

**Environmental Checklist Form (Draft Initial Study)**  
County of Los Angeles, Department of Regional Planning



**Project title:** PM071006 / Project No. PM071006 / Conditional Use Permit (“CUP”) No. 201100056 / Environmental Assessment No. R200900009

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Marie Pavlovic, Subdivisions, (213) 974-6433

**Project sponsor’s name and address:** Raymond Duvernay, 42947 48<sup>th</sup> Street West, Lancaster, CA 93536

**Project location:** Sierra Highway, approximately 0.22 mile east of Listie Avenue, in the unincorporated community of Acton within Los Angeles County

APN: 3057-014-012 USGS QUAD: Acton

**Gross Acreage:** Approximately 18.04 gross acres.

**General Plan designation:** N/A

**Community/Area wide Plan designation:** 2015 Antelope Valley Area Plan (“Area Plan”): RL2 (Rural Land – 2 dwelling units per gross acre)

**Zoning:** A-1-2 (Light Agriculture-Two Acre Minimum Required Lot Area), Acton Community Standards (“CSD”).

**Description of project:** The applicant is requesting approval of a Tentative Parcel Map to create three (3) single-family lots on approximately 18.04 gross acres (“Project”). Project grading will be balanced on-site and includes approximately 18,000 cubic yards of cut and 20,520 cubic yards of fill, totaling 38,520 cubic yards of earthwork. The applicant is also requesting approval of a Hillside Management Area (“HMA”) CUP pursuant to Chapter 22.104 of the County Code since the contains slopes of 25% or greater. As part of the HMA CUP, a minimum of 70% of the net Project area must be set aside as open space. The Project contains a juniper woodland and is located within a Very High Fire Hazard Severity Zone.

**Surrounding land uses and setting:** To the north of the subject property, is predominantly open space with some single-family residences. To the east and west there is open space. The 14 Freeway, Sierra Highway, and more open space are to the south of the project site. The surrounding zoning for the area is: North – A-2-2; East – A-1-2; West – A-1-2 and South – Sierra Highway (A-1-2 south of the highway).

The proposed project is in the unincorporated area of Acton. Currently, the project site is vacant, except for a Wireless Telecommunication Facility (WTF) located near the middle of the property. The WTF is permitted through Conditional Use Permit No. 201000179.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

Public Agency  
Los Angeles County  
Department of Public Works

Approval Required  
Issuance of grading and building permits.

**Major projects in the area:**

*Project/Case No.*

*Description and Status*

PM 071300  
TR52882  
TR43196

Reversion to acreage (open space lot) - Approved  
81 single-family lots; 3 public lots and 1 open space lot - Recorded  
22 single-family lots - Recorded

**Reviewing Agencies:**

*Responsible Agencies*

- None
- Regional Water Quality Control Board:
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- 

*Regional Significance*

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- 

*Trustee Agencies*

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division

- Fire Department
  - Planning Division
  - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

## **INCORPORATION BY REFERENCE**

The information contained in this document is based, in part, on the following documents that include the Project site or provide information addressing the general project area or use:

- Los Angeles County General Plan (General Plan). The General Plan, adopted by the Los Angeles County Board of Supervisors on October 2015, provides the policy framework for how and where the unincorporated County will grow through the year 2035, while recognizing and celebrating the County's wide diversity of cultures, abundant natural resources, and status as an international economic center. Comprising approximately 4,083 square miles, Los Angeles County is home to 9.5 million people. The Los Angeles County General Plan accommodates new housing and jobs within the unincorporated areas in anticipation of population growth in the County and the region.
- Final Environmental Impact Report for the Los Angeles County General Plan Update, County of Los Angeles, State Clearinghouse # 2011081042 (General Plan EIR). The General Plan EIR, adopted by the Los Angeles County Board of Supervisors on March 2015, was prepared in support of the General Plan and in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Administrative Code Section 15000 et seq.).
- Antelope Valley Area Plan (Area Plan). The Area Plan, adopted on June 16, 2015 by the Los Angeles County Board of Supervisors, is a policy document designed to provide long range guidance for decision-making affecting the future character of communities within the Antelope Valley. It represents the official statement of the community's physical development, as well as its economic, social, and environmental goals. The Plan was used throughout this Initial Study as the fundamental planning document governing development on the Project site.
- Final Environmental Impact Report for the Antelope Valley Area Plan Mitigated Negative Declaration, State Clearinghouse # 2014061043 (Area Plan EIR). The EIR, dated October 2014, was prepared in support of the Area Plan and in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Administrative Code Section 15000 et seq.).
- Los Angeles County Code (County Code). Chapter 21 of the County Code establishes procedures for subdividing properties within the County as required by the state of California Subdivision Map Act. Chapter 22 of the County Code the basic zoning regulations under which land is developed and utilized and by which the General Plan is systematically implemented. This includes allowable uses, building setback and height requirements, and other development standards. The basic intent of the Planning and Zoning Code is to promote and protect the public health, safety, convenience, and welfare of present and future citizens of the County.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Agriculture/Forest              | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Transportation                                |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning           | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Utilities/Services                            |
| <input type="checkbox"/> Energy                          | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Wildfire                                      |
| <input type="checkbox"/> Geology/Soils                   | <input type="checkbox"/> Population/Housing          | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Department.)  
 On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
 Signature (Prepared by)

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature (Approved by)

\_\_\_\_\_  
 Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

# 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) **Have a substantial adverse effect on a scenic vista?**                       

A scenic vista generally provides focal views of objects, settings, or features of visual interest, or panoramic views of large geographic areas of scenic quality, from a fixed vantage point or linear corridor such as a roadway or trail. Scenic vistas are generally associated with public vantage points. A significant impact may occur if a project introduces incompatible visual elements within a field of view containing a scenic vista, or substantially alters a view of a scenic vista through removal of important visual elements. The Project is not located near any mapped significant ridgelines.

The Project contains buttes and other slopes of 25% and greater in the eastern portion of the site. The property is visible from Sierra Highway and the 14 Freeway, both are located south of the Project site and serve as major thoroughfares through the valley. The Project proposes to subdivide the property into three (3) single-family residential lots within a HMA, and is therefore subject to the Hillside Management Ordinance which requires at least 70% of the Project to be preserved as open space (Chapter 22.104). Therefore, the majority of the Project site will remain as open space. The graded pads for future residences are proposed within the western portion of the site, which is located mostly outside of the high slope area and closer to the Project's access. The Project will create two additional lots that are compatible with surrounding parcels in terms of size and land use. Consequently, the Project will have a less than significant effect on a scenic vista.

b) **Be visible from or obstruct views from a regional riding or hiking trail?**                       

According to the General Plan, the Project is not located near or within the vicinity of a regional riding or hiking trail. The adopted Vasquez Loop Multi-use Regional Trail is located a 0.5 mile to the west at Santiago Road and Sierra Highway and the future Acton Community Trail is proposed along West Carson Mesa Road. The developer has agreed to make an offer to dedicate a 10-foot-wide multi-use trail easement across the front of the Project site to provide trail connectivity to the Adopted Vasquez Loop Multi-use Regional Trail located approximately a half mile to the west of the Project site. The trail easement does not exist and was not planned. The Project would be visible from the future trail extension but was not planned and is not considered to obstruct views from the future multi-use trail segment.

c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**                       

According to the General Plan, the Project is not located near a scenic highway and does not contain rock outcroppings nor historic buildings. The nearest adopted scenic highway, Angeles Crest Highway is located approximately 13 miles from the Project site. Currently, the approximately 18-acre property is only developed with a wireless telecommunication facility. The majority of the property is undeveloped. There are five juniper trees that will be protected in place. A HMA CUP is required for the Project which would preserve a minimum of 70% of the property as open space, protecting junipers and buttes in place. Therefore, the majority of the Project site will remain as open space. The eastern portion of the Project site contains the majority of slopes



that are 25% and greater. The building pads are proposed in the western portion of the Project which would preserve the buttes and assist in shielding the view of the future residences from the easterly direction.

- d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)**

The project proposes to subdivide the property into three (3) single-family residential parcels with each lot having more than five (5) gross acres of land. The building pads for the construction of future residences are proposed in the western portion of the site which contains slopes of less than 25%. Because the project is subject to a HMA CUP, a minimum of 70% of the approximate 18 acres will be preserved as open space which includes the area with slopes of 25% and greater. Future residences will be required to comply with the Zoning Code, including the Acton CSD which contains development standards that regulate height, bulk, scale, character, and other feature to preserve a certain rural visual character.

- e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**

The project will not create a new source of substantial shadows, light or glare which would adversely affect day or nighttime views. The project proposes to subdivide an 18.04 gross acre lot into three (3) parcels each with a pad for a single-family home. No construction is proposed at this time. The project will need a Hillside Management CUP which will require at least 70% of the project to remain as open space which avoid creating a new source of substantial shadows. The Project is required to adhere to the Rural Outdoor Lighting District Ordinance and development standards for single-family uses which prohibit the use of shiny, glossy, polished, and metallic-looking materials on roofs and exterior siding. Compliance with the Zoning Code would prevent a new source of substantial light or glare.

## References:

- Los Angeles County General Plan 2035, Figure 9.7, Scenic Highways Map, Figure 9.9, Historic Resource Sites Policy Map, and Figure 10.1, Regional Trail System, [https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1\\_Chapter9\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1_Chapter9_Figures.pdf) [https://planning.lacounty.gov/wp-content/uploads/2022/11/10.8\\_Chapter10\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/10.8_Chapter10_Figures.pdf), accessed November 22, 2023.

## 2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to Figure 9.5, Agricultural Resource Areas Policy Map, of the Los Angeles County General Plan 2035, the Project site and most surrounding areas do not contain agricultural uses or related operations. The Project site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. No impact would occur in this regard.

<b>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The Project site is A-1-2 (Light Agriculture-2-acre minimum lot size). Single-family residential uses are consistent with A-1-2 zoning. According to the General Plan, the Project site is not designated an Agricultural Opportunity Area or with a Williamson Act contract. Therefore, impacts would be less than significant.

<b>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The Project site is not zoned for forestry uses. No forest land or timberland zoning is present on the site or in the surrounding area. As such, the Project would not conflict with existing zone for forest land or timberland and no impact would occur in this regard.

<b>d) Result in the loss of forest land or conversion of forest land to non-forest use?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

No forest lands exist on the Project site. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur in this regard.

