Regional Planning Commission Transmittal Checklist

Hearing Date
August 13, 2014
Agenda Item No.
7

Project Number: R2012-00152-(5)

Case(s): Conditional Use Permit Case No. 201200014
Environmental Assessment Case No. 201200020

Planner: Anthony Curzi

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (MND)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: _____

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) pursuant the to Los Angeles County ("County") Code Section 22.24.100 for an observatory in the A-2 (Heavy Agricultural) zone.

PROJECT DESCRIPTION

The project involves the construction, operation, and maintenance of a new earthquake observatory. The purpose of this facility is to measure earth movements and test instruments used in measuring earthquake activity. Scientists from the applicant's company (Kinemetrics) will visit the site on an as-needed basis to retrieve tested instruments and deposit new ones. The facility will involve the construction of a 40-foot-by-80-foot underground vault structure, approximately 10 feet below ground, consisting of eight sub-vaults, for testing seismic instruments. Data will be transmitted via Internet to Kinemetric's Pasadena headquarters. Other project features include a 15-foot-wide (widening to 20 feet at two locations), 1,600-foot-long driveway accessing Aliso Canyon Road; an 8-foot-tall, 750-gallon (or greater) water tank as required by the Fire Department; a septic tank; and an above-ground, 12-foot-tall, 40-foot-by-50-foot (2,000-square-foot) office/storage facility with restroom. The project will entail grading of 14,000 cubic yards (cut and fill) of soil, all balanced on site. Water use will be minimal and will be hauled in and stored in an on-site tank. Three parking spaces will be provided, including one disabled-accessible space.

SITE PLAN DESCRIPTION

The site plan depicts the 40.0-acre, square-shaped parcel. The Project's structures are located roughly in the center of the parcel, with the earthquake observatory located southernmost. A path leads from the observatory to the Fire Department turnaround area, where the storage building, three parking spaces, and water tank are located. The leach field is depicted to the northeast of the turnaround area. The access driveway is depicted extending northeast from the turnaround area to the adjacent parcel and on to Aliso Canyon Road. An elevation and overview of the earthquake observatory is also depicted, with the facility underground, containing eight sub-vaults. A floor plan of the office/storage building is depicted with one large main storage room, two smaller storage rooms, and one restroom. Elevations of the office/storage building depict a structure with a flat roof with one door, one large sliding garage-type door, and seven windows.

EXISTING ZONING

The subject property is zoned A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area), in the Soledad Zoned District.

Surrounding properties are zoned as follows:
North: A-2-5
South: W (Watershed)
East: A-2-5
West: A-2-5

EXISTING LAND USES

The subject property is currently vacant land.

Surrounding properties are developed as follows:
North: Vacant land/single-family residence
South: Vacant land/National Forest
East: Vacant land
West: Vacant land

PREVIOUS CASES/ZONING HISTORY
Ordinance No. 7091 established the M-3 (Unclassified) zone on January 22, 1957. Ordinance No. 7401 established the A-2-5 zone on September 30, 1958.

ENVIRONMENTAL DETERMINATION RECOMMENDATION
The County Department of Regional Planning ("Regional Planning") has determined that a Mitigated Negative Declaration (MND) is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of potential significant environmental impact found to be less than significant with project mitigation include the following:

- Biota. Mitigation measures will ensure that impacts to candidate, sensitive, or special status will be less than significant by requiring surveys prior to disturbance, prohibiting the use of anticoagulants outdoors, and regulating nighttime lighting.

The following areas require no further environmental review as described in the Initial Study.

- Aesthetics
- Agriculture/Forest
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services
- Mandatory Findings of Significance

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Non-Urban 1 (N1) land use category of the Antelope Valley Areawide General Plan (Community Plan). The N1 land use designation is intended for low-intensity, non-urban land uses. The proposed earthquake observatory is consistent with this land use designation because it is a use that is mostly passive and unobtrusive in its operation and maintenance and is therefore consistent with the permitted uses of the underlying land use category.

As part of a proposed update to the Community Plan, the subject site would be down-zoned to Light Agricultural (A-1). An observatory is still permitted in the A-1 zone with a CUP.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 23: "Ensure that development in non-urban areas is compatible with rural lifestyles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards.*

  The proposed project will locate a low-intensity land use in a rural area. The proposed use is one that is largely passive and modest its design and operation. Of the total 40 acres on the project site, two will be used for the project's structures and ancillary facilities. The project will be largely unstaffed, with infrequent visits from technicians two to three times weekly. Surrounding land uses are mostly vacant, and the proposed use will be materially similar in its impact to the larger community. The proposed project will not require the expansion of urban service systems. Water will be trucked in and stored on-site in a tank for the minimal needs of the facility. Other necessary infrastructures services, like roads, telephone, Internet, and electricity are proximate and readily available to the project site. This staff report recommends that the Regional Planning Commission adopt the findings of the MND prepared for this project that determined that all impacts from the proposal would be less than significant after the adoption of mitigation measures.

- *Policy 61: "Maintain the open and rural character of the non-urban areas of the Antelope Valley."*

  The project site is an area that is considered rural. Surrounded by vacant land, scattered residences and ranches, and the National Forest, the property proposed for the development of the proposed project is one of low intensity. The proposed project would essentially preserve the rural character of the community by developing a low-intensity land use on the property. The vast majority of the acreage of the property would be undisturbed, and the development that is proposed is modest in its scale and use. The facility will not be noticeable from Aliso Canyon Road, further reducing impacts from the project.

