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**SUPERIOR COURT OF THE STATE OF CALIFORNIA**

**FOR THE COUNTY OF LOS ANGELES**

CENTER FOR BIOLOGICAL DIVERSITY ) CASE NO.: 19STCF02100  
and CALIFORNIA NATIVE PLANT )  
SOCIETY )

Petitioners,  
v.

**PETITION FOR WRIT OF MANDATE**

(California Environmental Quality Act;  
Planning and Zoning Law)

COUNTY OF LOS ANGELES; LOS  
ANGELES COUNTY BOARD OF  
SUPERVISORS  
Respondent.

TEJON RANCH CO.; CENTENNIAL  
FOUNDERS, LLC; TEJON RANCHCORP;  
Real Parties In Interest  
Does 1-10

## **INTRODUCTION**

1  
2 1. Over public opposition and in violation of the California Environmental Quality  
3 Act (CEQA), on April 30, 2019, the County of Los Angeles (County) certified an  
4 environmental impact report (EIR) and approved a statement of overriding considerations for  
5 the Tejon Ranch Centennial Project (“Project”).

6 2. The Centennial Project approvals authorize construction of a new, sprawl city on  
7 Los Angeles County’s rural northern border with Kern County. Specifically, the Project  
8 permits construction of 19,333 houses and 8.4 million square feet of commercial, industrial, and  
9 business park uses on 12,323 acres of some of California’s largest remaining native grasslands  
10 and revered wildflower fields, atop the San Andreas and Garlock earthquake faults.

11 3. Located more than 65, 50, and 35 miles from the job centers of Los Angeles,  
12 Bakersfield, and Santa Clarita, respectively, the Project is exactly the type of leapfrog sprawl  
13 development that climate legislation such as SB 375 sought to prevent. Isolated from existing  
14 population centers and infrastructure, the Project’s 57,000 residents will be forced to drive long  
15 distances to reach jobs, schools, and supplies for decades during Project build-out. The Project  
16 would generate 75,000 new vehicle trips per day, with an average trip length of 45 miles. The  
17 greenhouse gas emissions of long car trips to existing population centers will be many orders of  
18 magnitude greater than those of a non-sprawl development and will hinder California’s efforts  
19 to combat climate change.

20 4. The Project would induce the widening of State Route 138, although the EIR treats  
21 it as a foregone conclusion and fails to analyze the environmental impacts of the freeway  
22 widening.

23 5. As the Project would be located far from existing infrastructure, extensive offsite  
24 construction and trenching would be required to extend electricity, natural gas, telephone, cable,  
25 cellular phone, and water service from existing termini in Gorman and Lebec to the Centennial  
26 site. The Project would also require the widening and realignment of several highways and the  
27 construction of several water treatment plants, pumping stations, and retention basins.

28 6. The Project site sits at the intersection of two mountain ranges and includes rolling

1 hills, steep grades, and frequent high winds. The site has been designated a Very High or High  
2 Fire Severity Zone. Without nearby development, this Project would be entirely located in the  
3 wildland-urban interface. Climate change, drought, and high, seasonal winds have exacerbated  
4 fire dangers at the wildland-urban interface and have resulted in recent megafires, such as the  
5 2017 Thomas Fire, which burned much of Los Angeles and Ventura Counties and the Woolsey  
6 Fire, which burned 96,949 acres and destroyed 1,643 structures as the Board of Supervisors was  
7 considering the Project. Despite this, the County Board of Supervisors conditionally approved  
8 the Project before the Woolsey fire was out, with limited mitigation for the Project's severe fire  
9 danger.

10 7. The Project will require 532 million gallons of groundwater per year, despite the  
11 fact that area groundwater basins are overdrafted and replenishment water from the California  
12 Aqueduct is not guaranteed.

13 8. Due to its unique geography, Tejon Ranch is where the Mojave Desert, Central  
14 Valley, Sierra Nevada, and the Transverse Ranges of Southern California ecoregions intersect.  
15 The Project site has high biodiversity and serves as an important wildlife corridor for mountain  
16 lions, bears, and bobcats. California condors, bald eagles, and burrowing owls live and forage  
17 on the Project site, as do pronghorn antelope and badgers.

18 9. The vast majority of California's native grasslands and wildflower fields have  
19 already been destroyed. The Centennial Project site encompasses some of the last, best and  
20 largest native grasslands and wildflower fields remaining in the state. Much of the Project site  
21 was slated for inclusion in the San Andreas Significant Ecological Area (SEA) No. 17 based on  
22 the presence of the grasslands and other outstanding ecological conditions, but was removed at  
23 the Project proponent's request.

24 10. The EIR estimates 40,000 cubic yards of grading will occur every day, for a total  
25 of 100 million cubic yards of grading over 20 years. This mass grading will alter the area's  
26 rolling topography, kick up harmful dust potentially laden with Valley Fever spores, and emit  
27 noxious diesel particulate matter, a designated carcinogen.

28 11. Additionally, the addition of tens of thousands of long-distance commuters to L.A.

County's crowded freeways will drive up traffic, particularly on Interstate 5. These commutes will generate air pollution that causes asthma, lung cancer and birth defects and exacerbate the region's noncompliance with existing air-quality standards.

12. The Project claims to incorporate green development standards and measures to reduce greenhouse gas emissions, but these measures are vague, speculative or deferred to future plans.

13. The EIR prepared for the Project admits the Project will have significant and unavoidable impacts on air quality, biological resources, climate change, conversion of agricultural land, noise, public services, growth-inducement, traffic, visual resources, and water supply, but the County improperly rejected feasible alternatives that would have reduced these impacts.

14. The County's findings claim that potential environmental impacts have been mitigated to the extent feasible, but much of the Project's mitigation is speculative because it relies on the Ranchwide Agreement and the underfunded, understaffed Tejon Ranch Conservancy for implementation. As a result, many of the Project's impacts on the biological resources and conserved lands remain significant and unmitigated.

15. The Statement of Overriding Considerations claims the Project will benefit the County by providing orderly development in close proximity to jobs, but there is no guarantee that jobs will materialize for the Project's 57,000 residents who will commute 35-65 miles to existing jobs in Los Angeles, the Antelope Valley, Santa Clarita, and Bakersfield.

16. Since the EIR fails to adequately disclose, analyze, and mitigate the Project's significant impacts, and the Statement of Overriding Considerations lacks substantial evidence, the County's approval violates CEQA, and the Project approvals must be rescinded.

17. Additionally, the Centennial Project is inconsistent with several policies of the Los Angeles County General Plan, including those aimed at avoiding new development in fire-prone areas and suburban sprawl.

18. Finally, in processing and approving the Centennial Project, the County of Los Angeles has failed to exercise its independent judgment as required by law.

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20. This Court also has jurisdiction over the writ action under section 1085 of the Code of Civil Procedure, and sections 21168 and 21168.5 of the Public Resources Code.

21. Petitioner Center for Biological Diversity is a non-profit, public interest environmental organization dedicated to the preservation of native species and their habitats through science, policy, and environmental law. The Center has over 68,000 members, including members residing in the vicinity of the Project in Los Angeles, Kern, and Ventura counties. The Center has worked for many years to protect imperiled plants and wildlife, open space, air and water quality, and overall quality of life for people in Los Angeles County.

23. Respondent County of Los Angeles is a political subdivision of the State of California and the lead agency for the Project.

25. Real Party Centennial Founders, LLC, a Delaware limited liability company, is listed as the project applicant on the County's Notice of Determination, posted April 30, 2019, and as a signatory of the Project Development Agreement.

26. Real Party Tejon Ranchcorp, a California corporation, is a signatory of the Project Development Agreement.

## **STATEMENT OF FACTS**

### **The Centennial Project and Location**

27. The Centennial Project would construct a new city of about 57,000 residents, 19,333 residential units and 8.4 million square feet of commercial and industrial development distributed among nine new “villages” on Los Angeles County’s northern border. The Centennial Project is located approximately 50 miles south of Bakersfield, 5 miles east of Gorman, 36 miles west of Lancaster, 35 miles north of Santa Clarita, 36 miles west of Lancaster, and 65 miles from downtown Los Angeles.

28. The 12,323-acre Centennial Project site is located on Tejon Ranch in the northwestern portion of the Antelope Valley in an unincorporated portion of Los Angeles County contiguous to the southern boundary of Kern County. The Project site’s western boundary is approximately one mile east of Interstate 5 (I-5). State Route 138 (SR-138) bisects the southern portion of the Project site. The California Aqueduct diverges into its east and west branches immediately north of the Project site. The Angeles National Forest is located approximately one mile southeast of the Project site.

29. The Project site is predominately native grassland, much of which has historically been used for grazing. The site provides a wildlife corridor for bears, mountain lions, and bobcats, and is also home to grey foxes, mule deer, pronghorn antelope, coyotes, and a variety of bird and bat species. Notably, the site provides nesting and foraging areas for rare and listed species including the California condor, bald eagle, and burrowing owl. In the past, the County designated portions of the Project site as part of the San Andreas Significant Ecological Area (SEA) No. 17.

30. One thousand acres of the Project site are currently used by Tejon Ranch as pivot fields and have been designated as Prime Farmland by California’s Farmland Mapping and Monitoring Program.

31. 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. Elevations range from approximately 2,975 to 3,635 feet above mean sea level.

1           32. Located at the intersection of several mountain ranges and of the San Andreas and  
2 Garlock Faults, Project topography is rolling to steep and bisected by the California Aqueduct as  
3 well as many existing streams and drainages. Flattening the Project site for construction will  
4 require 100 million cubic yards of grading, at an estimated 40,000 to 100,000 cubic yards of  
5 grading per day, for up to 20 years.

6           33. As the Project site is currently vacant and rural, the Project would require the  
7 construction of massive amounts of infrastructure, including a network of roads and highways,  
8 trenching for water and other utilities, construction of electrical substations and a materials  
9 recovery facility, the extension of electrical lines and telephone access from existing termini,  
10 the construction of two water treatment plants and detention basins, and more so that residents  
11 may access essential services. The Project also includes the construction of schools, fire  
12 stations, police stations, and a library.