<b>e) <u>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</u></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------



As no agricultural uses or related operations and no forest land are on or near the Project site, the Project would not involve the conversion of farmland or forest land to other uses, either directly or indirectly. No impacts to agricultural or forest land would occur.

**References:**

- Los Angeles County General Plan 2035, Figure 9.5, Agricultural Resource Areas Policy Map, [https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1\\_Chapter9\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1_Chapter9_Figures.pdf), accessed November 22, 2023.
- State of California Department of Conservation Website, California Important Farmland Finder, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed September 2023.

### 3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project:</b></p> <p><b>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CEQA requires that projects be consistent with the AQMP. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the AQMP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the AQMP.

Only new or amended General Plan elements, specific plans, and regionally significant projects need to undergo a consistency review. This is because the AQMP strategy is based on projections from local General Plans. Projects that are consistent with the local General Plan are, therefore, considered consistent with the air quality management plan.

The Project is consistent with its land use designation of RL2 (Rural Land 2 – maximum density of 0.5 dwelling units per gross acre) set forth by the Area Plan which is a component of the General Plan. The maximum allowable density for the site is 9 units, the Project proposes three residential units. Therefore, the Project is consistent, both land use and density, with the General Plan.

<p><b>b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

A project may have a significant impact if project emissions exceed a threshold of significance or substantially contribute to an existing or projected air quality violation. The Antelope Valley Air Quality Management District (“AVAQMD”) has designated significant emissions levels for evaluating regional air quality impact significance under CEQA, shown in **Table 3-1, Daily Emission Thresholds.**

**Table 3-1  
Daily Emissions Thresholds**

Pollutant	Emissions (lbs./day)	
	Construction	Operations
Reactive Organic Gasses (ROG)	137	137
Nitrogen Oxides (Nox)	137	137
Carbon Monoxide (CO)	548	548
Respirable Particulate Matter (PM-10)	82	82

Fine Particulate Matter (PM-2.5)	65	65
Sulfur Oxides (Sox)	137	137
Pb	3	3
H2S	54	54
CO2e	100,000 tpy (90,718 MT/yr)	
Source: AVAQMD, 2016		

As shown in Table 3-1, projects with daily emissions that exceed the thresholds for construction and operations are recommended by the AVAQMD to have a significant air quality impact. These standards are thresholds of significance to determine whether maximum daily construction or maximum daily operational emissions create a significant impact.

### *Construction Air Quality Emissions*

Yorke Engineering prepared a CalEEMod Air Quality and Greenhouse Gas Study for a Residential Development in Acton, CA (APN: 3057-014-012) which modeled the Project’s emissions for both construction and operation. The construction and operation analysis were performed using CalEEMod version 2022.1, the official statewide land use computer model for estimating potential criteria pollutant and GHG emissions associated with both construction and operations of land use projects. Construction of the Project involves temporary emissions of air pollutants due to the use of construction equipment. Construction emissions modeling identified the maximum daily emissions for each pollutant during construction based on equipment fleet, construction duration, and truck hauling information. The model output is provided in **Appendix C, CalEEMod Air Quality and Greenhouse Gas Study**. The results are provided in **Table 3-2, Maximum Daily Construction Emissions**.

**Table 3-2**

### **Maximum Daily Construction Emissions**

	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
Unmitigated Construction Emissions (lbs./day)	9.1	39.9	36.8	0.06	21.7	11.8
Mitigated Construction Emissions (lbs/day)	6.9	39.9	36.8	0.06	9.7	5.7
AVAQMD Thresholds	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No
Source: AVAQMD 2016, CalEEMod 2022.1						

As shown in Table 3-2, peak daily construction activity emissions are estimated to be well below regional AVQMD CEQA thresholds. Therefore, potential project air quality impacts due to construction emissions would be less than significant. In addition, peak daily emissions would likely be even further below thresholds,

as no grading and minimal site preparation activity would be required.

**Operational Air Quality Emissions**

The main project-related air quality concern during operations of a single-family residence is mobile source emissions generated during travel to and from the site. Heating, Ventilation, and Air Conditioning (HVAC) equipment is another point source of possible emissions resulting from the operations of the project. Maximum daily operation emissions for criteria pollutants are shown in **Table 3-3, Maximum Daily Operations Emissions.**

**Table 3-3**

**Maximum Daily Operations Emissions**

	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
Unmitigated Operations Emissions (lbs./day)	5.3	0.33	7.8	0.01	0.9	0.8
Mitigated Operations Emissions (lbs./day)	5.2	0.33	7.8	0.01	0.9	0.8
AVQMD Thresholds	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No
Source: AVAQMD 2016, CalEEMod 2022.1						

As shown in Table 3-3, the maximum daily operational emissions are predicted to be far below the AVAQMD CEQA thresholds of significance. As a result, potential air quality impacts due to operational emissions would be less than significant. The AVAQMD recommends assessing a project’s potential contribution to cumulative impacts using the same significance criteria as used for project-specific impacts. Accordingly, if an individual project’s construction or operational impacts would be less than significant, then the project would not generate a cumulatively considerable impact in emissions for those pollutants which the Mojave Desert Air Basin is in the non-attainment. Therefore, the project cumulative impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Project construction and operation has the potential to raise localized ambient pollutant concentrations, that would be regionally insignificant, and would not likely impact surrounding neighbors due to the areas rural character (large properties and low population/building density). Therefore, the Project is not expected to significantly expose sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regard to nuisance odors, any air quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach neighboring residential properties, they would be diluted to well below any level of air quality concern. Any exposure of the general public to common construction odors would be of short duration and not significant.

**References:**

- CalEEMod Air Quality and Greenhouse Gas Study for a Residential Development in Acton, CA (APN: 3057-014-012) dated October 20, 2022 and Revised December 11, 2024 prepared by Yorke Engineering, LLC.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project:</b></p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Currently, the Project site is vacant, except for a wireless telecommunications facility. Envicom prepared a Biological Resources Assessment and Impacts Analysis dated June 29, 2023, revised October 16, 2023 (“Bio Report”) that includes an inventory of the biological resources (literature review and field surveys) at the Project site and analysis of potential Project impacts to biological resources.

Based on biological surveys and habitat mapping of the Project site and a late spring botanical survey conducted on June 6, 2023 within the limits of grading/disturbance, including the 100- and 200- foot fuel modification zones, a total of 45 vascular plant taxa were identified, including 38 dicots and seven (7) monocots which are documented in Appendix 3 of the Bio Report. Nine (9) of the plants observed were non-native and 36 were native, representing a high diversity of native species. No special-status plant species were observed during the surveys.

A literature review was performed and relevant lists and databases including the California Natural Diversity Database (CNDDDB) and CNPS (California Native Plant Society) pertaining to the status and known occurrences of sensitive and special- status resources were searched. Based on literature review no special-status plant species are known to occur on the Project site.

As discussed in Appendix 4 of the Biological Resources Assessment and Impact Analysis, most special- status plant species known to occur in the region are precluded from occurring at the site due to lack of suitable habitat or because the site is outside of the known range of the species. Other species, particularly shrubs and many of the perennial herbs could be confirmed as absent as they were not found during the survey.

After reviewing the habitat requirements, range, and distribution of the special-status plants that have been reported within the Acton quadrangle and all adjacent quadrangles, three (3) rare, threatened, or endangered plant species had potential to occur within the Study Area: 1) San Fernando Valley spineflower; 2)Rock Creek broomrape; 3) and slender mariposa lily. However, these species were not found during the general and spring botanical survey conducted on June 6, 2023, which was appropriately timed to detect these species. These species are therefore considered absent from the Study Area.



## Animals

Vertebrate wildlife species observed at and in the vicinity of the Project site were identified by direct observation, sign (e.g., tracks, scat, or burrows), or vocalization as part of the Project surveys conducted by Envicom's biologist on March 30 and 30, 2023, and wildlife species identification relied upon Reid (2006), Sibley (2016), and Stebbins (2003).

The wildlife species observed during the Project site surveys were species common or relatively common to the area. No wildlife species considered special status, those designated or candidates for listing as Threatened or Endangered under State or Federal law, or species that are designated as California Fully Protected or Species of Special Concern under State law or regulations, were observed. The California Natural Diversity Database (CNDDB) was also searched prior to the surveys and there were no records for a special status wildlife species within the immediate vicinity of the Project.

A potential for occurrence analysis provides a speculative assessment of the potential for the occurrence of special-status animals at a site on the basis of their known distribution and habitat requirements.

A potential for occurrence analysis for special-status wildlife was conducted for the Project and is presented in Appendix 6 of the Biological Resources Assessment and Impact Analysis, which includes the species' protected status, primary habitat associations, and an assessment of their potential for occurrence (observed, potentially present, presumed absent, or absent). As for special-status plants, the potential for occurrence for special-status wildlife was undertaken through research of the CNDDB using the Rarefind 5 application for special-status "elements" on the USGS 7.5' Acton quadrangle and all adjacent quadrangles. Additional special-status species were also considered which are known to occur in the region based on the author's research and experience. Species which are considered sensitive in the County of LA, as listed on LA Audubon's Los Angeles County's Sensitive Bird Species list, are also considered in this analysis.

