Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: "Acton Retail Center" / Project No. R2014-00881-(5)/ Case No. CUP 20140037

Lead Agency: Los Angeles County
Contact Person: Richard Claghorn
Mailing Address: 320 W. Temple Street
Phone: 213-893-7015
City: Los Angeles
Zip: 90012
County: Los Angeles

Project Location: County: Los Angeles
City/Nearest Community: Acton
Cross Streets: Sierra Highway and Crown Valley Road
Zip Code: 93510
Longitude/Latitude (degrees, minutes and seconds): 34 ° 29 ′ 32 ″ N / 118 ° 12 ′ 00 ″ W
Total Acres: 1.95
Assessor's Parcel No.: 3217-021-022
Section: 25
Twp.: 5N
Range: 13W
Base: S.B.M.
Within 2 Miles: State Hwy #: 14
Waterways: Santa Clara River (Acton Wash Wildlife Sanctuary)
Airports:
Railways: Southern Pacific Railroad
Schools: Acton-Agua Dulce USD

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☒ Use Permit
- ☒ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: _____

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☒ Commercial: Sq.ft. 10,900 Acres 0.25 Employees 15
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational: _____
- ☐ Recreational: _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

- ☐ Aesthetic/Visual
- ☐ Agricultural Land
- ☐ Air Quality
- ☒ Archeological/Historical
- ☐ Biological Resources
- ☐ Coastal Zone
- ☐ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☐ Geologic/Seismic
- ☐ Minerals
- ☐ Noise
- ☐ Population/Housing Balance
- ☐ Public Services/Facilities
- ☐ Recreation/Parks
- ☐ Schools/Universities
- ☐ Septic Systems
- ☐ Sewer Capacity
- ☐ Soil Erosion/Compaction/Grading
- ☐ Solid Waste
- ☐ Toxic/Hazardous
- ☐ Traffic/Circulation
- ☐ Vegetation
- ☐ Water Quality
- ☐ Water Supply/Groundwater
- ☐ Wetland/Riparian
- ☐ Growth Inducement
- ☐ Land Use
- ☐ Cumulative Effects
- ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant Land / C-RU-DP (Rural Commercial - Development Program) Zone / CR (Rural Commercial) land use category of the Antelope Valley Area Plan

Project Description: *(please use a separate page if necessary)*

The project site is located on the south side of Sierra Highway, approximately 385 feet west of the intersection of Sierra Highway and Crown Valley Road. Commercial uses exist to the north, east, and west of the project site and include retail uses, gas station, and restaurants. Residential uses exist to the north of the project site. The Antelope Valley Freeway exists to the south. Figure 1 shows the regional location and Figure 2 shows the project site location. (Continued on Third Page)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 7	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 4 (LA)
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
____	Fish & Game Region # ____	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	X	Other: South Coast AQMD
____	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date June 12, 2025 Ending Date July 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Psomas
Address: 1650 Spruce Street, Suite 400
City/State/Zip: Riverside, CA 92507
Contact: Charles Holcombe
Phone: (951) 300-2820

Applicant: Douglas Gaudi
Address: 20947 Avenida De Arboles
City/State/Zip: Murrieta, CA 92562
Phone: ____

Signature of Lead Agency Representative: Richard Claghorn Digitally signed by Richard Claghorn Date: 2025.06.17 06:55:55 -07'00' **Date:** ____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description (continued from first page)

The project site is vacant, with ruderal grasses and weedy vegetation. There are no existing uses or structures present on the site. 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 would include 66 parking spaces to be used by patrons and employees of the proposed uses. The project site would be accessed via two driveways fronting Sierra Highway, which is designated by Los Angeles County (County) as an Existing Major Highway. Figure 3 shows the proposed site plan (also included as Appendix A) and Table 1 includes a summary of project characteristics.

An Initial Study-Negative Declaration (IS-ND; County Project No. R2014-00881-(5)/Conditional Use Permit 201400037/ Environmental Assessment 201400078) was prepared, circulated for public review, and approved by the County Regional Planning Commission and Board of Supervisors on April 6, 2016 and November 15, 2016, respectively.

Separately, the Regional Planning Commission approved a Tentative Parcel Map (TPM 073226) to divide the subject parcel into two lots on February 22, 2017. One proposed lot includes the Primo Burger restaurant with its parking and landscaping on the east part of the site and the other proposed lot includes the retail and storage buildings with related parking and landscaping.

The County's 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's 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, Linscott, Law & Greenspan Engineers (LLG) prepared a project-specific Supplemental TA, which is summarized in the following discussion in Section 17, Transportation, herein. 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.