13           34. Due to its long distance from established business and population centers, the  
14 Project would add an estimated 75,000 commuter trips per day, with an estimated length of 45  
15 miles each, generating greenhouse gases that could be reduced if the Project were located  
16 nearer to existing population centers.

17           35. The Project will rely primarily on 532 million gallons of groundwater per year and  
18 speculative water supplies procured from the California Aqueduct, despite the area's low  
19 rainfall and history of groundwater basin overdraft.

20           36. Despite recent requirements to include rooftop solar power in all new residential  
21 construction in California, the Project does not include rooftop solar for all of its 19,333  
22 residential units.

### 23 **Project Review and Approval**

24           37. On March 15, 2004, the County of Los Angeles issued a Notice of Preparation for  
25 the 12,000-acre Centennial Project. The County accepted comments until April 14, 2004.  
26 Scoping meetings were held on March 30, 2004, and March 31, 2004.

27           38. In 2008, Tejon Ranch Co. entered into the Ranchwide Agreement with several  
28 environmental organizations. The Ranchwide Agreement called for preservation of large

1 portions of the Tejon Ranch property and the creation and funding of the Tejon Ranch  
2 Conservancy. In exchange, these environmental organizations agreed not to oppose Tejon  
3 Ranch Co.'s efforts to develop several projects, including the Centennial Project. The Tejon  
4 Ranch Conservancy recently lost half of its staff and much of its funding.

5 39. A revised Notice of Preparation was issued on October 1, 2015. The County  
6 accepted comments on the revised Notice of Preparation from October 5 to November 4, 2015.  
7 The County held a scoping meeting on October 21, 2015.

8 40. Project entitlements consist of a specific plan, a zone change to change the zoning  
9 on the site to "specific plan," a general plan amendment to reflect the Project's roadways, a  
10 vesting tentative parcel map to create 20 large-lot parcels for lease, conveyance, and financing  
11 purposes, and conditional use permit, and a development agreement.

12 41. The Draft EIR (DEIR) for the Centennial Project was released on May 15, 2017  
13 for a 90-day review comment period ending August 17, 2017. Hundreds of comments were  
14 submitted to the County by petitioners, state and federal agencies, local entities, Native  
15 American tribes, and members of the public. Groups objecting to the Project include SoCal  
16 350, Great Old Broads for Wilderness, Tri-County Watchdogs, Wild Heritage Planners, Idle No  
17 More SoCal, Defenders of Wildlife, Investing in Place, Center on Race, Poverty & the  
18 Environment, Center for Community Action and Environmental Justice, and Los Angeles  
19 Walks.

20 42. A County Hearing Examiner hearing was held on July 17, 2017 to receive public  
21 comments.

22 43. In May 2018, the County released a final EIR (FEIR) and Responses to Comments  
23 that reflected changes made to the Project in responses to comments and new information  
24 provided.

25 44. The County Regional Planning Commission held hearings on the Project on June  
26 6, 2018, July 11, 2018, and August 29, 2018. Petitioners provided additional comment letters  
27 and testimony at hearings during this time.

28 45. At the close of the hearing period, the Regional Planning Commission



recommended that the Board of Supervisors certify the final EIR and adopt CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

46. In November 2018, the County produced a Consolidated Final EIR that included responses to public and agency comments, as well as clarifications, corrections, and revisions to the text, tables, figures and appendices of the Draft and Final EIR.

47. On December 11, 2018, the County Board of Supervisors held a hearing on the Project. At the conclusion of this hearing, after much testimony in opposition, the Supervisors voted 4-1 in favor of recommending certification of the final EIR and adoption of CEQA findings and a statement of overriding considerations for the Project. In voting against the recommendation, Supervisor Sheila Kuehl stated, "I think it is a little bit of pie in the sky, as I listen to it, that people who live there are going to work there. Don't kid yourself." The Supervisors directed staff to prepare a Project Labor Agreement related to the construction of backbone infrastructure, a job training program, peer-review of fire mitigation strategies, and to increase the percentage of affordable housing in the Project from 15 to 18 percent.

48. On April 30, 2019, the County Board of Supervisors voted to approve the Project as part of the consent calendar. Supervisor Sheila Kuehl requested that the clerk record her opposition to the Project. Petitioner Center testified in opposition to the Project at this hearing. By the end of the administrative process, over 5,500 comments had been submitted that objected to the Project and its enormous environmental impacts.

49. The City posted a Notice of Determination for the Project approvals on or about April 30, 2019.

## **EXHAUSTION OF ADMINISTRATIVE REMEDIES**

### **AND INADEQUATE REMEDIES AT LAW**

50. Petitioners objected to the Project in the administrative process and fully exhausted their administrative remedies. Petitioners submitted multiple letters during the comment period raising the issues set forth herein and appeared at hearings held on the Project.

51. Petitioners have no plain, speedy or adequate remedy in the course of ordinary law unless this Court grants the requested writs of mandate and injunctive relief. In the absence of

1 such remedies, Respondent's approval of the Centennial Project would form the basis for a  
2 development project that would proceed in violation of state law.

3 52. Petitioners have complied with Public Resources Code section 21167.7 by filing a  
4 copy of this petition with the California Attorney General. A copy of that notice is attached as  
5 Exhibit A.

6 53. Petitioners have complied with Public Resources Code section 21167.5 by  
7 providing the County of Los Angeles and Los Angeles County Board of Supervisors with  
8 notice of its intention to commence the action. Copies of these notices are attached as Exhibit  
9 B.

10 54. Petitioners elect to prepare the administrative record. A copy of that election is  
11 attached as Exhibit C.

### 12 **FIRST CAUSE OF ACTION**

#### 13 **(VIOLATIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT)**

14 55. Petitioners incorporate all previous paragraphs as if fully set forth.

#### 15 **Inadequate Analysis and Mitigation of Impacts**

16 56. CEQA requires the County to conduct an adequate environmental review prior to  
17 making any formal decision regarding projects subject to CEQA. (CEQA Guidelines, 14 Cal.  
18 Code Regs. § 15004).

19 57. CEQA imposes upon the County a clear, present and mandatory duty to certify an  
20 EIR only if the EIR fully discloses to the public the significant environmental effects that may  
21 occur. The EIR for the Centennial Project lacks the necessary analysis.

22 58. Further, CEQA requires adoption of all feasible mitigation measures that will  
23 reduce adverse environmental impacts. Many feasible mitigation measures were ignored in the  
24 EIR.

#### 25 **a. The EIR Failed to Adequately Analyze and Mitigate Aesthetic and 26 Recreational Impacts.**

27 59. Although the Project will construct a city of 57,000 people in an otherwise rural  
28 and undeveloped area, the EIR fails to adequately analyze, disclose, and mitigate the Project's  
myriad visual impacts.

1           60. The Pacific Crest Trail will be realigned through the Project site. The EIR claims  
2 that any impacts to the trail will be minimized by MM 13-4 which will construct a wall to  
3 screen structures and residences. However, the Pacific Crest Trail's purpose is to allow hikers  
4 to experience nature, tranquility, and the open vistas of preserved lands extending from the  
5 Mexican border to the Canadian border. Requiring hikers to follow a wall will remain a  
6 significant impact compared with the existing, unspoiled setting.

7           61. The EIR contains no binding mitigation measures requiring provision of a natural  
8 setting for the trail.

9           62. The EIR fails to acknowledge impacts on scenic highways including State Route  
10 138, based on the road's inclusion in a development area of the Antelope Valley Area Plan.

11           63. The EIR's mitigation measures for light and glare are inadequate to truly mitigate  
12 the impacts of installing thousands of people in an undeveloped area, especially with regard to  
13 wildlife that rely on dark skies for foraging, navigation, regulation of day-night cycles, and  
14 protection.

15           64. The EIR fails to even try to mitigate the visual impacts of 20 years of construction  
16 in violation of CEQA.

17           65. The EIR's mitigation measures concerning the impacts of converting rural lands to  
18 urban lands, MM 7-13, 13-1, 13-2, and 13-3, are inadequate and conditioned on the developer's  
19 definition of "if feasible."

20           **b. The EIR Failed to Adequately Analyze and Mitigate Biological Impacts.**

21           66. CEQA requires that environmental review assess a project's potential for adverse  
22 impacts on wildlife and sensitive natural communities.

23           67. The EIR fails to disclose and analyze information necessary for decisionmakers  
24 and the public to evaluate the Project's impacts on wildlife and sensitive natural communities.

25           68. The Project would convert thousands acres of natural lands to suburban  
26 development where the Sierra Nevada, Mojave Desert, and the Transverse Ranges ecoregions  
27 converge. The Project site also sits near the convergence of California's two largest faults,  
28 resulting in soil conditions that lead to unique biological and botanical resources.

69. Development over the last century has destroyed nearly all of California's native grasslands. The Project site is one of the largest remaining stands of native perennial grassland in the state. The perennial bunchgrass community on the site covers 5,500 continuous acres with minimal intrusion of introduced annual grasses and a high richness of bunchgrass species. Countless rare plant species are found on and near the Project site, including California androsace, crownscale, round-leaved filaree, Mojave spineflower, sylvan scorzonella, and adobe yampah.

70. Habitat destruction is a leading cause of plant and animal species extinction.

71. Even where habitat is not directly destroyed, development near habitat results in fragmentation and the imposition of "edge effects" on the habitat that remains. Noise, and light pollution, invasive species, polluted runoff, and direct impacts of roads and fences harm wildlife or render remaining lands suboptimal.

72. Despite the conversion of thousands of acres from open space wilderness into a city, the EIR concludes that the Project's impacts will be less than significant after mitigation.

73. As the EIR rejected feasible alternatives and mitigation measures that would further reduce or avoid the Project's impacts on biological resources, this conclusion lacks substantial evidence.