Per the potential for occurrence analysis, six (6) species have potential to occur at the Project site Area with varying probabilities ranging from moderate to low, these species are as follows:

### **Reptiles**

- Coast horned lizard (*Phrynosoma blainvillii*) [SSC]
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*) [SSC]
- Desert horned lizard (*Phrynosoma platyrhinos*) [SSC]
- California glossy snake (*Arizona elegans occidentalis*) [SSC]
- Legless lizards (*Anniella* spp.) [SSC]

### **Insects**

- Crotch bumble bee () [SSC]

According to Table 4 (Impacts to Plan Communities and Other Land Cover) in the Biological Resources Assessment and Impact Analysis Report, 4,338 acres of land cover and vegetation will be permanently removed by Project development, and an additional approximately 0.2-acre of land cover and vegetation within the 100-ft fuel modification buffer will be permanently impacted by fuel modification. Project development would also temporarily impact approximately 0.301-acre of land cover and vegetation. Given the acreage of habitat that would be affected and the amount of remaining suitable habitat on-site and in the

surrounding area, the habitat loss that would occur as a result of Project development would not significantly impact a population of any of these species. The following mitigation measure would ensure the impact to these special status wildlife species is reduced to a less than significant level:

**Mitigation Measure BIO-1: Prior to the commencement of ground or vegetation disturbing activities, including but not limited to grading and fuel modification, two (2) pre-construction surveys for potentially occurring special status wildlife species which could be directly impacted by project activities, including California glossy snake, coast horned lizard, desert horned lizard, legless lizards, crotch bumble bee and coastal whiptail. The first survey shall be conducted within fourteen (14) days and the second survey shall be conducted within three (3) days prior to the commencement of ground or vegetation disturbing activities. The pre- construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The Lead Agency and California Department of Fish and Wildlife (CDFW) shall be consulted regarding the presence of a special-status species at the site. If a federally listed species is found, the United States Fish and Wildlife Service (USFWS) shall also be notified. A letter report summarizing the methods and results of the surveys shall be submitted to the Lead Agency and CDFW prior to commencement of project activities.**

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

**Plant Communities/Habitats Listed in CNDDDB**

A review of the CDFW CNDDDB Rarefind 5 application reveals nine (9) Sensitive Plant Communities/Habitats have been reported by other observers in the Acton Quadrangle area, or within adjacent quadrangles. These reported Sensitive Plant Communities/Habitats include the following:

- Riversidian Alluvial Fan Sage Scrub
- Southern California Arroyo Chub/Santa Ana Sucker Stream
- Southern California Threespine Stickleback Stream
- Southern Coast Live Oak Riparian Forest
- Southern Cottonwood Willow Riparian Forest
- Southern Mixed Riparian Forest
- Southern Riparian Scrub
- Southern Sycamore Alder Riparian Woodland
- Southern Willow Scrub

All CNDDDB-listed plant communities and habitats are absent from the Project site. According to the Project's Biological Resources Assessment and Impact Analysis Report dated June 29, 2023, the Project contains one

California Juniper Woodland Alliance that is not considered sensitive by California Department of Fish and Wildlife, but is considered locally important by the County. In the California Juniper Woodland Alliance, the species is dominant or co-dominant in the small tree canopy with pinyon pine, Joshua tree, Parry pinyon and small Oaks that are not regulation size. Shrubs may include desert agave, Great Basin sagebrush, Cliff-rose, Antelope bitterbrush, blackbrush, *Ephedra* spp., Chaparral yucca, scalebroom, Giant Nolina or Mojave yucca. Tree canopy and shrub layer is open to intermittent. Herbaceous layer is sparse. The membership rules for this Alliance are:

- *J. californica* > 1% absolute cover, as a dominant shrub; *Pinus monophylla* < 1% cover (Thomas et al. 2004).
- *J. californica* > 3% cover over lower shrubs (Keeler-Wolf et al. 1998b).
- *J. californica* > 50% relative cover in shrub layer (Evens et al. 2006, Klein et al. 2007).
- *J. californica* as short tree (or large shrub) layer with > 1% and no other tree species equal or exceeding cover of *J. californica* (Keeler-Wolf et al. 2005).

Within the Project site, small patches of this Alliance were observed in four areas. Project construction will avoid all but two areas located in the south central and northwestern portions of the Study Area; therefore adherence to mitigation measure Bio-3 below will reduce impacts to less than significant:

**Mitigation Measure BIO-2: All California Junipers that are killed or severely damaged during construction activities shall be replaced within suitable habitat onsite at 2:1 ratio. Mitigation planting for trees shall comply with appropriate County and local mitigation guidelines for removal of Protected Trees. Construction vehicles shall avoid impacts to these trees. It is recommended that protective orange snow fencing be placed around Juniper trees adjacent to the grading footprint, establishing a ‘protected tree zone’ to avoid impacts to them. If encroachment within the protected tree zone’ is required by construction equipment, a biologist will be present onsite to monitor the tree in question. Project impacts to protected trees would be reduced to less than significant after mitigation. Cumulative impacts to protected trees would be less than significant.**

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

The Project does not contain any protected wetlands or waters.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Project’s Biological Resources Assessment and Impact Analysis Report (“Bio Report”) indicates the vegetation on-site provides suitable habitat for nesting birds. As shown in Table 4, *Impacts to Plan Communities and Other Land Cover*, of the Bio Report, 4.338 acres of land cover and vegetation will be permanently removed by Project development and an additional approximately 0.2-acre of land cover and vegetation within the 100-ft fuel modification buffer will be permanently impacted by fuel modification. Project development would

also temporarily impact approximately 0.301-acre of land cover and vegetation. Given the amount of impacted vegetation, the following mitigation measure would reduce impacts to potentially occurring bird nests, eggs, or young to a less than significant level:

**Mitigation Measure BIO-3: No earlier than 14 days prior to ground or vegetation disturbing activities during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a Lead Agency-approved qualified biologist shall perform two (2) field surveys to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 300 feet of the disturbance zone for songbirds and within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the Lead Agency and CDFW, if applicable. If an active nest is found within the survey area, site preparation, construction, and fuel modification activities shall stop until the biologist can establish an appropriate setback buffer, at the discretion of the biologist. If a special status bird species is found nesting at the site then the Lead Agency, CDFW and, when applicable, USFWS, shall be consulted prior to the initiation of construction activities. The buffer shall be demarcated and project activities within the buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated, and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.**

e) Convert oak woodlands (as defined by the state,  oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

The Project site contains a Californica Juniper Woodland Alliance observed in four areas. Two of the areas will be impacted by fuel modification and trenching, but MM Bio-3 will reduce the impact to the juniper woodland to a less than significant level. The Project does not contain any oak trees.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not located within a Wildflower Reserve Area, a Significant Ecological Area, or a Sensitive Environmental Resource Area, and does not contain any oak trees on-site. The Project site is

located within the Acton Community Standards District which requires replacement of any native vegetation that is removed by regulation. The Project site contains a California Juniper Woodland Alliance observed in four areas. Two of the areas will be impacted by fuel modification and trenching, but MM Bio-3 will reduce the impact to the juniper woodland to a less than significant level.

**g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?**

The project is not located in a SEA and does not conflict with the provisions of an adopted state, regional or local habitat conservation plan.

#### **References:**

- Biological Resources Assessment And Impacts Analysis Tentative Parcel Map 71006 Unincorporated Los Angeles County Acton, CA, prepared on June 29, 2023 and revised October 16, 2023 by Envicom Corporation.
- Los Angeles County General Plan 2035, Figure 9.3, Significant Ecological Areas and Coastal Resource Areas Policy Map, [https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1\\_Chapter9\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1_Chapter9_Figures.pdf), accessed November 22, 2023.

## 5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The subject property is undeveloped, except for a wireless telecommunication facility. An archival records search California Historical Resources Information System (CHRIS) of the Project site was completed by the South Central Coastal Information Center (SCCIC) staff to determine whether any prehistoric or historical sites were known on the property. The records search, dated December 22, 2022, indicates that the archaeological sensitivity of the project location is unknown because there are no previous studies for the subject property. However, buried resources could potentially be unearthed during project activities and customary caution and a halt-work condition should be in place for all ground-disturbing activities. Therefore, the following mitigation measures will ensure that if cultural resources are inadvertently encountered during construction activities the impact will be less than significant:

**Mitigation Measure CULT-1:** In the event that archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The Permittee shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. The Permittee, in consultation with the archaeologist, shall designate repositories in the event that archaeological material is recovered.

**Mitigation Measure CULT-2:** The qualified archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the Los Angeles County Planning, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

As discussed above under Response 5 (a), the records search indicates that the Project site’s archaeological sensitivity is unknown and no previously recorded cultural resources are present within the Project site.



However, as suggested by the SCCIC, in the event that archaeological resources are uncovered during grading or construction, construction should cease and it is recommended that an archaeologist be contacted to evaluate any such resources (Mitigation Measures CULT-1 and CULT-2). With incorporation of the prescribed mitigation measures, a less than significant impact would occur in this regard.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**                                                                                       

Chapter 9: Conservation and Natural Resources Element of the General Plan states that over 1,000 fossil localities have been recorded and in excess of a million specimens have been collected in Los Angeles County. These finds have occurred in the La Brea Tar Pits, Santa Monica Mountains, Puente Hills, Palos Verdes Peninsula, and Mint Canyon which is the closest at approximately 21 miles from the Project. A portion of the Project site where building pads are proposed has been previously graded. Consequently, the potential Project impacts regarding paleontological resources would be less than significant.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**                                                                                       

A Sacred Lands Search was conducted by the Native American Heritage Commission which returned negative results. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface that may be encountered during construction excavations associated with the Project. If human remains are unearthed during implementation of the Project, the Permittee shall comply with State Health and Safety Code Section 7050.5., PRC Sections 5097.94 & 5097.98, and all other applicable laws. Further, a search of the Sacred Lands Database returned negative results as indicated in a letter, dated August 29, 2017, from the Native American Heritage Commission.

**References:**

- Los Angeles County General Plan 2035, Figure 9.9, Historic Resource Sites Policy Map, [https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1\\_Chapter9\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1_Chapter9_Figures.pdf), accessed November 22, 2023.
- South Central Coast Information Center (SCCIC). December 22, 2022. Record Search Results for TPM 071006.
- Sacred Land Record Search Re: PM071006 Project, Los Angeles County. Native American Heritage Commission (NAHC). November 13, 2023.

## 6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The Project would not involve inefficient use of energy resources. The Project would utilize construction contractors who demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction equipment fuels (e.g., diesel, gasoline, natural gas) would be provided by local or regional suppliers and vendors. Electricity, when needed, would be supplied by the local utility provider, Southern California Edison, via existing connections.

