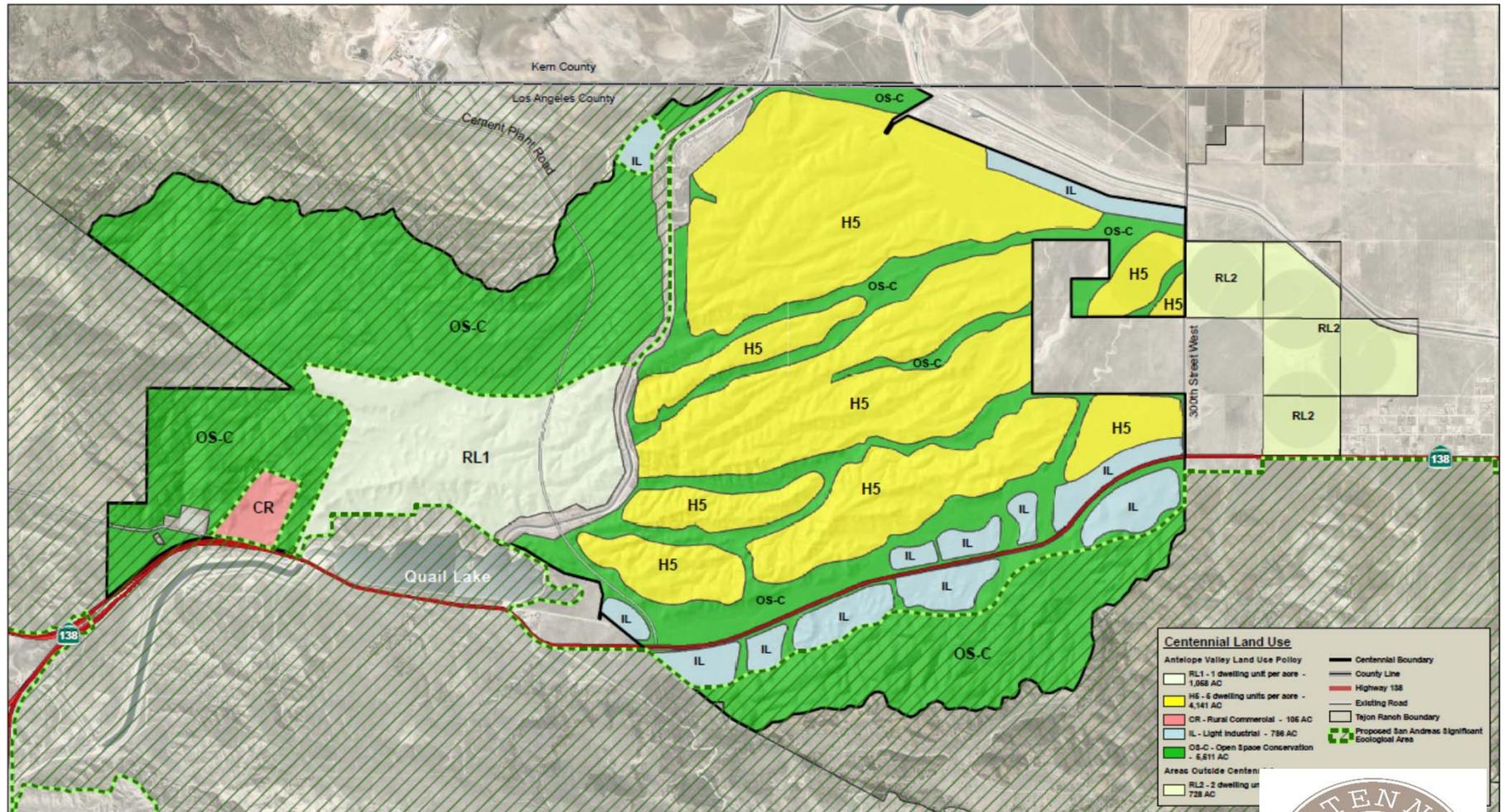
# Environmental Review Process



# AVAP Economic Opportunity Area



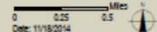
# Antelope Valley Land Use



| Centennial Land Use                       |  |
|---|--|
| Antelope Valley Land Use Policy           |  |
| RL1 - 1 dwelling unit per acre - 1,068 AC | Centennial Boundary                              |
| H5 - 6 dwelling units per acre - 4,141 AC | County Line                                      |
| CR - Rural Commercial - 106 AC            | Highway 138                                      |
| IL - Light Industrial - 788 AC            | Existing Road                                    |
| OS-C - Open Space Conservation - 6,811 AC | Tejon Ranch Boundary                             |
| Areas Outside Centennial                  | Proposed San Andreas Significant Ecological Area |
| RL2 - 2 dwelling units per acre - 728 AC  |  |