74. Further, the Project's incorporated mitigation measures are unlikely to mitigate the Project's significant impacts on biological resources. This is especially true with regard to native grasslands.

75. The Project proposes to mitigate for development of Project lands by setting aside other lands for conservation. However, the grasslands slated for development were previously proposed by the County for designation as part of a Significant Ecological Area as grasslands of high species diversity. In contrast, the grasslands proposed for conservation lack data showing they are comparable in species richness and diversity.

76. The loss of several thousand acres of a unique type of native perennial grassland is a significant and unavoidable impact not recognized by the EIR.

77. The biological reports underlying the EIR vastly understate the quality and

1 ecological value of the site's native grasslands and omit discussion of geology or soils.

2 78. The biological reports underlying the EIR's analysis inadequately analyze  
3 wildflowers and the Project's potential impacts on species.

4 79. The EIR downplays several important plant communities by lumping them  
5 together as "Native Perennial Grassland/California Annual Grassland," resulting in the failures  
6 to adequately disclose, analyze, and mitigate impacts to native perennial grassland and  
7 wildflower field communities.

8 80. Additionally, the lands being proposed for conservation have already been  
9 conserved. Three of the Project's proposed mitigation areas already have conservation  
10 easements that were recorded after California's Wildlife Conservation Board paid the Tejon  
11 Ranch Co. \$15.8 million for their preservation. The Project impermissibly seeks to use past  
12 conservation for future development.

13 81. Project mitigation relies on mitigation ratios that are too low to ensure mitigation  
14 success, such as 1.8:1 for landscape connectivity.

15 82. An adequate EIR analysis requires an environmental baseline that accurately  
16 represents pre-project conditions.

17 83. However, the EIR's consulting biologists failed to conduct comprehensive surveys  
18 of the entire Project site. Between this and the lack of access to private property, the EIR  
19 understates the species diversity of the Project site.

20 84. The EIR fails to adequately mitigate the Project's impacts on rare plants. MM 7-1  
21 defers surveys and formulation of a Special Status Plan Species Restoration Plan and a  
22 Biological Resource Mitigation Plan until the future. CEQA requires that mitigation measures  
23 be formulated before project approval so their efficacy can be evaluated by the public and  
24 decisionmakers. This is especially important with regard to native plant species, as relocation  
25 and reestablishment of populations is only successful eight percent of the time.

26 85. The Project site hosts ten species of oak trees and is a living laboratory of oak  
27 hybridization.

28 86. Although the EIR relies on an Oak Woodland Mitigation Plan and an Oak

1 Maintenance Plan to conclude that impacts to oak woodlands will not be significant, these plans  
2 have been deferred to a future process, without adequate performance criteria. This violates  
3 CEQA's prohibition against deferred mitigation.

4 87. The EIR also impermissibly excluded Alternative G, the Reduction of Oak  
5 Woodland Impact Alternative.

6 88. The Project site is consistently used by state and federally-listed California  
7 condors, but the County rejected recommended mitigation for condors. MM 7-6 addresses  
8 construction-related impacts and the removal of dead cattle that might attract condors to the  
9 site, but fails to contain an enforceable timeline for implementation. No mitigation is included  
10 to offset the impacts of microtrash, litter, vehicle fluids, and food waste of 57,000 people on  
11 condor populations.

12 89. Project implementation would result in the loss of 6,416 acres of foraging habitat  
13 for raptors including golden eagles, northern harrier, and white-tailed kites. These raptors are  
14 also directly impacted by residential development through poisoning, collisions, and power  
15 lines. Yet the Project fails to include mitigation beyond MM 7-6, which is limited to  
16 construction impacts. The Project lacks mitigation for operational impacts that may harm  
17 protected raptor species.

18 90. Similarly, in reliance on flawed MM 7-6, the EIR concludes, without support, that  
19 the Project will not impact bald eagles known to frequent the Project site near Quail Lake. The  
20 EIR fails to include protection for roosting or nesting sites.

21 91. Swainson's hawks, which are listed as threatened under the California Endangered  
22 Species Act, use the site and its farmed lands. The EIR admits the Project would destroy the  
23 habitats used by these protected birds, but concludes, without support, that these impacts would  
24 not be significant.

25 92. The EIR failed to survey for ringtail, a mammal found in the Project area.

26 93. Although the EIR identified willow flycatchers, least Bell's vireos, and western  
27 yellow-billed cuckoos on the Project site, it dismissed the potential for impacts in its analysis.  
28 MM 7-5, intended to avoid impacts to migratory individuals, fails to actually require surveys or

actions to protect these species.

94. The tri-colored blackbird, listed as a threatened species under the California Endangered Species Act, was identified nesting at the north edge of the Project site, in Oso Creek, and on the shores of Quail Lake. The EIR estimated that the Project would reduce the population 20 percent, and recommended habitat enhancement measures but provided no requirements or metrics for actually implementing the habitat enhancement. Thus, impacts to this species remain significant.

95. The EIR fails to adequately analyze or mitigate potential impacts to American badgers or silvery legless lizards, burrowing owls, northern harrier, and loggerhead shrike.

96. The Project site hosts the southernmost herd of pronghorn antelope in California. Pronghorn, for which Antelope Valley is named, rely on California's remaining native grasslands. Removal of the Project site's native grasslands will likely adversely affect this small but persistent population. Even so, the EIR failed to analyze the Project's impacts to this iconic animal.

97. The Project site is an important connectivity site for mountain lions and bears, among others. The EIR's evaluation of wildlife connectivity and corridors fails to depict wildlife movement and instead focuses on locating bridges across the California aqueduct.

98. Although much of the Project site was removed from the County-designated Significant Ecological Area during the Antelope Valley Area Plan at Tejon's request, information in the EIR and elsewhere confirms that the Project site continues to meet the County's criteria for designating a Significant Ecological Area.

99. The EIR fails to analyze Project impacts to wildlife under climate change, despite the fact that the Project will have a multi-decade implementation schedule.

100. The EIR relies on the Ranchwide Agreement to mitigate project impacts. However, the County is not a party to the Ranchwide Agreement. The Agreement may only be enforced by the Tejon Ranch Conservancy, which is partially controlled by the Project proponent.

**c. Greenhouse Gas Emissions are Not Adequately Analyzed or Mitigated.**

1           101. As a sprawl development with long commutes and massive construction  
2 requirements for infrastructure and buildings, the Centennial Project’s construction and  
3 operation will emit many tons of carbon dioxide and other greenhouse gases into the  
4 atmosphere.

5           102. The California Air Resources Board recognized, “The Project is currently one of, if  
6 not the, largest land use development projects proposed in California and, as currently proposed,  
7 substantially conflicts with the State’s climate goals. As currently proposed, its laudable housing  
8 goals do not outweigh the public health, environmental, and quality of life costs that will be  
9 imposed by its development.”

10           103. The EIR vastly underestimates the Project’s greenhouse gas emissions, leading to  
11 its failure to adequately analyze or mitigate these emissions.

12           104. The EIR improperly relies on the fallacies that most Project residents will be  
13 employed onsite and that employees will not commute to or from the Project site.

14           105. The EIR fails to consider the Project’s greenhouse gas emissions if the Project is  
15 not built in the order proposed, although the Project is not required to produce jobs at any  
16 particular point in Project implementation and the Project may be modified at-will based on  
17 market conditions and economic factors.

18           106. The EIR also improperly relies on the state’s Cap and Trade program and on other  
19 climate plans to mitigate the Project’s massive greenhouse gas emissions.

20           107. CEQA requires the inclusion of all feasible mitigation when a Project will have  
21 significant impacts on the environment. (Public Resources Code § 21002.) Additional, feasible  
22 mitigation measures proposed by Petitioners, CAPCOA, and others, are available, but were not  
23 adopted by the Project.

24           108. While the EIR discusses limits for the greenhouse gas emissions of its electricity,  
25 the County did not require the Project to be fully “zero net energy.” Zero net energy  
26 developments are feasible and being implemented currently, most recently at Newhall Ranch.  
27 A development that reduces onsite greenhouse gases to the maximum extent practicable and  
28 offsets all other emissions through local emissions projects is feasible and should have been



1 required.

2 109. The Project could contain more EV charging stations, faster EV charging stations,  
3 and technology in addition to EV charging stations.

4 110. The Project fails to require distributed or rooftop solar installations, required by  
5 the California Energy Commission for all new homes as of 2020.

6 111. An EIR is required to analyze whether the energy conservation measures in  
7 Appendix F of the CEQA Guidelines could be adopted in a project. (*California Clean Energy*  
8 *Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 209.) The EIR lacks this analysis.

9 **d. The EIR's Noise Analysis is Inadequate.**

10 112. Traffic created and exacerbated by the Project will have direct, indirect, and  
11 cumulative impacts on noise, with significant impacts on sensitive receptors, including wildlife.

12 113. However, the Project's noise mitigation measures are not binding and enforceable,  
13 as required. For example, MM 12.1 requires the submission of a noise assessment, but does not  
14 require that mitigation be formulated using the information gathered in that assessment.

15 114. The EIR fails to account for the noise perceptibility of wildlife.

16 115. The EIR fails to adequately disclose, analyze, or mitigate the Project's consistency  
17 with General Plan policies and County Code provisions governing noise.

18 116. Construction mitigation measures, such as MM 12-3, are too vague to provide  
19 sufficient protection to sensitive receptors.

20 117. The EIR fails to analyze cumulative impacts on noise based on these  
21 impermissibly vague and deferred mitigation measures.

22 **e. Transportation and Traffic Impacts Are Not Sufficiently Analyzed or**  
23 **Mitigated.**

24 118. As it is located 65 miles from downtown Los Angeles and 35 miles from the  
25 closest job centers of Lancaster and Santa Clarita, the Centennial Project is the very definition  
26 of urban sprawl. As residents will have to drive an estimated 45 miles per trip outside Project  
27 boundaries, the Project will generate large amounts of traffic on State Route 138 and Interstate  
28 5.