Electricity use during construction would be variable depending on lighting needs and the use of electric-powered equipment and would be temporary for the duration of construction activities. Thus, electricity use during construction would generally be considered as negligible. The proposed residences would include installation of energy efficient HVAC units, windows, light fixtures, low-flow plumbing fixtures, irrigation systems, and drought tolerant landscaping (where feasible). Therefore, the Project would not result in an inefficient use of energy resources, and impacts would be less than significant

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The Project would comply with the County’s Green Building Standards (Title 31 of the County Code) by conserving energy, water, natural resources, and promoting a healthier environment. Project landscaping would be incorporate drought tolerant landscaping principles for water conservation. Further, the Project would be developed in compliance with all state and local regulations related to energy conservation. Therefore, impacts would be less than significant.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Ground rupture occurs when movement on a fault breaks the ground surface and usually occurs along pre-existing fault traces where zones of weakness already exist. The State has established Earthquake Fault Zones for the purpose of mitigating the hazard of fault rupture by prohibiting the location of most human occupancy structures across the traces of active faults. Earthquake fault zones are regulatory zones that encompass surface traces of active faults with a potential for future surface fault rupture. According to the Project's Preliminary Geologic and Soils Engineering Feasibility Investigation, Review, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, as established by the CGS. No known active or potentially active faults underlie the Project site. As such, a less than significant impact regarding fault rupture would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>ii) Strong seismic ground shaking?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the Project's Preliminary Geologic and Soils Engineering Feasibility Investigation, the closest active fault zone to the property is the San Andreas Fault system which is located approximately 6 miles north of the Project site. The fault is active and future earthquakes generated by the fault is considered to be capable of producing significant ground shaking at the Project site. There is no potential for surface rupture on any known existing splays of the San Andreas fault to affect the site. Further, the 2007 California Building Code (CBC) has required that new projects be designed per specific requirements for the site-specific seismic and geologic conditions. Therefore, future construction that complies with the Building Code will ensure impacts resulting from strong seismic ground shaking are less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>iii) Seismic-related ground failure, including liquefaction and lateral spreading?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the Project's Preliminary Geologic and Soils Engineering Feasibility Investigation, which referenced the California Geological Survey's Seismic Hazard Zones Map for the Acton Quadrangle, the Project is not located in a State-designated zone for seismically induced liquefaction. Therefore, a liquefaction study (calculations) is neither required nor has one been performed.

**iv) Landslides?**

The northeastern portion of the property has an earthquake-induced landslide zone, within the Project's open space area. The landslide portion of the property will be left undisturbed; therefore, the Project's potential to induce landslides is considered less than significant.

**b) Result in substantial soil erosion or the loss of topsoil?**

Although the Project includes an approximate total of 38,520 cubic yards of grading, at least 70% of the site will be retained as undisturbed open space. Standard best practices will be required to minimize soil erosion.

During Project construction when soils are exposed, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation of a Stormwater Pollution Prevention Plan (SWPPP) as required by State Water Resources Control Board. In addition, Los Angeles Regional Water Quality Control Board (LARWQCB) requires that all post development stormwater runoff shall not exceed the pre-development peak flow.

A Preliminary Geologic and Soils Engineering Feasibility Investigation was reviewed and approved for the Project which presents a LID plan. Compliance with the approved plan will ensure substantial erosion will be less than significant.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

According to the General Plan's Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, the property is not located within a liquefaction zone. The property does have an earthquake-induced landslide zone on the north-eastern portion of the property. The portion of the property where the landslide area exists will be preserved as open space for conformity with the Project's HMA CUP. As this locational feature has been incorporated into the project design, potential impacts from landslides are considered less than significant.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

According to the Project's Preliminary Geologic and Soils Engineering Feasibility Investigation, the soils are comprised largely of silty sand with varying amounts of gravel. These granular soils are considered to be non-expansive.

**e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?**

According to the Project's Private Sewage Disposal System Feasibility Report, prepared by Southwest Geotechnical, Inc., concluded the site exhibits suitable surface and subsurface conditions for private sewage. The report soils tested for percolation include dense older alluvium which were determined to maintain the

capacity to percolate water, and sewage discharge is expected to percolate downward and laterally into the alluvial soils at depth based on observation of the subsurface conditions.

**f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch. 22.104)?**                       

The property is located within a Hillside Management Area; therefore, a Hillside Management CUP is required for the Project which will regulate the implementation of the Project within the special management area to ensure the integrity of the hillside is maintained.

**References:**

- Preliminary Geologic and Soils Engineering Feasibility Investigation, “Tentative Parcel Map No. 71006”, Three Proposed Residential Lots, APN 3057-014-012, Sierra Highway, Acton Area of Los Angeles County, California.
- Los Angeles County General Plan 2035, Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map: [https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.
- Private Sewage Disposal System Feasibility Report, “Tentative Parcel Map No. 71006”, Three Proposed Residential Parcels, APN 3057-014-012, Sierra Highway, Acton, County of Los Angeles, California dated May 28, 2020.
- Los Angeles County General Plan 2035, Figure 9.8, Hillside Management Areas and Ridgeline Management Map: [https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1\\_Chapter9\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1_Chapter9_Figures.pdf), accessed November 6, 2023.
- Approved Drainage Concept/Hydrology Study/SUSMP/LID Plan for PM071006 dated October 9, 2012 by the County of Los Angeles Department of Public Works/Land Development Division/Engineering and Survey Branch Storm Drain and Hydrology Section.

## 8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The Los Angeles County Board of Supervisors approved the 2045 CAP on June 25, 2024. The 2045 CAP replaces the 2020 CCAP. The 2045 CAP is LA County’s path toward meeting the goals of AB 1279 and achieving carbon neutrality for unincorporated areas of the County. The 2045 CAP is not a regulatory document. Rather, the 2045 CAP provides a policy framework to guide future County actions, so that the County can reach its emissions reduction targets. The County recognizes that its GHG reduction goals cannot be achieved by individual projects alone, but instead requires a comprehensive Countywide approach that would include the enactment of future plans, changes to existing ordinances, and an integrated and sustainable approach. The goals in the 2045 CAP are Countywide, not requirements or mandates for individual, private development projects, unless and until they are implemented through appropriate legal processes. The 2045 CAP is designed to be consistent with the GHG reduction measures and recommendations contained in CARB’s 2022 Scoping Plan. The Pavley Program, RPS, LCFS, SB 375 land use and transportation strategies, energy efficiency measures, solar PV measures, vehicle and fuel efficiency measures, landfill methane capture, and urban forestry practices are all measures in the 2022 Scoping Plan that are also included in the 2045 CAP emission forecasts or as CAP measures. Consistent with AB 1279, the 2045 CAP sets a GHG emissions target for 2030 equal to 40 percent below 2015 levels, for 2035 equal to 50 percent below 2015 levels, and for 2045 equal to 83 percent below 2015 levels and sets a long-term aspirational goal for carbon neutrality by 2045. GHG emissions associated with the construction of projects, including demolition and decommissioning activities, are generally orders of magnitude lower than operational GHG emissions. This is primarily because construction emissions are typically short in duration compared to the project’s overall lifetime. Typically, construction GHG emissions are amortized over 30 years and added to a project’s 30-year lifetime emissions total; after this amortization, construction GHG emissions usually represent a small fraction of a project’s total annual emissions. It is generally difficult to enforce low-emission construction equipment because of the limited availability of zero-emission and near-zero-emission construction equipment, along with contracting requirements. In addition, the 2045 CAP quantifies GHG emissions from off-road construction activity at the unincorporated Los Angeles County level; these emissions are accounted for in the 2045 CAP’s ability to achieve the 2030, 2035, and 2045 targets. The County of Los Angeles 2045 Climate Action Plan (“CAP”) CEQA Streamlining Checklist (Appendix F) is attached. The project would be compliant with the CEQA streamlining requirements. The proposed project includes but is not limited to measures that pertain to 100% zero-carbon electricity, transportation screening criteria, decarbonizing new buildings, implementing water use efficiency and water conservation, and incorporating drought-tolerant plants. The measures that are not required by regulation have been incorporated as Project mitigation to guarantee implementation. As a result, consistency with the CAP ensures the potential impacts are less than significant:

**Mitigation Measure GHG-1: Incorporate Zero-Emission Technologies for Off-Road Vehicles & Equipment. The project must: A) Prohibit the use of small equipment powered by gasoline, diesel, propane, or other fossil fuels, including lawn and garden equipment and outdoor power equipment, for all tenants and owners. B) Provide**



educational materials to tenants regarding the AVAQMD Electric Lawn and Garden Equipment Incentive and Exchange Program, Commercial Lawn & Garden Battery Buy-Down Rebate Program, the Residential Lawn Mower Rebate Program, the new requirements of AB 1346, and any other available options and incentives for purchasing zero-emission equipment, including rebates and subsidies offered by CARB, the County, or other agencies and entities. C) Use electric and zero-emission construction equipment during project construction to the maximum extent feasible. Such equipment shall include forklifts, manlifts, loaders, welders, saws, pumps, fixed cranes, air compressors, sweepers, aerial lifts, pressure washers, and other small equipment. At minimum, the project must use off-road construction equipment that meet CARB Tier 4 Final engine emission standards. D) Use electric and zero-emission agriculture and manufacturing equipment to the maximum extent feasible. These requirements must be stipulated in the contract specifications for the project's construction and for the project's future e tenants and any landscaping contracts for the property or tenants. Submit a draft covenant for review and clearance to ensure compliance with the mitigation measure. The covenant shall be recorded prior to grading plan approval.

Mitigation Measure GHG-2: Decarbonize New Buildings. For projects under construction before 2030, the project must achieve zero GHG emissions for on-site energy use, and/or comply with the County's building decarbonization ordinance, unless the project meets specific exemptions identified in the ordinance. 5 For projects under construction after 2030, the project must be zero net-energy (ZNE) and achieve zero GHG emissions for on-site energy use, and/or comply with the County's ZNE ordinance, unless the project meets specific exemptions identified in the ordinance. Submit building plans to B&S for review and approval. Furnish proof of plan clearance from B&S clearance to DRP.

Mitigation Measure GHG-3: Implement Water Use Efficiency and Water Conservation. The project must comply with the current water conservation ordinance in place, including any requirements for LEED or Sustainable SITES standards. 8 The project must also incorporate water use efficiency and conservation measures, including: A) High-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design B) CALGreen Code Tier 1 and Tier 2 voluntary water conservation measures C) Low-flow or high-efficiency water fixtures D) Water-efficient landscapes with lower water demands than required by the DWR 2015 Model Water Efficient Landscape Ordinance E) Drought-tolerant and native plant species only F) A comprehensive water conservation strategy G) Educational materials provided to future tenants and building occupants about water-saving behaviors and water-conserving landscaping. Submit landscaping and building plans to DPW for review and approval. Submit a draft covenant for review and clearance to ensure compliance with the mitigation measure regarding the distribution of educational materials to future occupants.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The 2045 CAP is designed to be consistent with the GHG reduction measures and recommendations contained in CARB's 2022 Scoping Plan. Consequently, the Project would not conflict with any policies or regulations intended to reduce GHG.

References:

- CalEEMod Air Quality and Greenhouse Gas Study for a Residential Development in Acton, CA (APN: 3057-014-012) dated October 20, 2022 and Revised December 11, 2024 prepared by Yorke Engineering, LLC.

**9. HAZARDS AND HAZARDOUS MATERIALS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The type and amount of hazardous materials to be used in association with the Project would be typical of those used in single-family residential developments. Specifically, operation of the residential uses would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and pool maintenance. While it is impossible to guarantee compliance from Project residents, it is likely that virtually all potentially hazardous materials, presumed to be in small quantities, would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any associated risk would be less than significant with compliance with these standards and regulations.