Source:  
Los Angeles County  
2014 Tejon Ranch Imagery  
Date: 11/18/2014



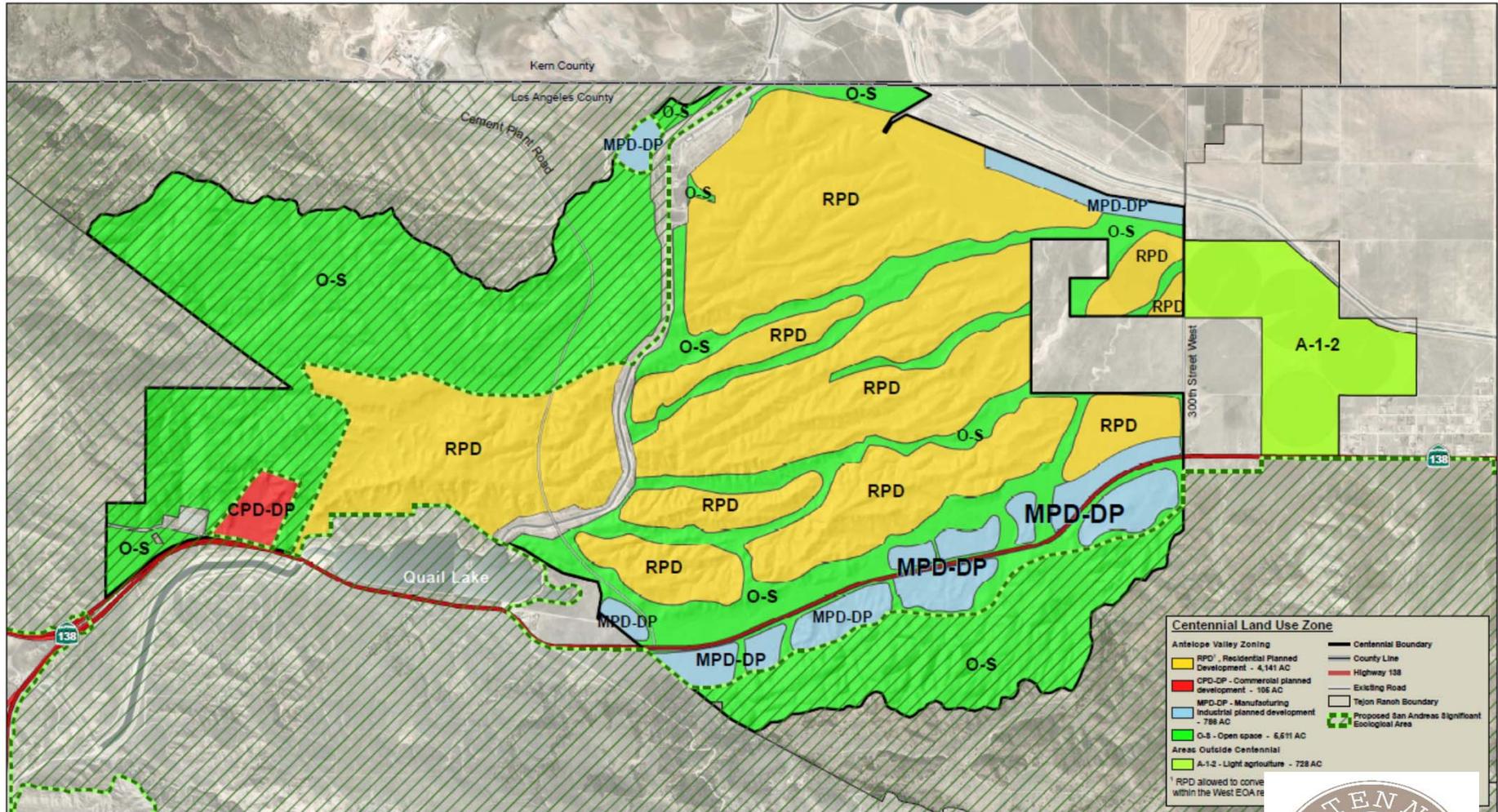
## Centennial Land Use



4436 L  
Tejon Ranch & Tejon Valley Maps, CSDB



# Antelope Valley Zoning



| Centennial Land Use Zone                                       |  |
|--|--|
| Antelope Valley Zoning   | Centennial Boundary                              |
| RPD <sup>1</sup> - Residential Planned Development - 4,141 AC  | County Line                                      |
| CPD-DP - Commercial planned development - 106 AC               | Highway 138                                      |
| MPD-DP - Manufacturing Industrial planned development - 788 AC | Existing Road                                    |
| O-S - Open space - 6,611 AC                                    | Tejon Ranch Boundary                             |
| Areas Outside Centennial                                       | Proposed San Andreas Significant Ecological Area |
| A-1-2 - Light agriculture - 728 AC                             |  |
| <sup>1</sup> RPD allowed to convert within the West EOA re     |  |