119. To determine environmental impact, an EIR compares the existing conditions on a

1 project site with the conditions expected after the project is implemented. The pre-project  
2 conditions are known as the baseline. An improper baseline skews environmental analysis and  
3 precludes informed decisionmaking.

4 120. The Centennial Project EIR artificially inflates the traffic baseline by including  
5 projects that do not currently exist, such as Tejon Mountain Village and the Grapevine Specific  
6 Plan. While these projects should be included in cumulative traffic analysis for the Centennial  
7 Project, they cannot be treated as part of the existing conditions at the time of the Project's  
8 Notice of Preparation. A court recently found that Kern County violated CEQA in approving  
9 the Grapevine Specific Plan and required the county to rescind those project approvals. Tejon  
10 Mountain Village's project approvals are currently in litigation.

11 121. The EIR's analysis of traffic impacts is further infected by its use of the outdated  
12 2012 Southern California Association of Governments Regional Transportation  
13 Plan/Sustainable Communities Strategy for growth projections instead of the 2016-2040  
14 version, which was adopted April 7, 2016, three years before the Centennial Project was  
15 approved.

16 122. The EIR understates traffic impacts and trip generation by assuming, without  
17 evidence, that all onsite jobs will be filled by Project residents.

18 123. The EIR further underestimates traffic impacts by assuming, without assurance,  
19 that the Project will create jobs for existing residents and that residents will work at the jobs  
20 created by the Project instead of continuing existing employment. The Project does not require  
21 buildout of job-creating land uses in any particular order, and permits buildout of the entire  
22 Project without job-creation land uses based on "market conditions."

23 124. The EIR fails to allow for increases in existing, without-Project traffic.

24 125. The EIR fails to analyze Project impacts on State Route 138 using the Vehicle  
25 Miles Travelled (VMT) measure.

26 126. The EIR underestimates Project traffic generation by assuming that residents will  
27 rely on bicycle trips for 3-mile trips in a hot and arid region with hilly topography.

28 127. In relying on the separate and outdated 2004 North County Combined Highway

Corridors Study, the EIR fails to account for the impacts on air pollution and climate change that will occur if State Route 138 is widened to accommodate the Project.

128. The EIR claims that traffic impacts will be mitigated because the Project “must” meet certain mobility performance standards, including minimum percentages of different types of non-single occupancy vehicle (SOV) trips. However, the EIR never explains how these minimum standards will be met, or what will occur if those standards are not met.

129. The Project’s estimates and environmental analyses rely on the planning and implementation of plans by the Transit Management Association (TMA). However, the EIR does not specify how or how well the TMA will be funded. Thus, project design features and mitigation measures dependent on the TMA are speculative.

130. The EIR improperly determines certain mitigation measures are “significant and unavoidable” in lieu of actually analyzing their feasibility, especially with regard to highway improvements.

131. Other traffic mitigation measures identified by the EIR are deferred, illusory, or unenforceable. For example, MM 10-2 merely requires the submission of a traffic study. MM 10-6 requires compliance with the Centennial Transportation Improvement Plan. However, the Project proponent is not actually required to enter the Centennial Transportation Improvement Plan, it need only “seek” to enter such a plan. MM 10-3 and 10-6 are similarly voluntary.

132. Mitigation measures MM 10-7, 10-8, and 10-9 permit the Project proponent to contribute an unspecified “fair share” toward infrastructure improvements in lieu of complying with the Centennial Transportation Improvement Plan.

133. The EIR has similar deferred and illusory mitigation language regarding cooperation with Caltrans that cannot be relied on to reduce or avoid significant and unavoidable traffic impacts.

134. Accordingly, the EIR fails to adequately analyze, disclose, and mitigate the Project’s very large and significant traffic impacts.

**f. Population and Housing Impacts are Not Adequately Analyzed or Mitigated.**

135. The EIR assumes that population and housing impacts will not occur because the

1 Project will provide 1.22 jobs per housing unit. However, the Project contains no guarantees  
2 that the land uses that would produce these jobs would ever be built, although residential uses  
3 would begin construction immediately. On the contrary, commercial and industrial land uses  
4 and phases of development containing these uses could be deferred indefinitely based on  
5 market forces and the state of the economy.

6 136. Moreover, even if jobs do materialize in the future, there is no guarantee that  
7 residents living in the Project will work on site. More likely, residents from Los Angeles  
8 County with stable jobs that enable them to purchase a home in the Project will choose to retain  
9 their higher-paying existing job, rather than move to a likely lower-pay job in the grocery stores  
10 and resident-serving business that will be constructed first.

11 137. The EIR also fails to account for Kern County's high unemployment rate and the  
12 likelihood that Kern County residents will welcome and travel to new jobs created by the  
13 Project.

14 138. Although the EIR itself admits the Project would increase population and housing  
15 at the Project site, it fails to discuss mitigation measures for this significant impact, based on  
16 alleged consistency with the Antelope Valley Area Plan.

17 139. Thus, the Project's significant impacts on population and housing are not  
18 adequately disclosed, analyzed, or mitigated in the EIR.

19 **g. Growth-Inducing Impacts are Not Adequately Analyzed or Mitigated.**

20 140. EIRs are required to provide a detailed discussion of the growth-inducing impacts  
21 of a project. (CEQA Guidelines § 2100(b)(5); 21156.)

22 141. The Project will extend urban infrastructure into a rural area, 35 miles from the  
23 nearest job centers of Santa Clarita and Lancaster, and will induce growth to the northernmost  
24 reaches of Los Angeles County.

25 142. The EIR improperly assumes disclosure and analysis of the Project's growth-  
26 inducing impacts based on the previous analysis contained in the Antelope Valley Area Plan.  
27 The Antelope Valley Area Plan did not evaluate the growth-inducing impacts of the Project.

28 143. Although the EIR admits unplanned development could occur, the EIR's analysis

1 assumes that unplanned development will not occur.

2 144. The EIR concludes that growth-inducing impacts will be limited by the 2008  
3 Ranchwide Agreement; however, the Agreement is not binding on property owners outside of  
4 Tejon Ranch, and the County lacks authority to enforce the Agreement.

5 145. The EIR fails to acknowledge the Project's contribution to the potential widening  
6 and realignment of State Route 138.

7 146. Finally, the EIR's growth-inducing impacts analysis is internally inconsistent and  
8 conflicts with other analyses of the EIR.

9 **h. Fire Impacts are Not Adequately Analyzed or Mitigated.**

10 147. The Project is located in an area designated by the County and CALFIRE as a  
11 Very High or High Fire Severity Zone, complete with steep terrain and high winds.

12 148. In addition to endangering the residents and workers of the Project, the placement  
13 of some 57,000 people and their vehicles in a fire prone area increases the likelihood of fire in  
14 and around the Project site.

15 149. Even so, the EIR relies on mitigation measures that do not take into account the  
16 dangers of building new facilities and installing a permanent population in a fire prone area.

17 150. Although the County required "peer review" of the Project's fire prevention and  
18 safety measures when it approved the Project, these procedures not reduce or eliminate the  
19 danger of placing some 57,000 residents in a fire prone area in the first place.

20 151. The EIR also fails to include sufficient specificity about the Project's fuel  
21 modification plan and the extent to which it will have impacts on the Project area's important  
22 biological resources.

23 152. While much of California's native species are adapted to fire, the recent megafires  
24 experienced in California burned hotter and further than previous fires, resulting in greater and  
25 sometimes permanent damage to plant communities. The EIR fails to analyze the impacts to  
26 biological resources that will occur if more frequent or severe fires impact the area.

27 **i. Land Use Impacts are Not Adequately Analyzed.**

28 153. The EIR is unclear as to whether areas designated as "open space" will truly

1 remain open space in perpetuity. While the EIR claims that nearly 6,000 acres are designated  
2 as “open space” under the Project, only 3,681 acres are designated as Significant Ecological  
3 Area 17 “to be preserved in perpetuity.”

4 154. The Project’s development of a city of some 57,000 people in an otherwise rural  
5 area will extend urban infrastructure far from other employment and population centers and  
6 induce growth in an area rich with sensitive habitat and species. This growth-inducement will  
7 result in significant impacts to offsite biological resources, air quality, traffic, greenhouse gases,  
8 water resources, and other areas that were not adequately disclosed, analyzed, or mitigated in  
9 the EIR.

10 155. The Project will develop 1,000 acres of farmland, including land deemed Prime  
11 Farmland by the State of California. Feasible alternatives and mitigation were available to  
12 avoid this significant and unavoidable impact, but were rejected.

13 156. CEQA requires an EIR to disclose, analyze, and mitigate a Project’s conflicts with  
14 applicable land use plans.

15 157. The applicable Regional Transportation Plan/Sustainable Communities Strategy is  
16 a plan with which the Project must be consistent.

17 158. The Project’s estimated 57,000 residents at buildout exceed the Southern  
18 California Association of Government projections for 2040, rendering the Project inconsistent  
19 with the applicable Regional Transportation Plan/Sustainable Communities Strategy required  
20 by SB 375.

21 159. Land use decisions must be consistent with all applicable land use policies,  
22 including the Los Angeles County General Plan and all of its elements. (*Pfeiffer v. City of*  
23 *Sunnyvale City Council* (2011) 200 Cal.App.4th 1552, 1562-63.)

24 160. The County violated state planning and zoning law when it approved the Project  
25 because the Project is incompatible with the General Plan and related development ordinances  
26 because it does not meet their development standards and goals, examples of which are  
27 described in the following paragraphs.

28 161. General Plan Policy LU 3 provides that development patterns in the County should

discourage suburban sprawl.

162. The Los Angeles County General Plan provides, “Jobs-housing balance is reached by working toward increasing opportunities for people to work and live in close proximity, and reduce long commutes that are costly both economically and environmentally.”