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?**

The type and amount of hazardous materials to be used in association with operation of the Project would be typical of those used in single-family residential developments. It is anticipated that the use and storage of such materials would occur in compliance with applicable standards and regulations, and would pose a less than significant hazard.

Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. As such, the use of such materials would not be expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?**

Sensitive land uses are generally considered to be uses such as playgrounds, schools, senior citizen centers, hospitals, day-care facilities, or other uses that are more susceptible to hazardous materials, such as residential neighborhoods. Single-family residences are a sensitive uses within one-quarter mile of the Project site. However, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, impacts would be less than significant.

**d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Section 65962.5 requires that state of California Department of Toxic Substances Control (DTSC) compile and update as appropriate a list of all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (HSC). As part of the ESAs prepared for the Project (reference Appendix A, a regulatory records search was conducted, including DTSC records, of properties within the vicinity of the Project site. The Project site is not included on a list of hazardous materials sites maintained

by DTSC, nor any other identified lists of hazardous materials sites including those maintained by the LARWQCB. Consequently, potential Project impacts associated with Section 65962.5 are less than significant.

**e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**                                                                               

The Project site is not located within an airport land use plan or within two miles of a public airport. No safety hazards for people residing or working in the area would occur as a result of the Project. Therefore, the Project would not result in an airport-related safety hazard for people residing or working in the Project area. As such, no impacts would occur in this regard.

**f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**                                                                               

The emergency response plan for the unincorporated areas of the County is the Operational Area Emergency Response Plan (OAERP), which is prepared by the County Office of Emergency Management (OEM). The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is 14 Freeway, located approximately 262 feet south of the Project site. Implementation of the Project would not result in the closure of 14 Freeway or any streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the Project site. The construction activities would not physically impair access to and around the Project site. Furthermore, development of the Project would comply with County’s Building and applicable Fire Code, which would require adequate access for fire personnel and equipment in and out of the Project site. Therefore, Project impacts would be less than significant.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:**

**i) within a high fire hazard area with inadequate access?**                                                                               

The Project fronts Sierra Highway which is an 80-foot-wide major arterial roadway. The Project is required to dedicate 24 feet of additional right of way toward the widening of Sierria Highway for the portion of the road that the Project adjoins. Each proposed parcel provides an individual private driveway and fire lane with fire turnaround that combines into a single vehicular path as it connects to Sierra Highway. This driveway configuration reduces Project grading and erosion.

According to General Plan Figure 12.5, the Project is located in a Very High Fire Hazard Severity Zone (VHFHSZ). Consistent with County Code Title 21, Subdivisions, the Project’s roadways would meet all County access requirements for new single-family residential development in a VHFHSZ. The County Fire Code requirements describe the applicable County access standards (i.e., roadway widths, all-weather surface

requirements, length of streets, turning requirements, grade restrictions, maintenance requirements, and parking restrictions) that would be implemented by the Project. Specific fire and life safety requirements would be addressed at the building permit phase when architectural plans are submitted to the Fire Department for review and approval. Based on the above, roadways adequate to provide Fire Department access to land uses on the Project site would be provided, and impacts relating to access would be less than significant with compliance of the County Fire Code and implementation of the applicable Project design features.

**ii) within an area with inadequate water and pressure to meet fire flow standards?**                                                                               

Fire sprinkler systems would be installed in all single-family detached residences in accordance with Los Angeles County Building and Fire Code, along with all other applicable department regulation and standard. Fire hydrants would be spaced appropriately per County requirements and installed, tested, and accepted or bonded prior to Final Map approval.

Preliminary review of the Project by the LACFD indicates that the required fire flow would be 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two-hour duration- for single-family detached residences less than 3,600 total square feet. Existing fire flow levels are provided to the LACFD by the local water purveyor, and the Project has been conditioned accordingly.

**iii) within proximity to land uses that have the potential for dangerous fire hazard?**                                                                               

The Project site is located within a VHFHSZ; refer to Figure 12.5, Fire Hazard Severity Zones Policy Map, of the Los Angeles County General Plan 2035. The regional natural vegetation in this area is highly prone to wildfires. Residential communities are located to the west and east of the Project site. Residential uses do not generally present a high potential for dangerous fire hazards. However, wildfires may occur in this area due to its highly natural state. The Project shall comply with all applicable fire safety standards including fuel modification. Therefore, impacts would be less than significant.

**h) Does the proposed use constitute a potentially dangerous fire hazard?**                                                                               

Project implementation would result in the development of 3 single-family residential lots. Residential uses do not generally present a high potential for dangerous fire hazards. Accordingly, with the Project's fuel modification features, the risk of wildland fires to the existing single-family residential uses to the west and east of the site would be reduced. Therefore, impacts would be less than significant.

## References:

- Los Angeles County General Plan 2035, Figure 12.5, Fire Hazard Severity Zones Policy Map: [https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.
- Los Angeles County General Plan 2035, Figure 12.6, Disaster Routes: [https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.

## 10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p><b>a) Violate standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed Project is served by Los Angeles County Water District 37. Waste discharge will be handled by an on-site septic system. Public Health has commented on the Project through the Subdivision Committee and has conditioned the Project relating to the on-site septic system. The Project is required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), to control and minimize potentially polluted runoff through compliance with its approved Drainage Concept /Hydrology report. The Project's Drainage Concept/Hydrology Study presents a LID plan that will generally maintain the existing drainage pattern with the site discharging to an existing underground reinforced concrete basin on Sierra Highway.

The Project's hydrology/Low-Impact Development Report has been approved by the Los Angeles County Public Works Department. Because the project is required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements. This process will ensure that the Project will meet goals of reducing post development runoff and treating remaining runoff to comply with LARWQCB and County requirements. Consequently, the Project impacts relative to violation of water quality and waste discharge standards would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p><b>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Project would be drawing water from the local water distribution system managed by Los Angeles County Water District 37. No local groundwater would be drawn to supply water to the Project, and proposed water quality improvements would comply with County LID requirements and protect the quality of the site and surrounding area groundwater supply.

Additionally, due to the Project's location, within a Hillside Management Area, 70% of the Project must be preserved as open space. Open space preservation combined with conformity with the Project's approved hydrology/Low-Impact Development Report will ensure the Project's impact on groundwater supplies or recharge would be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|



**(i) Result in substantial erosion or siltation on- or off-site?**                       

As depicted in Figures 12.2a and 12.2b, Flood Hazard Policy Maps, of the General Plan, the Project site is not located within a 500-year or 100-year flood plain. There are no jurisdictional streams or rivers occurring on the property. Any physical change to the Project site implemented as part of development activities will result in negligible change to the drainage patterns. The proposed development will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The Project is required to comply with all NPDES and MS4 requirements through the approved Drainage Concept/Hydrology Report.

**(ii) Substantially increase the rate, amount or depth of surface runoff in a manner which would result in flooding on- or offsite?**                       

As discussed above, the Project would collect both construction and post development run-off are consistent with the approved hydrology/Low-Impact Development Report. Consequently, the Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, and this impact is less than significant.

**(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**                       

As discussed above, the Project would collect both construction and post-development run-off on-site consistent with its approved hydrology/Low-Impact Development Report. Consequently, the Project would not create or contribute runoff that would exceed existing or planned drainage systems, and this impact is less than significant.

**(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?**                       

According to the General Plan’s Figures 12.2 (FEMA Flood Hazard Zones Policy Map) and 12.2b (County Floodways and Floodplain Policy Map), the Project is located outside of flood hazard areas, including any 100-year or 500-year flood hazard. Further, as discussed above, the Project would collect both construction and post development run-off on-site consistent with its approved hydrology/Low-Impact Development Report. Consequently, the Project would not impede or redirect flood flows.

**d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?**

According to the General Plan's Figures 12.2a and 12.2bs discussed above, the Project's approved hydrology/Low-Impact Development Report identifies a series of drainage and water quality improvements that are consistent with state and County LID. Compliance with the approved hydrology/Low-Impact Development Report would ensure that County water quality and waste discharge standards are met. Consequently, the Project would not conflict with the County LID.

**e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?**                                                                               

As discussed above, the Project's hydrology/Low-Impact Development Report identifies a series of drainage and water quality improvements required to comply with the state and County LID requirements. Compliance with the approved hydrology/Low-Impact Development Report would ensure that County water quality and waste discharge standards are met. Consequently, the Project would not conflict with the County LID.

**f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**                                                                               

The Project includes the use of onsite wastewater treatment systems. According to the Private Sewage Disposal System Feasibility Report, the Project is not located in close proximity to a stream, lake, river, or drainage course.

**g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**                                                                               

According to the General Plan's Figure 12.3, Tsunami Hazard Areas, the subject property is not located near a large body of water where inundation by a seiche or tsunami could take place.

**h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**                                                                               

As discussed above, the Project's hydrology/Low-Impact Development Report identifies a series of drainage and water quality improvements required to comply with the County LID requirements. Compliance with the approved hydrology/Low-Impact Development Report would ensure that County water quality and waste discharge standards are met. Consequently, Project impacts relative to degradation of water quality would be less than significant.

## References:

- Los Angeles County General Plan 2035, Figure 12.5, Fire Hazard Severity Zones Policy Map: [https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.

- Los Angeles County General Plan 2035, Figure 12.6, Disaster Routes:  
[https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.
- Los Angeles County General Plan 2035, Figure 12.3, Tsunami Hazard Areas:  
[https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.
- Los Angeles County General Plan 2035, Figure 12.2a, FEMA Flood Hazard Zones Policy Map:  
[https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.
- Los Angeles County General Plan 2035, Figure 12.2b, County Floodways and Floodplain Policy Map: [https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Cffd.hapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Cffd.hapter12_Figures.pdf), accessed November 6, 2023.
- Private Sewage Disposal System Feasibility Report, “Tentative Parcel Map No. 71006”, Three Proposed Residential Parcels, APN 3057-014-012, Sierra Highway, Acton, County of Los Angeles, California
- Conditional Will Serve Letter for Parcel Map No. 71006- issued by Los Angeles County Waterworks
- Approved Drainage Concept/Hydrology Study/SUSMP/LID Plan for PM071006 dated October 9, 2012 by the County of Los Angeles Department of Public Works/Land Development Division/Engineering and Survey Branch Storm Drain and Hydrology Section.
- County of Los Angeles Fire Department, Fire Prevention Division, Information on Fire Flow Availability for Building Permit dated December 6, 2023.

