

County of Los Angeles

December 2, 2025

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Dawyn R. Harrison  
County Counsel

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**Board of Supervisors**

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Supervisor, First District

Holly J. Mitchell  
Supervisor, Second District

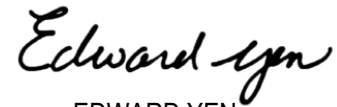
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Supervisor, Fifth District



The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012



EDWARD YEN  
EXECUTIVE OFFICER

Dear Supervisors:

**VACATING THE BOARD OF SUPERVISORS' APPROVAL OF  
PROJECT NO. 02-232-(5), CENTENNIAL SPECIFIC PLAN  
NO. 02-232-(5), GENERAL PLAN AMENDMENT NO. 02-232-(5),  
ZONE CHANGE NO. 02-232-(5), CONDITIONAL USE PERMIT  
NO. 02-232-(5), VESTING TENTATIVE PARCEL MAP NO. 060022-(5),  
DEVELOPMENT AGREEMENT NO. RPPL2016-003940-(5), AND FINAL  
ENVIRONMENTAL IMPACT REPORT SCH NO. 2004031072  
APPLICANT: CENTENNIAL FOUNDERS, LLC.  
FIFTH SUPERVISORIAL DISTRICT (3-VOTES)**

**SUBJECT**

Recommendation to vacate and set aside certain project approvals for the Centennial Specific Plan, which includes the development of 19,333 attached and detached dwelling units, as well as business, commercial, institutional, recreational, and open space lots, on 12,323 acres in the Fifth Supervisorial District (Project), to comply with a court order issued in *Center for Biological Diversity, et al. v. County of Los Angeles, et al.*, Los Angeles Superior Court Case No. 19STCP02100.

**JOINT RECOMMENDATION WITH THE DIRECTOR OF REGIONAL PLANNING  
THAT YOUR BOARD:**

Adopt the attached resolution: (i) vacating and setting aside all approvals associated with Project No. 02-232-(5), which includes Centennial Specific Plan No. 02-232-(5), General Plan Amendment No. 02-232-(5) (GPA), Zone Change No. 02-232-(5) (Zone Change), Conditional Use Permit (CUP) No. 02-232-(5), Vesting Tentative Parcel Map (VTPM) No. 060022-(5), and Development Agreement (Agreement) No. RPPL2016-003940-(5)

(collectively, Project Entitlements); (ii) vacating and setting aside certification of the Final Environmental Impact Report (FEIR), State Clearinghouse No. 2004031072, prepared in connection with the Project, the findings and conditions (Findings), Statement of Overriding Considerations (SOC), and Mitigation Monitoring and Reporting Program (MMRP) adopted in connection with the Project Entitlements (collectively, Environmental Documents); and (iii) suspending any and all specific Project activity or activities, pursuant to the Project Entitlements and Environmental Documents, that could result in an adverse change or alteration to the physical environment, unless and until the County of Los Angeles (County) complies with the requirements of the California Environmental Quality Act (CEQA).

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On March 22, 2023, the Superior Court (Court) issued a judgment in favor of Center for Biological Diversity and California Native Plant Society (collectively, CBD) and against the County in CBD's challenge to the County's approval of the Project, which is located along State Route 138, approximately one mile east of Interstate 5, in the Fifth Supervisorial District. Following Centennial Founders, LLC. and Tejon Ranchcorp's (collectively, Applicant) appeal of the judgment, the Second District Court of Appeal filed an opinion on June 26, 2025, affirming the Court's judgment. On September 22, 2025, the Court issued a writ of mandate consistent with its March 22, 2023, judgment.

By approving the recommended action, the County will be in compliance with the Court's order and will further permit Applicant to work with the Department of Regional Planning (Regional Planning) to correct the deficiencies in the environmental documents, as determined by the Court, before the Project is reconsidered.

#### **FISCAL IMPACT/FINANCING**

Vacating the adoption of the Project Entitlements and Environmental Documents would not result in any new significant costs to the County, as the Project is a private development. Any related costs will be borne by the Applicant.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On December 11, 2018, your Board held a public hearing on the Project and indicated its intent to approve the Project, but required certain changes to be made to the CUP, VTPM, MMRP, and Agreement. Your Board also directed County Counsel to return to the Board with findings and conditions for the Project. The Project Entitlements included General Plan Amendment No. 02-232-(5), which amended the Antelope Valley Area Plan Highway Plan (AVAP Map 3.1) and the General Plan Highway Plan (General

Plan Figure 7.3). The Project Entitlements also included Zone Change No. 02-232-(5), which changed the zoning for the Project site 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 (Specific Plan).