163. Instead, the Project would site thousands of people dozens of miles (at least) from employment opportunities.

164. The General Plan also discourages suburban sprawl because it contributes to “traffic congestion, air pollution, and greenhouse gas emissions.” The Project will disproportionately add to all of these harms, rendering it inconsistent with General Plan LU 3.

165. The Antelope Valley Area Plan (AVAP), adopted in June 2015, governs land use in the Project area.

166. The Project is inconsistent with various portions of the adopted AVAP’s Land Use Element, including, but not limited to:

167. Goal LU 2 requires land use patterns that protect environmental resources. However, the Project will be built on land that was, until recently, designated by the County as a significant ecological area.

168. The Project is sited in an area prone to natural hazards and is, therefore, inconsistent with Goal LU 3 and Policies LU 3.1 and 3.5.

169. The Project is inconsistent with Goal LU 5, which requires that land use patterns decrease greenhouse gas emissions. The Project will disproportionately add to the region’s greenhouse gas emissions by siting residents far from existing employment, schools, and city centers.

170. Policy LU 5.1 requires consistency with the Sustainable Communities Strategy required by SB 375. However, the Project would exceed the Southern California Association of Government’s population projections in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. The Project’s location far from employment centers is also the antithesis of any sustainable community.

171. By not assuredly providing local employment opportunities, the Project is

inconsistent with Policies LU 5.2, 5.3, and 5.4

172. Policy LU 5.3 requires preservation of open space areas, but the Project will reduce existing open space by approximately 6,000 acres.

173. Since the Project will not require any land use patterns that promote alternatives to the automobile, the Project is inconsistent with the AVAP Mobility element, in particular, Goal M1, Policy M1.1, goal M2, Policy M2.2, Policy M2.3, and Policy M2.4

174. The Project fails to identify sustainable water resources, and is therefore inconsistent with the AVAP's water resources policies and Policies COS1.1 and COS 2.1 of the AVAP Conservation Element.

175. By requiring long commutes for early residents, the Project would further impair air quality in already-degraded air basins, placing the Project in conflict with AVAP Air Quality Goal COS 9 and Policies COS9.1, 9.2, and 9.3

176. The Project will not adequately protect residents from high fire danger or seismic hazards inherent in developing a new city at the intersection of two active faults, and will therefore be inconsistent with the AVAP Public Safety, Services, and Facilities Element.

177. The EIR's failure to disclose, analyze, and mitigate the Project's inconsistencies with these land use plans and policies violates CEQA.

178. Additionally, the EIR fails to analyze the project's significant and adverse impacts on existing urban areas, especially given that the Project proponent's own market study predicted that the Project would draw demand away from existing towns.

**j. Water Quality Impacts are Not Adequately Analyzed.**

179. The new Centennial Project city will generate urban runoff, water containing dissolved solids, pesticides, fertilizers, oil, grease, heavy metals, bacteria, trash, nutrients, and other pollutants known to harm water quality.

180. The EIR contains inconsistent information regarding the Project site's hydrology, resulting in an inadequate disclosure of the Project's potential water quality impacts. For example, the EIR states both that 55 percent of the site is in the Gorman Drainage Area and that 4 percent of the site drains into Gorman Creek.



1           181. Pesticides and other residential chemicals adversely affect water quality and  
2 species that rely on watercourses. Amphibian species including the California treefrog,  
3 California toad, and black-bellied salamander are especially sensitive to water quality  
4 disturbances. Yet the EIR does not disclose the riparian wildlife present in Gorman Creek, Oso  
5 Creek, Quail Lake, or the Santa Clara River, watercourses into which the Project site ultimately  
6 drains. As a result, the EIR does not disclose, analyze, or fully mitigate the Project’s potential  
7 water quality impacts on those or other watercourses.

8           182. Similarly, the EIR fails to analyze the potential impacts of commercial or  
9 industrial chemicals associated with the Project, although the Project fails to ban harmful  
10 chemicals from use.

11           183. The Project relies on Best Management Practices to mitigate undisclosed water  
12 quality impacts, but fails to require any of these practices as enforceable mitigation measures.

13           184. The EIR claims that pesticide impacts will be reduced by the use of “integrated  
14 pest management” techniques, but fails to explain what these techniques are or actually require  
15 their use.

16           185. The Project will construct 28 onsite detention and retention basins. Such basins  
17 may attract invasive bullfrogs, which outcompete and ultimately replace native populations.  
18 Even so, the EIR fails to disclose, analyze, or mitigate the impacts of bullfrogs on existing  
19 amphibian populations.

20           **k. Air Quality Impacts are Not Adequately Analyzed.**

21           186. The U.S. government estimates that 10 to 12 percent of the country’s total health  
22 costs are attributable to air pollution. Air pollution adversely affects wildlife, plants, and  
23 agricultural crops.

24           187. The adverse impacts of air pollution are felt most heavily by young children, the  
25 elderly, pregnant women, people with existing heart and lung disease, and environmental  
26 justice communities.

27           188. Southern California, and Los Angeles County, in particular, is one of the most  
28 polluted regions in the country. Much of the pollution in Southern California is caused by

1 transportation. The South Coast Air Basin, San Joaquin Valley Air Basin, and Mojave Desert  
2 Air Basins currently fail to satisfy health-based standards of the Clean Air Act.

3 189. Construction and operation of the Project will result in large air emissions.  
4 However, the EIR fails to fully analyze how the Project's emissions will affect the San Joaquin,  
5 South Coast, and Mojave Desert air basins and whether it will prevent the state from meeting  
6 California's State Implementation Plans.

7 190. Although unlikely, the EIR assumes that the Project's 23,675 employment  
8 opportunities will be filled by Project residents. Thus, the EIR's air quality analysis is  
9 understated by the emissions from trips made by residents who retain existing jobs when they  
10 move to the Project and by residents forced to commute because the Project does not actually  
11 require the implementation of job-creating land uses along with the construction of houses.

12 191. Even if the Project's optimistic employment numbers are met, the Project will  
13 require 12,501 people to commute outside the Project to jobs located 35-65 miles away. The  
14 emissions of each of these daily commutes contributes to regional air pollution.

15 192. The EIR contains mitigation for air quality impacts, but MM 11-4, 11-5, and 11-6  
16 fail to address the pollution generated by external automobile trips.

17 193. The EIR fails to acknowledge that particulate matter generated by Project-related  
18 trips, through wind and vehicle movement, will affect the San Joaquin Valley or Mojave Desert  
19 air basins.

20 194. Air quality impacts are further underestimated because the EIR underestimates trip  
21 lengths and overestimates trip capture within the Project.

22 195. Mitigation measures, including MM 11-4 and 11-6 are vague and unenforceable.  
23 MM 11-5, pertaining to bicycle parking, is laudable, but it is unlikely that bicycles will become  
24 a dominant form of transportation in a region with hilly topography and summer temperatures  
25 that exceed 100 degrees Fahrenheit.

26 196. The EIR fails to discuss or analyze feasible mitigation measures submitted by  
27 Petitioners to the County. As CEQA requires the adoption of all feasible mitigation measures  
28 for impacts found to be significant and unavoidable, the failure of the County to adopt these

measures violates CEQA.

**l. Seismic Risks are Not Adequately Analyzed.**

197. CEQA requires an analysis of a project's potential impacts to human beings, including risks caused by active earthquake faults.

198. The Project site is located at the intersection of California's two largest faults: the San Andreas and Garlock.

199. Despite this, the EIR claims that the Project's seismic risk is no higher than anywhere else in Southern California.

200. According to probabilistic seismic hazard maps prepared by the United States Geological Survey and the California Geological Survey, the Project site has the highest level of earthquake hazard in the state.

201. The EIR analyzes earthquake risk for the center of the Project site instead of areas of the site that would experience greater impacts and fails to incorporate seismic risks into the siting of schools and hospitals.

202. Otherwise, the EIR fails to include mitigation for seismic risk at the Project site, instead deferring to building codes.

203. The EIR further fails to evaluate risks associated with earthquake-triggered landslides.

**m. Water Supply Risks and Impacts are Not Adequately Analyzed.**

204. The Project site is arid and devoid of local water supplies beyond groundwater.

205. Water Code section 10632(a)(2) requires a water shortage analysis to be based on the driest three-year historic period for an agency's water supply.

206. Instead, the EIR relies on an outdated water shortage analysis that excludes the 2011-2017 drought.

207. An EIR must discuss the reliability of a project's water supply in the short term and the long term, as well as the environmental impacts of procuring those water supplies.

208. The EIR also relies on 6,700 acre-feet of banked water, inflating the availability of water in the long term.

1           209. The EIR’s water supply analysis fails to take into account the impacts of climate  
2 change and likely decreased rainfall and aqueduct deliveries in the future.

3           210. The EIR assumes that proper management of the Project’s water bank will ensure  
4 water availability in dry years. However, dry years that would require water bank water are not  
5 guaranteed to follow extra wet years in which water could be banked.

6           211. The EIR also relies on availability of water in an overdrafted water basin that is  
7 subject to adjudication. Excess supplies for the Project are speculative.

8           212. The EIR fails to analyze the environmental impacts of the Project’s use of the  
9 “Nickel water” or to analyze its reliability.

10          213. Additionally, the EIR fails to adopt concrete or enforceable water mitigation  
11 measures.

12          214. The Project will have a significant impact on water supplies that is not adequately  
13 disclosed, analyzed, or mitigated.

14 **Reliance on the Tejon Ranch Conservancy to Implement Mitigation Violates CEQA.**

15          215. CEQA requires that mitigation measures be feasible, effective, concrete and  
16 enforceable.

17          216. “Feasible” means “capable of being accomplished in a successful manner within a  
18 reasonable period of time, taking into account economic, environmental, social, and  
19 technological factors.” (Public Resources Code § 21061.1.)