**11. LAND USE AND PLANNING**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

**Would the project:**

**a) Physically divide an established community?**                                                                               

The area around the proposed Project is mostly rural, vacant land with a few single-family residential homes to the north-east. The proposed Project is consistent with the surrounding land uses.

**b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**                                                                               

The Project complies with the applicable Antelope Valley Areawide Area Plan. The proposal to subdivide the approximately 18-acre property into three parcels is consistent in use and density with property’s RL2 land use designation and zoning. The Project is required to comply with all applicable policies, ordinances, and regulations. Consequently, the Project is not expected to cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**c) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**                                                                               

According to LA County GIS and the Special Management Areas map, the proposed Project is located within a Hillside Management Area (HMA); therefore, a HMA CUP is required for the Project to ensure proposed grading preserves the scenic value of the landform resource, the development is sited in the flattest part of the Project site, and hillside design techniques are tailored to the site’s unique characteristics. The property is not located within a Significant Ecological Area.

## 12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The General Plan Chapter 9: Conservation and Natural Resources Element identifies mineral resources in the County. Regionally-significant mineral resources in the County are designated as Mineral Resource Zones (MRZ-2s). Four major MRZ-2s are identified in, or partially within the unincorporated areas: Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The Project site and surrounding areas are fully developed and not within the designated MRZ-2 zones. Consequently, the Project would not impact a known mineral resource.

<b>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

As noted above, there are no identified mineral resources on the Project site or in the vicinity. Consequently, the Project would not result in a loss of availability of a locally important mineral resource.

### References:

- Los Angeles County General Plan 2035, Figure 9.6, Mineral Resource Areas:  
[https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1\\_Chapter9\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/9.1_Chapter9_Figures.pdf), accessed on November 6, 2023.

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project result in:</b></p> <p><b>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The southern property line for the proposed Project is approximately 230 feet from the south bound lane of the 14 Freeway. According to the Noise Element of the General Plan the decibel level for typical freeway noise is 75 decibels 165 feet from the freeway and 70 decibels 300 feet from the freeway. Since the proposed Project is approximately located 230 feet from the freeway the decibel level would be between 70-75 decibels. A noise level between 70-75 decibels would be below the Physical Discomfort level according to the Acoustical Scale in the Noise Element (Figure 1 page 4) which would be a less than significant impact.

**Project Area Noise:** Major noise sources in the vicinity of the Project are from vehicles on Sierra Highway and the 14 Freeway located south of the Project site. The Project consists of creating three single-family parcels, resulting in a net gain of two parcels which are considered sensitive to noise. Other sensitive uses include adjacent and surrounding residential use. Typical noises generated by residential uses include car doors, outside play voices and loudspeakers. Noise generated by the Project would be similar to surrounding residential uses. Since the proposed parcels are larger in size, at a minimum of 5 gross acres, the Project is not anticipated to generate a significant amount of noise.

**Project Construction Noise:** Noise levels associated with construction activities would be higher than the ambient noise levels in the Project area today, but would subside once construction of the Project is completed. Two types of noise impacts could occur during the construction phase. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along site access roadways. Even though there could be a relatively high single event noise exposure potential with passing trucks (a maximum noise level of 86 dBA at 50 feet), the increase in noise would be less than 1 dBA when averaged over a 24-hour period, and would therefore have a less than significant impact on noise receptors along the truck routes. In addition, the Project would be required to comply with the County Code regulations that prohibit construction activities between the hours of 7:00 p.m. and 7:00 a.m. of any day, any time on Sundays, and legal holidays. Consequently, both Project operational and construction noise are expected to comply with County noise regulations and Project noise impacts would be less than significant.

<p><b>b) Generation of excessive groundborne vibration or groundborne noise levels?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Vibration is a trembling, quivering, or oscillating motion of the earth. Unlike noise, vibration is typically of a frequency that is felt rather than heard. Construction of the Project would generate vibration from bulldozers used for excavation and demolition. However, the duration of bulldozers on the site would be short-term and all construction activities would be limited to the days and times established by County ordinance.

The Project proposes to subdivide an 18.04-acre parcel into three (3) single-family parcels. Project grading totals approximately 38,520 cubic yards of grading. Although there are surrounding single-family properties, the nearest house is located approximately 204 feet from the 18-acre Project site's northerly boundary. The Project's building pads are proposed at the southerly end of the Project site, closer to the Project's access which is Sierra Highway. Consequently, potential impacts from exposure to vibration from the Project would be less than significant.

**c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

                                                                

The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The closest airport to the Project site is the Agua Dulce Airpark, located approximately 13 miles to the north. Consequently, the Project would not expose future residents to excessive airport noise.



## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Currently, the property is a vacant lot mostly surrounded by open space with some single-family residential units directly to the east and west. The Project proposes to subdivide an 18.04-acre Project site into three (3) parcels which would result in a net gain of two units. Therefore, the Project would not induce substantial growth in the area.

b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The Project site is vacant and does not contain any housing units. Therefore, the Project would not displace substantial numbers of people as the site is vacant.

## 15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	--	---	----------------------

a) **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**Fire protection?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The Project proposed to create 3 single-family parcels for a net gain of two parcels. The Project would be designed, constructed and maintained in accordance with the LACFD development and construction requirements to minimize the risks associated with fires. As such, the incremental increase in population from the Project would not be substantial enough to significantly impact fire protection services on a daily or annual basis. The Project is served by Los Angeles County Fire Station 80, located approximately 0.47 of a mile away at 1533 W. Sierra Highway in Acton.

The Project site is susceptible to wildland fire hazards and is located within a VHFHSZ. Therefore, a fuel modification plan would be required and has been conceptually approved by the County Fire Department. Response 9, Hazards and Hazardous Materials, discusses the potential for impacts associated with wildland fires. Incorporation of the LACFD requirements such as providing fire hydrants spaced at 600 feet or less and roadways designed to meet or exceed minimum fire access requirements, would ensure the Project access is designed to reduce and minimize emergency access interference time so that fire protection service is more effective. The Project fronts Sierra Highway and each parcel provides a fire turnaround at the top of the individual private driveway and fire lanes. Accordingly, the Project’s provides sufficient access and capacity to accommodate the small increase in traffic volume and emergency service vehicles.

LACoFD is a Special District and receives most of its revenue from a portion of the ad valorem property tax paid by the owners of all taxable properties within the District. In 1997, voters approved a special tax to pay for essential fire suppression and emergency medical services within the LACoFD. Future Project property owners would contribute to the LACoFD through the payment of these taxes. Consequently, Project impacts relative to new or physically altered fire protection facilities would be less than significant.

The Project would create two additional residential parcels with the requisite infrastructure to support the Project including adequate water supply for fire fighting purposes. Additionally, future construction would be subject to meet current building and fire codes to ensure safety and minimize fire risk, including compliance with an approved fuel modification plan.

**Sheriff protection?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Law enforcement services in the unincorporated County are provided by the Los Angeles County Sheriff’s Department (LASD). According to the General Plan EIR, LASD staff has indicated that an officer-to-population ratio of one officer to every 1,000 residents provides the desired level of service for its service area. The Project would replace a religious facility and preschool with a new residential development

constructed that would meet current County codes. The Project would result in a negligible population increase and is consistent with General Plan Land Use and Housing Element Goals that support infill development and an adequate supply of housing of varying types. The Project would generate revenue for the County in the form of property tax, sales tax and user fees. These fees are available to the County to support sheriff services. Consequently, Project impacts relative to new or physically altered police facilities would be less than significant.

The Palmdale Sheriff Station is located approximately 10 miles away at 750 E. Avenue Q in Palmdale.

**Schools?**

The project is served by the Acton-Agua Dulce Unified School District. Pursuant to Senate Bill 50 (SB 50) (Section 65995 of the Government Code), payment of fees to the Acton-Agua Dulce Unified School District is considered full mitigation for Project impacts, including impacts related to the provision of new or physically altered governmental facilities. With compliance with SB 50, the Project's potentially significant impact on schools would be reduced to a less than significant level. SB 50 requires the payment of prescribed fees for the construction of capital facilities, including classrooms, for additional students generated by this Project and other new projects.

**Parks?**

The nearest parks to the Project site include Acton Park, located approximately 5 miles southwest of the Project site. While the Project's resident population would be expected to utilize existing neighborhood and regional parks in the surrounding area, the small net gain in population with the local and regional service populations would not substantially affect park facilities. The Project would be required to meet the parkland dedication or fee requirements pursuant to the Quimby Act and the Los Angeles County Code of Ordinances (Chapter 21.24, Design Standards, Section 21.24.340, Residential Subdivisions – Local Park Space Obligation – Formula; Chapter 21.24, Design Standards, Section 21.24.350, Residential Subdivisions – Provisions of Local Park Sites; and Chapter 21.28, Dedications, Section 21.28.140, Park Fees Required When – Computation and Use). Payment of these park impact fees would ensure impacts on parks would be less than significant. For this Project, the equivalent Quimby fee is \$1,774 to mitigate service impacts to a less than significant level.

**Libraries?**

The Acton-Agua Dulce Library is located approximately three (3) miles from the Project site. LA County Library website. Currently, the Project proposes to subdivide the lot into three (3) parcels. The applicant shall be responsible for Library Mitigation fees pursuant to Chapter 22.72 of the County Code. The applicant will be responsible for paying the current fee at the time a building permits applied for.

**Other public facilities?**

No other public facilities would be impacted by the Project.

## 16. RECREATION

- |   | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>Impact with<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|---|---|--|---|--------------------------|
| a) <b>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</b> | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |

The Project consists of a subdivision of land into three (3) parcels from an 18.04 gross acre Project site, consistent with the RL2 land use designation set forth by the Area Plan. The Project would be required to pay County Quimby fees, which are established to provide for residential development's fair share of park facilities. Consequently, Project impacts relative to increased use of existing parks and recreational facilities would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) <b>Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Project does not propose to construct parks. The developer has agreed to make an offer to dedicate a 10-foot-wide multi-use trail easement across the front of the Project site to provide trail connectivity to the Adopted Vasquez Loop Multi-use Regional Trail located approximately a half mile to the west of the Project site. The trail segment will be graded and recompact for proper water sheeting. The trail will not be paved and is already reserved for utility purposes. The trail dedication is expected to have a less than significant impact on the environment.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) <b>Would the project interfere with regional open space connectivity?</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Project would not interfere with regional Open space connectivity. The site is not located adjacent to or near an existing open space preserve or regional recreation facility. The Angeles National Forest is located approximately 1.4 miles away to the south. There is very little to no open space connectivity opportunity south of the Project site due to the 14 Freeway and Sierra Highway which serve as major transportation corridors through the valley. A Hillside Management CUP is required as part of the Project. Pursuant to the Hillside Management Ordinance, at least 70% of the Project must be set aside as open space which will provide for open space connectivity north of the site.