On April 30, 2019, your Board approved the Project Entitlements and certified the Environmental Documents.

On May 29, 2019, CBD filed a petition for writ of mandate under CEQA challenging the County's actions.

On March 22, 2023, the Court issued a judgment in favor of CBD and against the County and the Applicant (as the real party in interest). The Court ruled that the FEIR did not satisfy the requirements of CEQA because: (1) the FEIR's discussion of greenhouse gas emissions improperly relied on State cap-and-trade regulations to reduce greenhouse gas emissions impacts below the level of significance, and (2) the FEIR failed to analyze off-site wildfire impacts beyond the Project site. The Court denied CBD's petition for a writ of mandate on other grounds. The Court ordered that a peremptory writ of mandate issue requiring the County to set aside the Project Entitlements, and also set aside certification of the Environmental Documents. The Court further required the suspension of any and all specific project activity or activities, pursuant to the project approvals that could result in an adverse change or alteration to the physical environment, unless and until the County complies with the requirements of CEQA.

On May 26, 2023, the Applicant filed a notice of appeal. The Court of Appeal affirmed the Court's judgment granting the peremptory writ of mandate in favor of CBD and against the County and the Applicant.

On September 22, 2025, the Court issued a writ of mandate (Writ) consistent with its March 22, 2023, judgment.

As a result of the Court of Appeal's decision and the subsequently-issued Writ, the County is now required to comply with the March 22, 2023, judgment granting the peremptory writ of mandate in favor of CBD and against the County and the Applicant.

#### **ENVIRONMENTAL DOCUMENTATION**

Approval of the recommended action does not require compliance with CEQA.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Vacation of the Project Entitlements and Environmental Documents is not anticipated to have a negative impact on current services.

**CONCLUSION**

County Counsel and Regional Planning recommend that your Board adopt the attached resolution: (1) vacating and setting aside the approval by your Board on December 11, 2018 and April 30, 2019, of Project No. 02-232-(5), which includes Centennial Specific Plan No. 02-232-(5), General Plan Amendment No. 02-232-(5), including amendments to the AVAP Highway Plan and the General Plan Highway Plan, Zone Change No. 02-232-(5), Conditional Use Permit No. 02-232-(5), Vesting Tentative Parcel Map No. 060022-(5), Development Agreement No. RPPL2016-003940-(5), the FEIR, and the Findings, the SOC, and the MMRP; and (2) suspending any and all specific project activity or activities, pursuant to the Project approvals that could result in an adverse change or alteration to the physical environment, unless and until the County complies with the requirements of CEQA.

Respectfully submitted,

Office of the County Counsel



DAWYN R. HARRISON  
County Counsel

Department of Regional Planning



AMY J. BODEK, AICP  
Director

DRH:AP:mc

Attachment

c: Joseph M. Nicchitta, Acting Chief Executive Officer

Edward Yen, Executive Officer, Board of Supervisors

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
VACATING THE BOARD OF SUPERVISORS' APPROVALS OF  
PROJECT NO. 02-232-(5),  
CENTENNIAL SPECIFIC PLAN NO. 02-232-(5),  
GENERAL PLAN AMENDMENT NO. 02-232-(5), ZONE CHANGE NO. 02-232-(5),  
CONDITIONAL USE PERMIT NO. 02-232-(5),  
VESTING TENTATIVE PARCEL MAP NO. 060022-(5),  
DEVELOPMENT AGREEMENT NO. RPPL2016-003940-(5),  
AND FINAL ENVIRONMENTAL IMPACT REPORT SCH NO. 2004031072**

**WHEREAS**, on December 11, 2018, the County of Los Angeles (County) Board of Supervisors (Board), held public hearings regarding Final Environmental Impact Report (FEIR), State Clearinghouse No. 2004031072, prepared in connection with Project No. 02-232-(5), which includes Centennial Specific Plan (Specific Plan) No. 02-232-(5), General Plan Amendment No. 02-232-(5), Zone Change (Zone Change) No. 02-232-(5), Conditional Use Permit (CUP) No. 02-232-(5), Vesting Tentative Parcel Map (VTPM) No. 060022-(5), and Development Agreement (Agreement) No. RPPL2016-003940-(5) (collectively, the Project), for the development of 19,333 attached and detached dwelling units, as well as business, commercial, institutional, recreational, and open space lots, on 12,323 acres in the Fifth Supervisorial District;