20          217. Project mitigation measures rely heavily on the Ranchwide Agreement and the  
21 Tejon Ranch Conservancy. For example, the Conservancy will “adopt, update, monitor, and  
22 enforce implementation of the Ranch-wide Management Plan...on dedicated conservation areas  
23 and option areas subject to conservation, mitigation, and enhancement measures.” The Project  
24 also relies on the Conservancy to implement habitat enhancements and monitor pronghorn  
25 populations. Similarly, the Ranchwide Agreement transfers long-term responsibility for  
26 mitigation activities from Tejon Ranch Company to the Conservancy that include vegetation  
27 planting and management, animal control for nonnative animals, condor feeding, signage,  
28 nonnative plant control, and wetland and stream course restoration.

1           218. However, the Tejon Ranch Conservancy is facing severe financial challenges that  
2 may render it unable to function beyond 2021. The Conservancy's President and CEO resigned  
3 on February 6, 2019, and the Conservancy will not be filling those positions or vacated positions  
4 that include Conservation Communications Manager, Public Access Manager, or Stewardship  
5 Manager. The Conservancy is currently operating with half of its normal staff and very limited  
6 financial resources, if any.

7           219. Given that the Conservancy is underfunded and understaffed and that future of the  
8 Conservancy itself is speculative, it is unclear how or if the mitigation measures prescribed in  
9 the EIR and Mitigation Monitoring and Reporting Program will be implemented. Mitigation  
10 measures relying on the Ranchwide Agreement and the Tejon Ranch Conservancy, therefore,  
11 are speculative and violate CEQA.

12           220. Accordingly, the Project's significant impacts on land use, biological resources,  
13 and other impact areas that rely on the Ranchwide Agreement and Conservancy implementation  
14 remain unmitigated in violation of CEQA.

15 **The Project Description is Unstable.**

16           221. An EIR's analysis of environmental impacts is based on the project description.  
17 Accordingly, an "accurate, stable, and finite project description is the sine qua non of an  
18 informative and legally sufficient EIR." (*County of Inyo v. City of Los Angeles* (1977) 71  
19 Cal.App.3d 185, 193.) "However, a curtailed, enigmatic, or unstable project description draws a  
20 red herring across the path of public input." (*San Joaquin Raptor Rescue Center v. County of*  
21 *Merced* (2007) 149 Cal.App.4th 645, 655.)

22           222. CEQA requires an EIR to analyze a project's reasonably foreseeable impacts,  
23 including those of future improvements required to accommodate a project.

24           223. Without an accurate and complete project description, decisionmakers and the  
25 public cannot fully understand a project's likely impacts on the environment.

26           224. The project description fails to include the full scope of the Project, contains  
27 misleading statements, and is impermissibly vague. Accordingly, it fails to "adequately apprise  
28 all interested parties of the true scope of the project," and approval of the Project was a

1 prejudicial abuse of discretion that violates CEQA. (*City of Santee v. County of Sawn Diego*  
2 (1989) 214 Cal.App.3d 1438, 1454-55.)

3 225. The Centennial Project's project description is insufficient in several respects,  
4 including, but not limited to:

5 226. The EIR claims that widening of State Route 138, which bisects the Project site, is  
6 not part of the Project, but would "anticipate[] and complement" the planned improvements.  
7 However, the draft environmental review documents for proposed State Route 138  
8 improvements are clear that State Route 138 would not need to be widened if not for the Project.  
9 Thus, the widening of State Route 138 is a reasonably foreseeable impact of the Project and  
10 should have been analyzed in the EIR.

11 227. The EIR claims that the Centennial Project is merely the implementation of the  
12 Antelope Valley Area Plan (AVAP), adopted in 2015. However, the AVAP was clear that "any  
13 master-planned community within the West EOA would require further planning activities."  
14 Impacts of the Project cannot be ignored in reliance on past AVAP planning processes.

15 228. The EIR purports to analyze the environmental impacts of 19,333 dwelling units,  
16 although accessory dwelling units (ADUs) will be permitted, potentially doubling the number of  
17 units constructed in the Project. The EIR's failure to analyze the impacts of additional dwelling  
18 units and a larger population based on a claim of "variations in household occupancy"  
19 dramatically understates the Project's potential environmental impacts during both construction  
20 and operation and violates CEQA.

21 229. The project description is unclear regarding whether grazing will be permitted in  
22 areas designated as "open space." Grazing can adversely impact water courses and water  
23 quality, as well as biological resources.

24 230. Importantly, the EIR does not clearly lay out when the Project's various  
25 construction phases will occur. Instead, the EIR states that phases would be timed depending on  
26 market demand, infrastructure timing, and the state of the economy.

27 231. As a result, the Project's calculations and commitments regarding traffic, air  
28 pollution, and greenhouse gases are wholly speculative. For example, if phases of the Project

1 that would provide commercial or industrial jobs are delayed, Project residents would be  
2 required to continue 50-mile-long commutes, resulting in a dramatic understatement of the  
3 Project's traffic and greenhouse gas emissions, and the failure to adequately mitigate those  
4 significant environmental impacts.

5 232. The EIR contains unstable descriptions for land uses within the specific plan. For  
6 example, "any rejected school site shall revert to residential land use." If land uses throughout  
7 the Project are unstable, so are the EIR's projections for the environmental impacts attributable  
8 to those land uses.

9 233. The EIR's Project description is also inconsistent with the Project described in and  
10 permitted by the Development Agreement.

11 **The EIR Improperly Segments/Piecemeals Analysis.**

12 234. CEQA requires an EIR to analyze "the whole of an action, which has a potential for  
13 resulting in either a direct physical change in the environment or a reasonable foreseeable  
14 indirect physical change in the environment." (*Tuolumne County Citizens for Responsible*  
15 *Growth, Inc. v. City of Sonora* (2007) 155 Cal.App.4th 1214, 1222.)

16 235. The EIR claims that widening of State Route 138, which bisects the Project site, is  
17 not part of the Project, but would "anticipate[] and complement" planned improvements to the  
18 highway. Accordingly, the EIR fails to analyze the impacts of State Route 138 widening and  
19 realignment. Yet, environmental review documents for proposed State Route 138 improvements  
20 are clear that State Route 138 would not need to be widened if not for the Project.

21 236. This is impermissible segmentation in violation of CEQA.

22 **The Alternatives Analysis Is Inadequate.**

23 237. CEQA imposes upon the County a clear duty to consider a reasonable range of  
24 alternatives that may satisfy most project objectives, including any feasible alternative which  
25 could substantially lessen the significant environmental effects of the Project. Despite this  
26 duty, the EIR rejects feasible alternatives and fails to consider potentially feasible alternatives  
27 in detail.

28 238. The objectives governing the alternatives analysis include to "Implement the

Antelope Valley Area Plan,” which is unduly narrow and improperly constrains the consideration of Project alternatives.

239. The EIR impermissibly rejected the No Project Alternative based on inconsistency with the Antelope Valley Area Plan as if the Plan somehow mandates development.

240. The EIR rejects the Public Input Alternative, which would design a wildlife reserve and set aside the property as open space, for failing to include onsite natural open space. This reasoning is nonsensical.

241. The EIR rejects Alternative B based on it being larger than the Project when it is actually smaller.

242. The EIR rejects the Additional Drainage Avoidance Alternative, despite admitting it would have fewer environmental impacts than the Project and meet the Project goals.

243. Similarly, the EIR fails to explain why the Density Clustering/East of Aqueduct Alternative was not considered the preferred alternative because it also has fewer environmental impacts than the Project and would meet project goals.

244. Under CEQA, “the public agency bears the burden of affirmatively demonstrating that, notwithstanding a project’s impact on the environment, the agency’s approval of the proposed project followed meaningful consideration of alternatives and mitigation measures.” (*Mountain Lion Foundation v. Fish and Game Commission* (1997) 16 Cal.4th 105, 134.) This did not happen here.

245. The EIR failed to analyze an alternative accommodating new development in disturbed areas.

246. CEQA requires an alternatives analysis to formulate alternatives to a Project that would substantially lessen or avoid a Project’s significant impacts. One of the Project’s greatest impacts is the conversion of wild open space to residential development. However, the EIR failed to consider alternatives with a significantly smaller footprint than the Project.

247. The Project cannot be approved if an alternative to the Project will reduce the Project’s significant impacts, and that alternative is feasible.

248. The EIR provides no evidence that a smaller project would not be feasible.



1           249. Whether a project is economically infeasible “is not measured by the increased  
2 cost or lost profit, but upon whether the effect of the proposed mitigation is such that the project  
3 is rendered impractical.” (*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th  
4 587, 600.)

5           250. The County’s rejection of and its refusal to even consider feasible alternatives  
6 render the EIR inadequate.

7 **Inadequate Response to Comments Were Provided.**

8           251. Under CEQA, the lead agency must provide written responses to comments  
9 submitted during the EIR comment period. (Public Resources Code § 21092.5.) Responses  
10 require good faith, reasoned analysis. (CEQA Guidelines § 15088(c).)

11           252. Objections to the lead agency’s position must be “addressed in detail giving  
12 reasons why specific comments and suggestions were not accepted.” (CEQA Guidelines §  
13 15088(c).)

14           253. Instead of providing good faith responses, as required by CEQA, many of the  
15 responses to comments were off-point and non-responsive.

16           254. Despite receiving thousands of comments, many of them providing alternatives  
17 and suggesting mitigation for the environmental impacts of the Project, the FEIR included very  
18 limited modifications.

19 **The County Failed to Recirculate the EIR in Light of Significant New Information.**

20           255. CEQA requires an EIR to be recirculated when significant new information  
21 becomes available before certification.

22           256. Significant new information became available prior to the close of the  
23 administrative process that was not included in the EIR, including, but not limited to: (1) the  
24 news that the Conservancy is losing half its staff; (2) the court’s requirement that approvals for  
25 the Grapevine development be rescinded; (3) new information about threats to Southern  
26 California mountain lions outlined in the December 2018 Gustafson study; and (4) the County’s  
27 acknowledgement in December 2018 of the “new normal” of destructive wildfires due in part to  
28 “residential housing growth at the urban wild land interface which poses greater danger to

1 firefighters and to the residents who live in these extremely high fire severity zones.”

