

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: "Acton Retail Center" / Project No. R2014-00881-(5)

Lead Agency: County of Los Angeles

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Project Location: Acton (unincorporated)
City

Los Angeles

County

Project Description (Proposed actions, location, and/or consequences).

The project site is a vacant parcel located on the south side of Sierra Highway west of Crown Valley Road in Acton. The project entails a minor land division to create two parcels and a conditional use permit (CUP) to authorize a development program for the site with a total development of 10,900 square-feet of building area consists of a new single-story 6,000 square-foot (SF) retail building (one 3,000 SF feed store with two additional attached 1,500 SF retail spaces) located on the western portion of the site, a 3,300 SF restaurant with drive-through located on the eastern portion of the site, and a 1,600 SF storage building located in the southwest corner of the site. The project includes parking spaces to for the proposed uses. The project site would be accessed via two driveways on Sierra Highway. The Project had a Negative Declaration adopted November 15, 2016 (SCH # 2015121076) but a new analysis is required because the previous approvals and CEQA determination were vacated and set aside by a court ruling.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Unknown cultural and tribal resources may be located on the project site due to its proximity to the Antelope Valley Freeway. Such unknown resources may have been inadvertently relocated there during grading activities associated with freeway construction and could be impacted by ground-disturbing activities on the project site. The project will therefore have mitigation measures in place in the event that such resources are found during project construction activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Some members of the community are opposed to the addition of the drive-through as part of the proposed restaurant. The Acton Town Council is opposed to restaurants that draw customers from the wider region rather than being local-serving. The addition of a drive-through, in their opinion, would provide a service to those commuting along the Antelope Valley Freeway. A similar restaurant, Taco Bell, proposed a drive-through that was denied by the Los Angeles County Board of Supervisors.

The County decision to approve the project and the associated IS ND was challenged by Save Our Rural Town, a private organization in the Acton community. Based on the Los Angeles Superior Court ruling on June 22, 2021 in a case entitled Save Our Rural Town v. County of Los Angeles (LASC Case No. BS166732), a Supplemental Traffic Assessment (Supplemental TA) was required for the project. As a result, a project-specific Supplemental TA was prepared. The project location, existing conditions, and proposed development and uses, as stated herein, have remained unchanged since the IS-ND was approved by the County Regional Planning Commission and Board of Supervisors on April 6, 2016 and November 15, 2016, respectively.

The approvals of the CUP, TPM, and the related ND were vacated and set aside by the County Board of Supervisors subsequent to the Superior Court ruling. Therefore, new approvals are required for the CUP and TPM and a new environmental determination must be certified.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board-Los Angeles Region