Source: Los Angeles County  
2014 Tejon Ranch Imagery  
Date: 12/2014

## Centennial Land Use Zoning

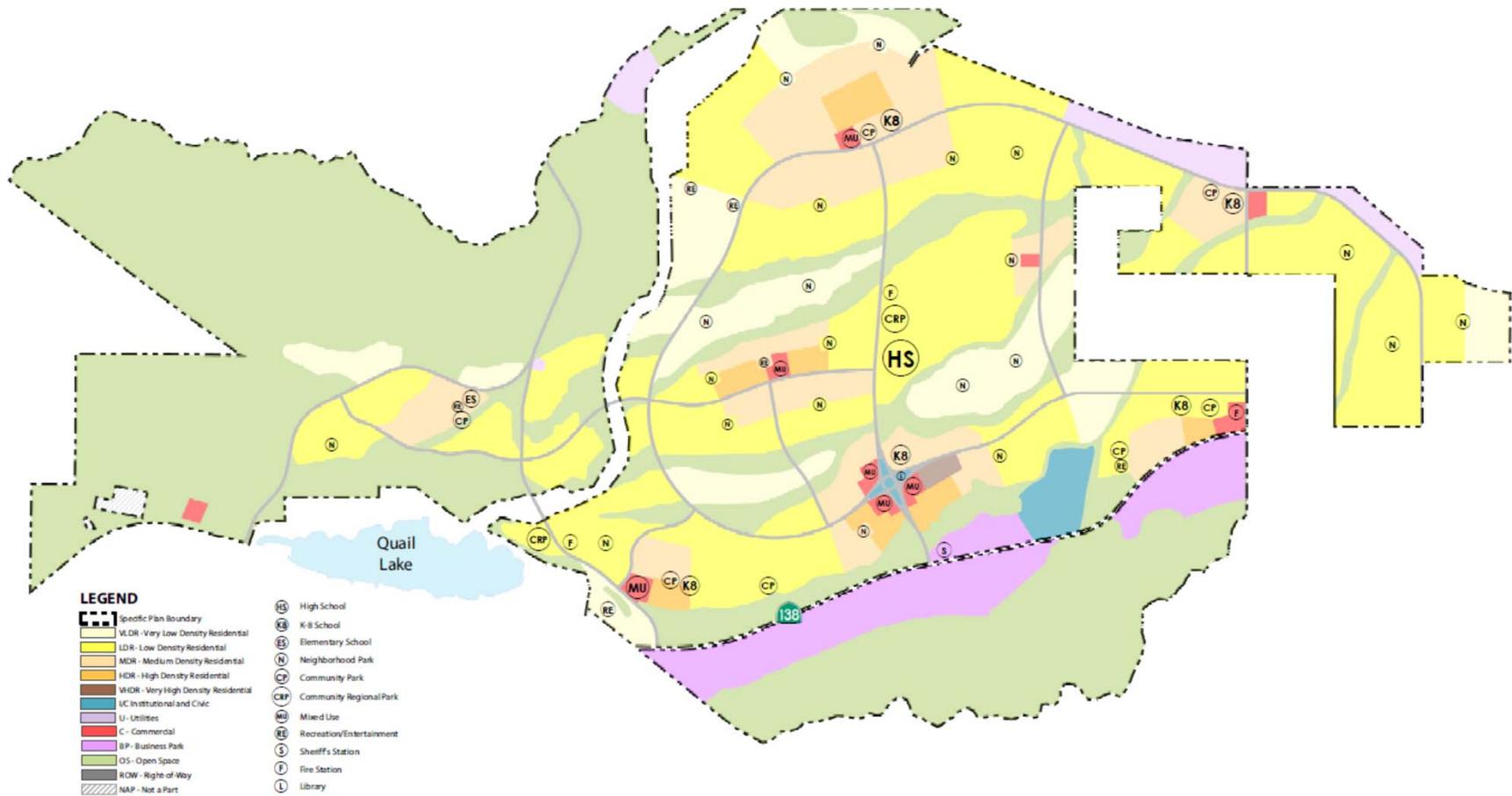


4436 LE  
TejonC26 3.1 (rev\_m\_03/14)

# Centennial Summary

- *12,323 acres*
  - *Approx. 6,700 acres of development*
  - *Approx. 5,600 acres of open space*
- *19,333 Homes – All Housing Types*
  - *14,098 Single Family Homes*
  - *2,880 Townhomes/Condos/Duplex/Clusters*