2 257. This new information results in newly identified, significant environmental  
3 impacts and an increase in the severity of already-identified significant environmental impacts  
4 that required disclosure, analysis, and mitigation in the EIR before the Project could be lawfully  
5 approved.

6 **The Findings and Statement of Overriding Considerations Are Unsupported by**  
7 **Substantial Evidence.**

8 258. CEQA permits a project with significant adverse environmental impacts to be  
9 approved if the lead agency makes findings, supported by substantial evidence, that the  
10 project’s benefits will outweigh its adverse impacts and that there are not feasible mitigation  
11 measures or less damaging alternatives available.

12 259. The EIR admits the Project will have significant and unavoidable impacts on air  
13 quality, biological resources, climate change, conversion of agricultural land, noise, public  
14 services, growth-inducement, traffic, visual resources, and water supply.

15 260. First, the County improperly rejected feasible alternatives, including alternatives  
16 that would meet Project objectives, to reduce its many, many adverse impacts. Thus, this  
17 finding is not supported by substantial evidence.

18 261. The County also rejected feasible mitigation measures to reduce the Project’s  
19 adverse impacts.

20 262. Second, the County’s claims of Project benefits lack support. For example the  
21 Statement of Overriding Considerations claims the Project will benefit the County by providing  
22 orderly development in close proximity to jobs, but there is no guarantee that jobs will  
23 materialize for the Project’s estimated 57,000 residents who will commute 35-65 miles to  
24 existing jobs in Los Angeles, the Antelope Valley, Santa Clarita, and Bakersfield. These  
25 residents may also continue commuting to their existing jobs even if jobs are created at the  
26 Project.

27 263. The Statement of Overriding Considerations is also based on the Project’s  
28 protection of natural resources and habitats for sensitive species. However, the Project will

1 convert thousands of acres of habitat currently available to sensitive species to residential uses  
2 and expose thousands of additional acres to edge effects, noise, light, and invasive species.  
3 Additionally, the lands “conserved” by the Project have already been conserved by past actions  
4 and/or rely on funding and stewardship of the Tejon Ranch Conservancy, which is currently  
5 understaffed and underfunded. The protection claimed in the Statement may not occur.

6 264. The Statement of Overriding Considerations touts net zero carbon electricity and  
7 the promotion of renewable energy, but the Project’s programs for achieving these goals are  
8 vague, deferred, or voluntary.

9 265. Thus, the Statement of Overriding Considerations lacks substantial evidence, in  
10 violation of CEQA.

11 **The County Failed to Use its Independent Judgment in Approving the Project.**

12 266. Prior to approving a project the lead agency shall certify that “[t]he final EIR  
13 reflects the lead agency’s independent judgment and analysis.” (CEQA Guidelines § 15090  
14 (a)(3).)

15 267. A lead agency “must use its independent judgment to consider the impacts of the  
16 proposed project on the environment and on the public weal . . . . Although the decision of the  
17 [lead agency] affects the project proponent, the preparation of the EIR may not be prepared  
18 with that concern in mind.” (*Mission Oaks v. County of Santa Barbara* (1998) 65 Cal.App.4th  
19 713, 725.)

20 268. While the County Board of Supervisors has the authority to approve projects that  
21 are in the best interest of County residents even when they may result in significant  
22 environmental impacts, California law requires that such decisionmaking is the result of an  
23 informed, unbiased, and transparent process. (See *Laurel Heights Improvement Assn. v.*  
24 *Regents of the University of California* (1988) 47 Cal.3d 376, 392.)

25 269. Moreover, the Department is prohibited from having an interest “in producing  
26 a[n][environmental impact report] that supports the applicant’s proposal.” (See *Citizens for*  
27 *Ceres v. Superior Court* (2013) 217 Cal.App.4th 889, 918.)

28 270. In contrast, Real Party has an overriding—and conflicting—interest “in having

1 the agency produce a favorable EIR that will pass legal muster.” (See *id.*) Here, the EIR for  
2 Centennial was clearly designed to support the Proposed Project, as each and every  
3 “alternative” analyzed in the EIR contains at least 19,000 dwelling units and a similarly  
4 massive development footprint of at least 6,000 acres.

5 271. Likewise, the EIR and supporting materials contain clearly erroneous claims  
6 promoted by the developer or its attorneys designed to downplay the Centennial Project’s  
7 enormous environmental impacts. For instance, the EIR’s supporting materials erroneously  
8 claim that the state’s “cap-and-trade” will “cover” 96 percent of the Project’s greenhouse gas  
9 emissions.

10 272. Accordingly, in adopting Real Party’s clearly erroneous positions and their  
11 preferred alternatives, the County failed to exercise its independent judgment over the approval  
12 of the Project.

13  
14 **SECOND CAUSE OF ACTION**  
15 **(VIOLATION OF STATE PLANNING AND ZONING LAW)**

16 **(Government Code §65300 et. seq.)**

17 273. Petitioners incorporate all previous paragraphs as if fully set forth.

18 274. A County’s general plan is the “‘constitution’ for future development” located at  
19 the top of “the hierarchy of local government law regulating land use.” (*DeVita v. County of*  
20 *Napa* (1995) 9 Cal.4th 763, 773.) All land use approvals in the County must be consistent with  
21 the General Plan.

22 275. Any project that obstructs implementation of the general plan’s goals and policies  
23 is inconsistent with the general plan and may not be lawfully approved. (*Napa Citizens for*  
24 *Honest Gov’t v. County of Napa* (2001) 91 Cal.App.4th 342, 378; *Families Unafraid to Uphold*  
25 *Rural El Dorado County v. Board of Supervisors* (1998) 62 Cal.App.4th 1332, 1336.)

26 276. Land use decisions must be consistent with all applicable land use policies,  
27 including the Los Angeles County General Plan and all of its elements. (*Pfeiffer v. City of*  
28 *Sunnyvale City Council* (2011) 200 Cal.App.4th 1552, 1562-63.)

1           277. The County violated state planning and zoning law when it approved the Project  
2 because the Project is incompatible with the General Plan and related development ordinances  
3 because it does not meet their development standards and goals, examples of which are  
4 described in the following paragraphs.

5           278. General Plan Policy LU 3 provides that development patterns in the County should  
6 discourage suburban sprawl.

7           279. The Los Angeles County General Plan provides, “Jobs-housing balance is reached  
8 by working toward increasing opportunities for people to work and live in close proximity, and  
9 reduce long commutes that are costly both economically and environmentally.”

10          280. Instead, the Project would site thousands of people dozens of miles from  
11 employment opportunities.

12          281. The General Plan also discourages suburban sprawl because it contributes to  
13 “traffic congestion, air pollution, and greenhouse gas emissions.” The Project will  
14 disproportionately add to all of these harms, rendering it inconsistent with General Plan LU 3.

15          282. The Antelope Valley Area Plan (AVAP), adopted in June 2015, governs land use  
16 in the Project area.

17          283. The Project is inconsistent with various portions of the adopted AVAP’s Land Use  
18 Element, including, but not limited to:

19          284. Goal LU 2 requires land use patterns that protect environmental resources.  
20 However, the Project will be built on land that was, until recently, designated by the County as  
21 a significant ecological area.

22          285. The Project site is sited in an area prone to natural hazards and is, therefore,  
23 inconsistent with Goal LU 3 and Policies LU 3.1 and 3.5.

24          286. The Project is inconsistent with Goal LU 5, which requires that land use patterns  
25 decrease greenhouse gas emissions. The Project will disproportionately add to the region’s  
26 greenhouse gas emissions by siting residents far from existing employment, schools, and city  
27 centers.

28          287. Policy LU 5.1 requires consistency with the Sustainable Communities Strategy

1 required by SB 375. However, the Project would exceed the Southern California Association of  
2 Government's population projections in the 2016-2040 Regional Transportation  
3 Plan/Sustainable Communities Strategy. The Project's location far from employment centers is  
4 also the antithesis of any sustainable community.

5 288. By not assuredly providing local employment opportunities, the Project is  
6 inconsistent with Policies LU 5.2, 5.3, and 5.4

7 289. Policy LU 5.3 requires preservation of open space areas, but the Project will  
8 reduce existing open space by approximately 6,000 acres.

9 290. Since the Project will not require any land use patterns that promote alternatives to  
10 the automobile, the Project is inconsistent with the AVAP Mobility element, in particular, Goal  
11 M1, Policy M1.1, goal M2, Policy M2.2, Policy M2.3, and Policy M2.4

12 291. The Project fails to identify sustainable water resources, and is therefore  
13 inconsistent with the AVAP's water resources policies and Policies COS1.1 and COS 2.1 of the  
14 AVAP Conservation Element.

15 292. By requiring long commutes for early residents, the Project would further impair  
16 air quality in already-degraded air basins, placing the Project in conflict with AVAP Air  
17 Quality Goal COS 9 and Policies COS9.1, 9.2, and 9.3

18 293. The Project will not adequately protect residents from very high fire danger or  
19 seismic hazards inherent in developing a new city at the intersection of two active faults, and  
20 will therefore be inconsistent with the AVAP Public Safety, Services, and Facilities Element.

### 21 22 **PRAYER FOR RELIEF**

23 In each of the respects enumerated above, Respondent has violated its duties under law,  
24 abused its discretion, failed to proceed in the manner required by law, and decided the matters  
25 complained of without the support of substantial evidence. Accordingly, the certification of the  
26 EIR and the approval of the Project must be set aside.