## 17. TRANSPORTATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

**a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The Project proposes to subdivide an 18.04 gross acre lot into three (3) parcels each consisting of at least five gross acres with a pad for a single-family residence. The Project is required to widen Sierra Highway, and provide stopping sight distance and dedicate slope easements along the major highway. The Project is in a rural area and proposed lots will be a minimum of five gross acres; therefore, sidewalks are not required.

Further, the Department of Public Works has determined that a Traffic Impact Report is not required for the Project because it is not expected to generate a net increase of 110 or more daily vehicle trips. Consequently, the Project will comply with all applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

**b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The Project proposes to subdivide an 18.04 gross acre lot into three (3) parcels each with a pad for a single-family residence consistent with the RL2 land use designation set forth by the Area Plan. The Project would result in a net gain of two units; therefore, DPW has determined a Traffic Impact Report is not required for the Project. The Project also includes a road dedication for future widening of Sierra Highway; therefore, the Project would not conflict with an applicable congestion management program or other standards established by the CMP for designated roads or highways. Consequently, the Project would be consistent with CEQA Guidelines Section 15064.3, supporting the state mandate to reduce VMT.

**d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The Department of Public Works approved a Traffic Access Management Study for the Project on June 26, 2024. The Project is required to dedicate an additional 24 feet of right of way for road widening, provide stopping sight distance along the Sierra Highway street frontage for a design speed of 60 mph (580 feet) from the driveway entrance (easterly direction), and dedicate slope easements along Sierra Highway to modify slopes along the frontage for improved motorist and pedestrian safety. Compliance with these requirements will

ensure the Project does not substantially increase hazards due to the development of three single-family lots, an incompatible use.

e) **Result in inadequate emergency access?**

As discussed in Section 9.f, above, the emergency response plan for the unincorporated areas of the County is the Operational Area Emergency Response Plan (OAERP), which is prepared by the County Office of Emergency Management (OEM). The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. Vehicle access to the Project site is via Sierra Highway. Emergency access for the entire Project would be from Sierra Highway with fire turnarounds and fire lanes provided within the Project's private drives, in compliance with County Regional Planning and Fire Department requirements. Consequently, the Project would not result in inadequate emergency access.

**References:**

- Approved Traffic Access Management Study for Tentative Parcel Map Number 71006 dated June 26, 2024 by the County of Los Angeles Department of Public Works/Traffic Safety and Mobility Division.

**18. TRIBAL CULTURAL RESOURCES**

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

As discussed in Section 5 of this document, the Project site does not contain historical resources of any sort. Consequently, the Project would not have impacts relative to California Register of Historical Resources or local register.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</b></p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Significant archaeological resources found in the County include those associated with Native American cultures. Assembly Bill 52 (“AB52”) which became effective July 1, 2015, requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. As discussed in Section 5.b, above, search results provided by the NAHC and SCCIC found no previously identified archaeological resources on or in the vicinity of the Project site. There are also no previous studies for the subject property. Therefore, the archaeological sensitivity of the Project site is unknown. However, both the NAHC and SCCIC conclude that there is the potential for the discovery of subsurface resources within site boundaries, which could include archaeological finds of Native American origin.

The County of Los Angeles Department of Regional Planning lists three tribes requesting notification of proposed developments within the area of the Project site: Gabrielino Tongva Indians of California, San Manuel Band of Mission Indians, and Fernandeno Tatavium Band of Mission Indians (“FTBMI”). On September 18, 2023, letters were sent to representatives of the tribes inviting formal consultation through AB 52.



The FTBMI responded to the AB 52 Notice on September 18, 2023. Tribal consultations were held by phone and email between April 9, 2024 and August 29, 2024, when both FTBMI and County agreed to conclude consultation. Based on confidential information shared by the tribe, implementation of the following mitigation measures will ensure impacts to potential tribal cultural resources is less than significant:

**Mitigation Measure TCR 1: A professional Tribal Monitor procured by the from the Fernandeano Tataviam Band of Mission Indians (“FTBMI”) shall be retained to monitor ground-disturbing activities, including but not limited to grading, excavating, digging, and trenching. Prior to ground disturbing activities, the subdivider shall provide evidence of a separate executed monitoring agreement with the FTBMI for the monitoring of ground-disturbing activities that includes the following:**

- **If cultural resources are encountered, the Tribal Monitor shall have the authority to request that ground-disturbing activities cease within 60 feet of discovery, and a qualified archaeologist meeting Secretary of Interior standards shall be retained by the project applicant as well as the Tribal Monitor to assess the find.**
- **Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.**

**Mitigation Measure TCR 2: DISPOSITION OF TRIBAL RESOURCES.** The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities.

## **References:**

- Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1, Los Angeles County Department of Regional Planning, dated September 18, 2023.
- Sacred Lands File search letter for PM071006 Project, Los Angeles County, dated November 13, 2023, prepared by the State of California Native American Heritage Commission.
- California Historical Resources Information System Record Search Results Letter for TPM 071006 dated December 12, 2022, prepared by the South Central Coastal Information Center.

## 19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The Project proposes to subdivide an 18.04 gross acre Project site into three (3) parcels. The Project is located in a rural area with no access to public sewer facilities. Therefore, the Project will install a septic system for its sanitation needs. Each lot will have an on-site wastewater treatment system that will be required to comply with the Department of Public Health regulations.

b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The Los Angeles County Waterworks District No. 37 is the water purveyor for the Project site and has issued a conditional will serve letter which requires the Project applicant to pay connection fees for service, secure permanent water supply entitlement to meet the Project’s annual water demands, and potentially install additional water system facilities to meet the Project’s demand. Consequently, the Project would not create water capacity problems.

c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

As discussed above, the Project will install on-site wastewater treatment systems for its sanitation needs. Therefore, the Project will not connect to a public sewer system. The Project will also pay its fair share to the District for service connection.

d) **Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?**

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The Los Angeles County Waterworks District No. 37 issued a water “will serve” letter for the Project which ensure sufficient reliable water supplies exist to serve the Project’s water demands.

**e) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

The Waste Management Act (AB 939) requires each California city and county to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet AB 939's mandated diversion goals of 50 percent. Disposal of solid waste from the Project would be consistent with the policies and programs contained within the County of Los Angeles SRRE.

Future construction of the Project would result in solid waste that would need to be disposed of in off-site facilities. The types of construction solid waste that would be generated include building materials, asphalt, concrete, metal, and landscaping material. All of the construction waste would be removed by a California State-licensed contractor and disposed of in accordance with applicable laws and regulations. As previously described above, AB 939 and the County of Los Angeles SRRE requires implementation of programs to recycle and reduce refuse at the source, to achieve a 50 percent reduction in solid waste being taken to landfills. In order to assist in meeting this goal, the Project would incorporate the collection of recyclable materials into the Project design and to require contractors to reuse construction supplies where practicable or applicable to the extent feasible. Therefore, solid waste generated during construction of the Project would result in a less than significant impact. In addition, during future Project operation, the Project's residential uses (i.e., food, yard/garden debris, organic materials, and paper) would generate solid waste, which would be disposed of at the landfill(s) serving the County. The Project would provide recycling containers and appropriate storage areas for residential and public use to decrease the Project's solid waste disposal need. Due to the scope of the Project, the anticipated solid waste generated by Project operations would be negligible and would not exceed the projected landfill capacity. Thus, the capacity of these landfills would be able to accommodate the solid waste generated from operation of the Project. Therefore, solid waste generated during operation of the Project would result in a less than significant impact.

**f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

The Waste Management Act (AB 939) requires each California city and county to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet AB 939's mandated diversion goals of 50 percent. Disposal of solid waste from the Project would be consistent with the policies and programs contained within the County of Los Angeles SRRE.

The project shall comply with State laws and regulations for mandatory recycling (AB 341) and organic waste reuse, recycling and diversion (SB 1383). Collection and diversion of recyclable materials and organic waste from landfill disposal shall be included in project plans. More information on requirements can be found from the following websites:

- [www.fightfoodwastela.com/](http://www.fightfoodwastela.com/).
- [\[pw.lacounty.gov/epd/sbr\]](http://pw.lacounty.gov/epd/sbr/) Smart Business Recycling

**References:**

- Los Angeles County Waterworks District No. 37, Acton New Water Supply Requirement, County of Los Angeles Department of Public Works, dated February 4, 2021.

20. WILDFIRE

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evaluation plan?

As discussed in Section 9.g, above, Los Angeles County faces major wildland fire threats due to its hilly terrain, dry weather conditions, and the nature of its plant coverage. The at-risk areas are designated as Fire Hazard Severity Zones (FHSZs) and are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. Areas in the Very High FHSZ areas are generally located in the mountainous and hilly areas of the County including, but not limited to, Acton. The Project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) that falls within the State Responsibility Area (SRA); refer to Figure 12.5, Fire Hazard Severity Zones Policy Map, of the Los Angeles County General Plan 2035.

Therefore, the Project is required to comply with applicable provisions, and safety requirements of County Code Title 32, Fire Code; Title 26, Requirements for Wildland-Urban Interface Fire Areas, of the County Code and; Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, of the 2010 CBC, as applicable, requiring fire-retardant construction materials and techniques.