  - *2,355 Apartments*
- *10.02 Million SF of Retail Commercial Development*
  - *Approx. 2.64 Million SF of Retail Commercial and Civic/Institutional*
  - *Approx. 7.37 Million SF of Office and Business Development*

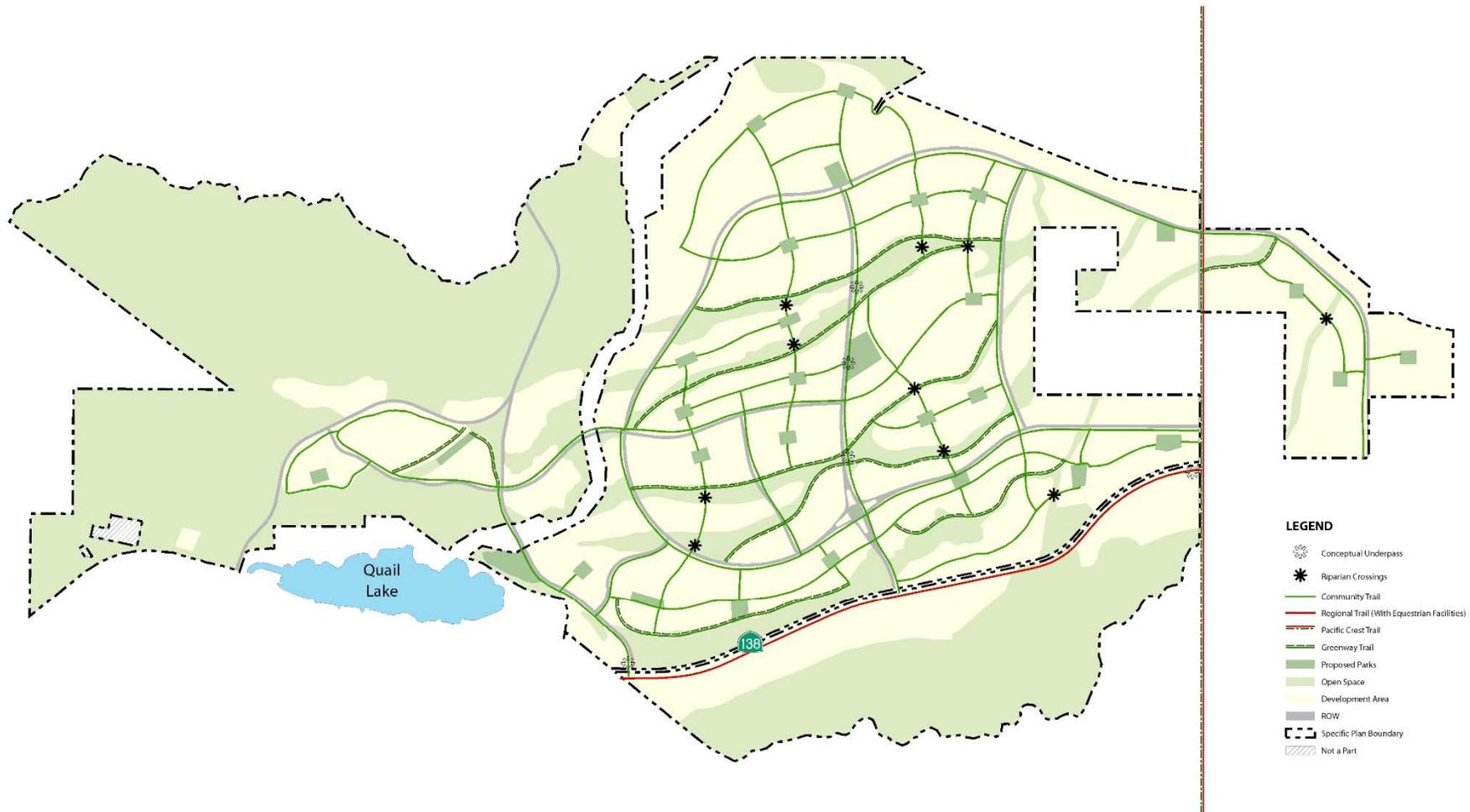
# Land Use Plan



# Public Services

- New Sheriff Station
- Up to four new Fire Stations
- New Library
- Schools
  - 1 K-5 School
  - 5 K-8 Schools
  - 1 High School