27 WHEREFORE, Petitioners pray for relief as follows:

28 1. For an alternative and peremptory writ of mandate, commanding Respondent:

1           A.     To set aside and vacate its certification of the EIR, Findings of Fact, and  
2 Statement of Overriding Considerations supporting the approval of the Centennial Project; and

3           B.     To set aside and vacate any approvals for the Project based upon the EIR,  
4 Findings of Fact, and Statement of Overriding Considerations supporting the Project, including,  
5 but not limited to, the specific plan, zone change, general plan amendment, vesting tentative  
6 parcel map, conditional use permit, and development agreement; and

7           2.     For an order enjoining Respondent and Real Parties in Interest from taking any  
8 action to construct any portion of the Project or to develop or alter the Project site in any way  
9 that could result in a significant adverse impact on the environment unless and until a lawful  
10 approval is obtained from Respondent after the preparation and consideration of an adequate  
11 EIR and adoption of all feasible alternatives and mitigation measures;

12           3.     For costs of the suit;

13           4.     For reasonable attorneys' fees; and

14           5.     For such other and further relief as the Court deems just and proper.

15  
16         DATE: May 28, 2019

Respectfully Submitted,  
CHATTEN-BROWN, CARSTENS &  
MINTEER, LLP

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19  
20         By: \_\_\_\_\_



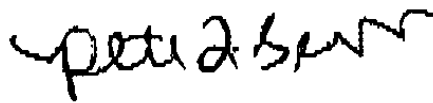
Michelle Black  
Attorneys for Petitioners

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**VERIFICATION**

I, the undersigned, declare that I am the Director of Programs for the Center for Biological Diversity, a Petitioner in this action. I have read the foregoing Petition For Writ Of Mandate and know the contents thereof, and the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 28th day of May 2019, in Shelter Cove, California.



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Peter Galvin



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**VERIFICATION**

I, the undersigned, declare that I am Executive Director of the California Native Plant Society, a Petitioner in this action. I have read the foregoing Petition For Writ Of Mandate and know the contents thereof, and the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 24th day of May 2019, in Sacramento, California.



---

Dan Gluesenkamp

# EXHIBIT A

**Hermosa Beach  
Office**

Phone: (310) 798-2400  
Fax: (310) 798-2402

**San Diego Office**

Phone: (858) 999-0070  
Phone: (619) 940-4522



**Chatten-Brown, Carstens & Minter LLP**

2200 Pacific Coast Highway, Suite 318  
Hermosa Beach, CA 90254  
[www.cbcearthlaw.com](http://www.cbcearthlaw.com)

**Michelle N. Black**

Email Address:  
[mnb@cbcearthlaw.com](mailto:mnb@cbcearthlaw.com)

Direct Dial:  
310-798-2400 Ext. 5

May 28, 2019

*By U.S. Mail*

Office of the CA Attorney General  
300 South Spring Street, Ste. 1700  
Los Angeles, CA 90013

Re: Challenge to the approval of the EIR for the Tejon Ranch Centennial  
Project; *Center for Biological Diversity and California Native Plant Society v.*  
*County of Los Angeles; Los Angeles County Board of Supervisors*

Honorable Attorney General:

Please find enclosed a copy of the Petition for Writ of Mandate filed to challenge the County of Los Angeles' certification of an environmental impact report for the Tejon Ranch Centennial Project in violation of the California Environmental Quality Act.

This Petition is being provided pursuant to the notice provisions of the Public Resources Code. Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michelle Black', written over a horizontal line.

Michelle Black

Enclosure

## **PROOF OF SERVICE**

I am employed by Chatten-Brown & Carstens LLP in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 2200 Pacific Coast Highway, Ste. 318, Hermosa Beach, CA 90254 . On May 28, 2019, I served the within documents:

### **LETTER TO THE CA ATTORNEY GENERAL REGARDING PETITION FOR WRIT OF MANDATE**

**VIA UNITED STATES MAIL.** I am readily familiar with this business' practice for collection and processing of correspondence for mailing with the United States Postal Service. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid. I enclosed the above-referenced document(s) in a sealed envelope or package addressed to the person(s) at the address(es) as set forth below, and following ordinary business practices I placed the package for collection and mailing on the date and at the place of business set forth above.

I declare that I am employed in the office of a member of the bar of this court whose direction the service was made. I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on May 28, 2019, at Hermosa Beach, California 90254.



---

Cynthia Kellman

### **SERVICE LIST**

Office of the CA Attorney General  
300 South Spring Street, Ste. 1700  
Los Angeles, CA 90013

# EXHIBIT B

**Hermosa Beach Office**  
Phone: (310) 798-2400  
Fax: (310) 798-2402

**San Diego Office**  
Phone: (858) 999-0070  
Phone: (619) 940-4522



## **Chatten-Brown, Carstens & Minter LLP**

2200 Pacific Coast Highway, Suite 318  
Hermosa Beach, CA 90254  
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**Michelle N. Black**  
Email Address:  
[mnb@cbcearthlaw.com](mailto:mnb@cbcearthlaw.com)

Direct Dial:  
310-798-2400 Ext. 5

May 24, 2019

*By U.S. Mail*

The Los Angeles County Clerk  
12400 Imperial Highway  
Norwalk, CA 90650

Re: Challenge to the approval of the EIR for the Tejon Ranch  
Centennial Project; *Center for Biological Diversity and  
California Native Plant Society v. County of Los Angeles;*  
*Los Angeles County Board of Supervisors*

Dear Clerk:

Please take notice that Center for Biological Diversity and California Native Plant Society plan to file a Petition for Writ of Mandate to challenge the County of Los Angeles' certification of an environmental impact report for the Centennial Project in violation of the California Environmental Quality Act.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michelle Black', written in a cursive style.

Michelle Black

**PROOF OF SERVICE**

I am employed by Chatten-Brown & Carstens LLP in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 2200 Pacific Coast Highway, Ste. 318, Hermosa Beach, CA 90254 . On May 24, 2019, I served the within documents:

**LETTER TO LOS ANGELES COUNTY CLERK REGARDING  
PETITION FOR WRIT OF MANDATE**

**VIA UNITED STATES MAIL.** I am readily familiar with this business' practice for collection and processing of correspondence for mailing with the United States Postal Service. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid. I enclosed the above-referenced document(s) in a sealed envelope or package addressed to the person(s) at the address(es) as set forth below, and following ordinary business practices I placed the package for collection and mailing on the date and at the place of business set forth above.

I declare that I am employed in the office of a member of the bar of this court whose direction the service was made. I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on May 24, 2019, at Hermosa Beach, California 90254.



---

Cynthia Kellman

**SERVICE LIST**

The Los Angeles County Clerk  
12400 Imperial Highway  
Norwalk, CA 90650

**Hermosa Beach Office**  
Phone: (310) 798-2400  
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**Michelle N. Black**  
Email Address:  
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Direct Dial:  
310-798-2400 Ext. 5

May 24, 2019

*By U.S. Mail*

Ms. Celia Zavala  
Clerk of the Los Angeles  
County Board of Supervisors  
856 Kenneth Hahn Hall of Administration  
500 West Temple Street, Suite 383  
Los Angeles, CA 90012

Re: Challenge to the approval of the EIR for the Tejon Ranch  
Centennial Project; *Center for Biological Diversity and  
California Native Plant Society v. County of Los Angeles;*  
*Los Angeles County Board of Supervisors*

Dear Ms. Zavala:

Please take notice that Center for Biological Diversity and California Native Plant Society plan to file a Petition for Writ of Mandate to challenge the County of Los Angeles' certification of an environmental impact report for the Centennial Project in violation of the California Environmental Quality Act.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michelle Black', written in a cursive style.

Michelle Black



## **PROOF OF SERVICE**

I am employed by Chatten-Brown & Carstens LLP in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 2200 Pacific Coast Highway, Ste. 318, Hermosa Beach, CA 90254 . On May 24, 2019, I served the within documents:

### **LETTER TO THE CLERK OF THE LOS ANGELES COUNTY BOARD OF SUPERVISORS REGARDING PETITION FOR WRIT OF MANDATE**

**VIA UNITED STATES MAIL.** I am readily familiar with this business' practice for collection and processing of correspondence for mailing with the United States Postal Service. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid. I enclosed the above-referenced document(s) in a sealed envelope or package addressed to the person(s) at the address(es) as set forth below, and following ordinary business practices I placed the package for collection and mailing on the date and at the place of business set forth above.

I declare that I am employed in the office of a member of the bar of this court whose direction the service was made. I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on May 24, 2019, at Hermosa Beach, California 90254.



---

Cynthia Kellman

### **SERVICE LIST**

Ms. Celia Zavala  
Clerk of the Los Angeles  
County Board of Supervisors  
856 Kenneth Hahn Hall of Administration  
500 West Temple Street, Suite 383  
Los Angeles, CA 90012

# EXHIBIT C

CHATTEN-BROWN, CARSTENS & MINTEER, LLP  
Douglas P. Carstens, SBN 193439  
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2200 Pacific Coast Hwy, Suite 318  
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Los Angeles, CA 90017  
213.785.5400; Fax: 213.785.5748

Attorneys for Petitioners  
Center for Biological Diversity and California Native Plant Society

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**FOR THE COUNTY OF LOS ANGELES**

CENTER FOR BIOLOGICAL DIVERSITY ) CASE NO.:  
and CALIFORNIA NATIVE PLANT )  
SOCIETY )

Petitioners,  
v.

**NOTICE OF ELECTION TO PREPARE  
THE ADMINISTRATIVE RECORD**

COUNTY OF LOS ANGELES; LOS )  
ANGELES COUNTY BOARD OF )  
SUPERVISORS )  
Respondents. )

(California Environmental Quality Act;  
Planning and Zoning Law)

TEJON RANCH CO.; CENTENNIAL )  
FOUNDERS, LLC; TEJON RANCHCORP; )  
Real Parties In Interest )  
Does 1-10 )

1 PLEASE TAKE NOTICE:

2 Pursuant to Public Resources Code section 21167.6, Petitioners, Center for Biological  
3 Diversity and California Native Plant Society, hereby elect to prepare the administrative record  
4 in this matter.

5  
6  
7 DATE: May 28, 2019

Respectfully Submitted,

8 CHATTEN-BROWN, CARSTENS & MINTEER, LLP

9  
10 

11 By: \_\_\_\_\_

Michelle Black  
Attorneys for Petitioners