Los Angeles County has adopted programs directed at wildland fire prevention, including adopting the State Fire Code standards for new development in hazardous fire areas. Fire prevention requirements include the provision of access roads, adequate road width, and clearance of brush around structures located in hillside areas. In addition, proof of adequate water supply for fire flow is required within a designated distance for new construction in fire hazard areas. The Project will be consistent with LACFD’s wildland fire prevention requirements as the Project would provide access roads and fire lanes with the required road width within 150 feet of the first story of all proposed buildings. The Project would also ensure that vegetation management around all proposed buildings would be maintained throughout operation of the Project., which requires standards for maintaining defensible spaces around structures through clearing of dry brush and vegetation. A conceptual fuel modification plan has been approved by the County Fire Department. Associated with the fuel modification plan, the Project would incorporate a landscape plan that utilizes a plant palette consisting of fire retardant plants and native and appropriate non-native drought tolerant species in accordance with the LACFD guidelines. In addition, the fuel modification plan would require the inclusion of routine maintenance activities in all zones. Fire prevention requirements include provision of access roads, adequate road width, clearance of brush around structures located in hillside areas, and adequate water supply for fire flow. The project would also implement County adopted Standardized Emergency Management System (SEMS) and evacuation plans. The Project fronts Sierra Highway, which is a major highway that provides regional access and connection to the Antelope Valley Freeway 14, located approximately one mile south of the Project site. Implementation of the Project would not result in the closure of the 14 Freeway or any streets designated as an evacuation route which would impair an adopted emergency response or evacuation plan; therefore, the impact would be less than significant.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

The Project site is located in a hillside area and the sloped topography has the potential to increase the rate of fire spread compared to what it would be on flat ground. Topography; fuel load (dense vegetation); weather; drought; and development patterns are conditions that influence a fire's behavior. As discussed previously, the Project site is currently vacant with the exception of a wireless telecommunications facility and consists of undeveloped terrain with moderate to steep variation in topography. The Project's development footprint is limited to the southwest corner of the 18-acre Project site which mostly avoids the moderate to steep slopes. With that said, the Project's topography will still be modified with implementation of the Project and includes grading of the slopes for development of the Project such that slopes would be less steep as compared to existing conditions. As such, the Project grading will not introduce substantially steeper slopes that would exacerbate the potential spread of wildfire or the exposure of project occupants to wildfire pollutant concentrations. All three proposed lots have public street frontage and are therefore accessible to emergency responders. Once developed, the Project would not increase wildfire spread and would reduce projected flame lengths given modified topography, and the ignition resistance of the structures and the site landscaping. As discussed under Response 20(a), the Project will be consistent with LACFD's wildland fire prevention requirements as the Project would provide access roads and fire lanes with the required road width within 150 feet of the first story of all proposed buildings. The Project would also ensure that vegetation management around all proposed buildings would be maintained throughout operation of the Project. Furthermore, the Project would include a fire protection system, including alarm and sprinkler systems in all buildings on the Project site. This same fire protection system provides protections from on-site fire spreading to off-site vegetation. As such, accidental fires within the landscape or structures on the Project Site would have limited ability to spread. Additionally, the proposed development pattern of the Project site would be consistent with the surrounding development and would adhere to open space requirements which preserve at least 70% of the 18-acre site as open space. Existing single-family residences to the west and east of the Project site would also gain increased protection from the spread of fire. Based on the above, wildfire occurrence would not be expected to be significantly increased in frequency, duration, or size following development on the Project Site as proposed.

Air composition from a wildfire consists chiefly of carbon dioxide, carbon monoxide, water vapor, particulate matter, various hydrocarbons and organic chemicals, nitrogen oxides and a many additional compounds, depending on fuel source, fire temperature and wind conditions. Burning vegetation can produce many different compounds associated with the type of vegetation. Particulate matter, both solid and liquid, and carbon monoxide are the main wildfire pollutant that may have a consequence on public health and small particles may be inhaled during times of wildfire. These particulates may cause respiratory irritation and cause difficulty in breathing. Carbon monoxide concentrations during most wildfires do not create a significant health hazard except during unusual conditions. Wildfire smoke also contains carcinogenic components of polycyclic aromatic hydrocarbons and individuals exposed to such compounds for sufficient concentrations and durations could have a slightly increased risk of cancer or other chronic health concerns. However, the long-term risks from short-term smoke exposures are quite low. Residents living near high wildfire areas, and future occupants of this Project, would be exposed to potential health risks from wildfire and would need to implement prudent behavioral considerations such as staying indoors during intense wildfire smoke episodes with windows and doors closed, reduction of physical activity, use of clean air filters or centralized air conditions with filtration capability, and the use of respiratory masks or respirators under the most severe wildfire smoke conditions. As a last resort, evacuation from the residential area, commonly required when risk of structural fire is greatest, may be necessary. As a consequence, the Project would not exacerbate wildfire



risks nor expose project occupants to pollutant concentrations from a wildfire different from existing occupants in the area or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors. Therefore, compliance with the County Fire Code would ensure potential impacts are less than significant.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Construction of the proposed project would require the installation and maintenance of new and existing infrastructure. The Project fronts Sierra Highway which is a major highway. The Project would construct a shared private driveway and firelane with individual driveways that branch out to provide access to its respective parcel. Each building pad contains a fire turnaround at the end of the driveway. Construction activities used for infrastructure installation and maintenance could exacerbate fire risk by using gasoline and diesel-powered vehicles and equipment. The proposed project would require the installation project-associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that would reduce the fire risk by removing flammable vegetation during the grading operations. The Project's roadways would meet all County access requirements for new single-family residential development in a VHFHSZ. The County Fire Code requirements describe the applicable County access standards (i.e., roadway widths, all-weather surface requirements, length of streets, turning requirements, grade restrictions, maintenance requirements, and parking restrictions) that would be implemented by the Project. Specific fire and life safety requirements would be addressed at the building permit phase when architectural plans are submitted to the Fire Department for review and approval. Based on the above, roadways adequate to provide Fire Department access to land uses on the Project site would be provided, and impacts relating to access would be less than significant with compliance of the County Fire Code and implementation of the applicable Project design features. The Project would install underground connections to existing utilities within the right of way. Any source of natural gas or electric power would be provided onsite by existing infrastructure and/or temporary equipment provided by construction contractors. Adequate fuel modification would be created around grading, site work, and other construction activities in areas where the vegetation is combustible. The firebreaks would reduce the fire risk during construction. Required fuel modification would reduce the risk of fire during residential occupancy. Preliminary review of the Project by the LACFD indicates that the required fire flow would be 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two-hour duration for single-family detached residences less than 3,600 total square feet. Existing fire flow levels are provided to the LACFD by the local water purveyor. The LACFD's requirements for fire flows and hydrants would be finalized during the building permit stage. The Project would install four fire hydrants, as required by the County Fire Department conditions. The Project would comply with the preliminary fire flow recommendations of the LACFD. Further, the water purveyor has determined that water is available to serve the Project. As the subdivider would be required to comply with the requirements of the LACFD and would pay for any necessary water system upgrades, therefore any potentially significant infrastructure impacts that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment would be less than significant.



**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

The proposed project would add residents and buildings to the Project site upon buildout. The project site is within a Very High Fire Hazard Severity Zone. Project implementation would result in the development of 3 single-family residential lots. Residential uses do not generally present a high potential for dangerous fire hazards. However, the Project site open space and other surrounding open space areas have vegetation that is highly combustible. Therefore, impacts would be less than significant for wildfire risk. The Project would require grading and excavation during construction, which would alter the site topography and therefore alter the existing drainage pattern, which could result in erosion, siltation and/or flooding. However, the Project would require implementation of a SWPPP, which would include erosion and sediment control BMPs during construction, thereby reducing the potential of erosion and siltation from occurring during construction. Velocity control measures would be implemented during grading activities, thereby helping control potential flooding events that could occur during construction. As a result, project construction would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts during construction would be less than significant. Following a wildfire event, mud and debris flows, which are defined as a moving mass of loose mud, sand, soils, rock, water, and air, that travels down a slope, can result which may be hazardous to people and development below. Mud and debris flows can occur when a wildfire removes native vegetation that prevents erosion. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. However, the Project site is not otherwise positioned in an area subject to substantial mudflow hazards. Project operation runoff volumes discharged from the Project Site would not increase runoff from the site. Project best management practices would reduce the peak discharge of runoff from the Project site, and therefore, substantial erosion of siltation on- or off-site would not occur. Impacts would be less than significant.

## References:

- Los Angeles County General Plan 2035, Figure 12.5, Fire Hazard Severity Zones Policy Map: [https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2\\_Chapter12\\_Figures.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/12.2_Chapter12_Figures.pdf), accessed November 6, 2023.
- County of Los Angeles Fire Department, Fire Prevention Division, Information on Fire Flow Availability for Building Permit dated December 6, 2023.
- Conditional Will-Serve Letter, Los Angeles County Waterworks District No. 37, dated May 6, 2021.
- Los Angeles County Waterworks District No. 37, Acton New Water Supply Requirement, County of Los Angeles Department of Public Works, dated February 4, 2021.
- Approved Fuel Modification Plan – Sierra Highway, Acton Parcel #3057-014-012 FM Project #10115 - FFM# dated September 19, 2022 by the County of Los Angeles Fire Department

**21. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Currently, the Project site is mainly vacant, open space. The Project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 1. Aesthetics, and would not result in excessive light or glare. The Project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section 4. Biological Resources. Adverse impacts to archaeological and Native American resources could potentially occur. However, construction-phase procedures would be implemented in the event any important archaeological or tribal cultural resources are discovered during grading and excavation activities, consistent with Mitigation Measures CULT-1, CULT-2, TCR-1, and TCR-2. This site is not known to have any association with an important example of California's history or prehistory. The environmental analysis provided in Section 3. Air Quality and Section 8. Greenhouse Gas Emissions, concludes that impacts related to emissions of criteria pollutants, other air quality impacts, and impacts related to climate change will be less than significant. Section 9. Hazards and Hazardous Materials, concludes that impacts related to hazards and hazardous materials in regards to fire hazards and firefighting water flow will be less than significant. Section 13, Noise, concludes that impacts related to construction noise will be less than significant. Based on the preceding analysis of potential impacts in the responses to items 1 thru 20, no evidence is presented that this Project would degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, including cultural resources will be less than significant with mitigation incorporated.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The technical studies conducted for the Project and this Initial Study review did not reveal the potential for the Project to achieve short-term environmental goals to the disadvantage of long-term environmental goals. As discussed above, any potential impacts would be reduced to a less than significant level with incorporation of Project design features and mitigation measures. The Project is consistent with the Antelope Valley Area Plan and General Plan's land use designation and is not expected to have any growth inducing affects and would be consistent with the nearby residential subdivision to the northwest.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects,

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

the effects of other current projects, and the effects of probable future projects)?

The technical studies conducted for the Project and this Initial Study review did not reveal any cumulatively considerable impacts. As discussed above, any potential impacts would be reduced to a less than significant level with incorporation of Project design features and mitigation measures.

**d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**                       

As discussed above, potential Project impacts are minimal and are considered to be less than significant based on the evaluation contained herein as there is no substantial evidence that the Project would lead to environmental effects that would cause substantial effects on human beings, either directly or indirectly.