**WHEREAS**, General Plan Amendment No. 2-232-(5) included amendments to the Antelope Valley Area Plan (AVAP) Highway Plan (AVAP Map 3.1) and General Plan Highway Plan (General Plan Figure 7.3);

**WHEREAS**, Zone Change No. 02-232-(5) changed the zoning for the Project site 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 (Specific Plan);

**WHEREAS**, during the December 11, 2018, public hearing, the Board heard a presentation by Department of Regional Planning (Regional Planning) staff, testimonies from Centennial Founders, LLC. and Tejon Ranchcorp's (collectively, Applicant) representatives, and members of the public;

**WHEREAS**, the Board closed the public hearing on December 11, 2018, and instructed the Director of Regional Planning and County Counsel to make certain amendments to the Project, indicated its intent to certify the FEIR, adopted the Findings and Conditions (Findings), Statement of Overriding Considerations (SOC), and the Mitigation Monitoring and Reporting Program (MMRP), indicated its intent to approve the Project, and instructed County Counsel to prepare the necessary documents for the Board's consideration to approve the Project as directed;

**WHEREAS**, on April 30, 2019, the Board certified the FEIR and adopted the Findings, SOC, and the MMRP. The Board also approved the Centennial Specific Plan, General Plan Amendment, Zone Change, CUP, VTPM, and Agreement, and adopted the Findings and Conditions for the Project;

**WHEREAS**, Center for Biological Diversity and California Native Plant Society (collectively, CBD) filed a petition for a writ of mandate in the Superior Court (Court) on May 29, 2019, challenging the Board's decision, and the matter proceeded to trial on September 30, 2020, November 13, 2020, and January 18, 2021;

**WHEREAS**, on March 22, 2023, the Court issued a judgment in favor of CBD (Judgment) ordering that a peremptory writ of mandate be issued requiring the County to set aside the approvals of the Centennial Specific Plan, the General Plan Amendment, Zone Change, VTPM, CUP, and Agreement, and the certification of the FEIR prepared in connection with the Project, including the Findings, SOC, and MMRP. The Court further ordered the suspension of any and all specific Project activity or activities pursuant to the Project approvals that could result in an adverse change or alteration to the physical environment, unless and until the County complies with the requirements of the California Environmental Quality Act (CEQA);

**WHEREAS**, on May 26, 2023, the Applicant filed a notice of appeal of the Court's March 22, 2023, Judgment;

**WHEREAS**, on June 26, 2025, the Second District Court of Appeal filed an opinion affirming the Court's March 22, 2023, Judgment granting the peremptory writ of mandate in favor of CBD and against the County and the Applicant (*Center for Biological Diversity, et al. v. County of Los Angeles, et al.* (2025) 110 Cal.App.5th 948); and

**WHEREAS**, on September 22, 2025, the Court issued a writ of mandate consistent with its March 22, 2023, Judgment;

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby:

1. Vacates and sets aside its approvals of Project No. 02-232-(5), which includes Centennial Specific Plan No. 02-232-(5), General Plan Amendment No. 02-232-(5), including amendments to the AVAP Highway Plan and the General Plan Highway Plan, Zone Change No. 02-232-(5), Conditional Use Permit No. 02-232-(5), Vesting Tentative Parcel Map No. 060022-(5), and Development Agreement No. RPPL2016-003940-(5);
2. Vacates and sets aside certification of the FEIR, State Clearinghouse No. 2004031072, prepared in connection with Project No. 02-232-(5);
3. Vacates and sets aside the Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program adopted in connection with Project No. 02-232-(5); and

4. Suspends any and all specific Project activity or activities, pursuant to the Project approvals that could result in an adverse change or alteration to the physical environment, unless and until the County complies with the requirements of CEQA.

The foregoing resolution was adopted on the 2nd day of December, 2025, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.




EDWARD YEN, Executive Officer  
Clerk of the Board of Supervisors  
County of Los Angeles

By   
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By   
Starr Coleman  
Assistant County Counsel