# Recreation Trails and Parks



# Open Space and Parks

- 5,600 acres of open space within Project Boundary
- Parks – Approx. 163 acres
  - 63 acres of pocket parks
  - 50 acres of community regional parks
  - 50 acres of community parks
  - 75 acres of additional private recreation facilities
- Trails – Approx. 95.5 miles of public trails
  - Approx. 7 miles of Regional Multi-Purpose Trails
  - Approx. 60 miles of community trails
  - Approx. 26.5 miles of greenway trails
  - Approx. 2 miles of Pacific Crest Trail

# ENVIRONMENTAL IMPACT REPORT (EIR) CONTENTS

- Project Description
- Description of Existing Conditions
- Analysis of Potential Environmental Impacts
- Identification of Mitigation Measures
- Consideration of Project Alternatives
- Summary

# Air Quality

- Consistency with regional air quality management plan
- Potential to substantially contribute to an existing air quality violation; net increase in emissions
  - Construction emissions
  - Operational emissions
- Expose sensitive receptors to pollutant concentrations

# Agricultural Resources

- Convert important farmland to non-agricultural use
- Conflict with zoning for agricultural use
- Result in the conversion of other farmland to non-agricultural use

# Biological Resources

- Effects on sensitive biological resources
  - Plant Communities, including wetlands
  - Fauna
  - Flora

# Cultural Resources

- Impacts to:
  - Historical resources
  - Archaeological resources
  - Paleontological resources
- Potential to disturb human remains

# Geology and Soils

- Earthquake hazards
- Seismic-related ground failure
- Slope stability
- Erosion and loss of topsoil
- Unstable, expansive soils

# Greenhouse Gas Emissions

- Emissions of greenhouse gases
- Consistency with applicable GHG reduction plans

# Hazards and Hazardous Materials

- Hazards related to exposure of people or structures to significant risk of loss involving wildland fires
  - Fire Hazard Area
  - Emergency access
  - Water pressure to meet fire flow standards

# Hydrology and Water Quality

- Alteration of drainage patterns
- Potential for downstream flooding
- Impacts on groundwater supply
- Water quality of stormwater runoff
- Consistency with County Low Impact Development Ordinance
- Potential for violation of water quality standards

# Land Use and Planning

- Consistency with applicable County land use plans and policies, including the Antelope Valley Area Plan
- Consistency with applicable regional land use plans and policies

# Mineral Resources

- Result in the loss of mineral resources of state or regional value
- Result in the loss of locally important mineral resources

# Noise

- Exposure to noise in excess of County standards; increase in existing noise levels.
- Groundborne vibration
- Temporary increase in existing noise levels (construction noise)

# Public Services

- Fire Protection
- Police Protection
- Schools
- Parks

# Transportation / Traffic

- Potential for impacts related to performance of the area transportation systems
  - Roadways and freeways
  - Transit
  - Bicycle and pedestrian facilities
- Consistency with County Congestion Management Plan
- Emergency access

# Utilities and Service Systems

- Construction of new water and wastewater systems
- Water supply
- Drainage facilities
- Energy utility facilities
- Solid waste management

# Other EIR Sections

- Alternatives to the proposed project
  - No project
  - Alternatives to the proposed project that would avoid or reduce significant impacts
- Cumulative effects
- Growth inducing effects

# ADDITIONAL OPPORTUNITIES FOR PUBLIC COMMENT

- Notice of Preparation - hand in comments or mail (USPS or e-mail) by Nov. 4, 2015.
- Draft EIR - 45-day public comment period.
- Hearing Examiner to hold public hearing during Draft EIR public review period.
- Regional Planning Commission and Board of Supervisors Hearings.
  - Final EIR.
  - Proposed Project Approvals.

## Thank you. Remember...

- Written comments on the Notice of Preparation must be submitted by Nov. 4, 2015
- Written comments on the Draft EIR must be submitted by the close of public comment period or prior to the close of public hearings.