The following policies of the Community Plan are applicable to the proposed project:

- *Policy 4: "Accommodate population and land use growth in a 'centralized,' rather than uniformly 'dispersed' pattern, providing for a broad range of densities and types of uses. Higher density and intensity uses will be structured at the 'core' or 'cores' of the community around which lower intensity uses will be grouped. Lowest density uses should be located at the periphery of the community.*

The project will locate a low-intensity land use away from the center of the community of Acton, in the periphery. Placing the observatory at this location will meet the project's objectives of being in a remote area, and will further the above-referenced policy by setting aside this property from higher density and intensity uses

- *Policy 42: "Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from their neighbors.*

As required by the Acton CSD, the project's office/storage building will be designed with a western frontier theme.

- *Policy 191: "Encourage research on the relationship between geologic conditions and the risks associated with earthquakes."*

The purpose of the proposed earthquake observatory is to test instruments used in earthquake detection. These instruments help seismologists better understand the relationship between geologic conditions and earthquakes. As the scientific community learns more about the behavior of earthquakes, additional safeguards to reduce earthquake risks can be developed.

<u>Zoning Ordinance and Development Standards Compliance</u>

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 zone are subject to the following development standards:

- Front, side, and rear yards shall be provided as required in the R-1 zone.

All required setbacks are provided on the project site.

Pursuant to Section 22.44.126 of the County Code, establishments in the Acton Community Standards District (CSD) are subject to the following development standards:

- All nonresidential uses within non-urban land use classifications which are not accessory to non-residential structures shall:
  - Not exceed 35 feet in height;
  - Be designed in a "Western frontier, circa 1890s style";
  - Be designed to conceal from public view all external utilities.

The project's structures will not exceed 35 feet in height (maximum height will be 12 feet for the office/storage building), the office/storage building will be designed with a western frontier theme, and external utilities will not be visible from public view.

Neighborhood Impact/Land Use Compatibility

The proposed project is compatible with the surrounding community because of its low-intensity use. Of the total 40 acres on the parcel, only approximately two will be impacted by development of the project. By placing the earthquake measuring facility (observatory) underground, visual impacts are reduced. The nearest residence is located over 1,000 feet from the proposed facility, and the project's structures (including 12-foot-tall office/storage building) will not be visible from this residence or from public view. The project will be designed with all required development standards and will not present a danger to the community. The above-ground office/storage building will be designed in a Western-frontier ranch style. The facility will be equipped with fire safety devices as required by the Fire Department. The project's new paved driveway will provide the Fire Department and other emergency responders with additional access to the area.

The site will be largely unstaffed with technicians visiting the site two to three times weekly to collect seismic instruments and deposit new ones. The project will not prevent others from enjoying the valuation of their property as the project will be largely un-impactful in its design and operation.

The project site is well served by all applicable and necessary infrastructures, including roads, electricity, telephone and Internet service, and the project will not overburden the use of these services/utilities. Water use will be minimal and will be hauled in and stored on-site in a water tank.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof.

The proposed use is consistent with the adopted general plan for the area as it is in the N-1 land use category of the Community Plan. The project's low-intensity use is appropriate for this category.

The proposed use will not adversely affect the health, peace, comfort, or welfare of other persons residing or working in the surrounding area because the use is one of low intensity and functions without causing nuisances to others. Technicians will visit the site infrequently to conduct maintenance and to retrieve and deposit instruments. Otherwise the site will be left unoccupied.

The proposed use will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the proposed earthquake observatory will only disturb approximately two acres of the 40-acre parcel and the low-intensity uses that will occur on site will not disturb surrounding property owners.

The proposed site is 40.0 acres and is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development

features prescribed in Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.

The proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and other public or private service facilities as required. The proposed earthquake observatory will be accessible from Aliso Canyon Road, 1,600 feet south of the subject site via an access driveway.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
Staff has received comments from the County Department of Public Works (DPW), Fire Department, and Department of Public Health (DPH). DPW recommends approval of the CUP and has issued recommended conditions of approval related to road, grading, and drainage. The Fire Department recommends approval of the project and has issued conditions related to access and the water tank. DPH recommends approval and has issued conditions related to sewage disposal.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS
Staff has received comments from the California Department of Fish and Wildlife (CDFW). CDFW stated that a Streambed Alteration Agreement is not required for the project.

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS
Staff has received a letter from the Acton Town Council (ATC). The ATC supports the project.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-00152-(5), Conditional Use Permit Number 201200014, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ASPPROVE CONDITIONAL USE PERMIT NUMBER 201200014 WITH FINDINGS AND CONDITIONS, AND ADOPT THE ASSOCIATED ENVIRONMENTAL DOCUMENT.

Prepared by Anthony M. Curzi, Regional Planning Assistant II
Reviewed by Paul McCarthy, Supervising Regional Planner, Zoning Permits North

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Aerial Image
Site Plan, Land Use Map

PMC:AMC
June 23, 2014

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00152-(5)
CONDITIONAL USE PERMIT NO. 201200014

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit (CUP) No. 201200014 on August 13, 2014.

2. The permittee, Kinemetrics, Inc., ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of an earthquake observatory ("Project") on a property located west of Aliso Canyon Road and 2,000 feet south of Avenue Y-8 in the unincorporated community of Acton ("Project Site") in the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) zone pursuant to County Code Section 22.24.100.

3. The Project Site is 40.0 gross acres (40.0 net acres) in size and consists of one legal lot. The Project Site is rectangular with gentle-sloping to steep topography and is undeveloped.

4. The Project Site is located in the Soledad Zoned District and is currently zoned A-2-5.

5. The Project Site is located within the N1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

   North: A-2-5
   South: W (Watershed)
   East: A-2-5
   West: A-2-5

7. Surrounding land uses within a 500-foot radius include:

   North: Vacant land/single-family residence
   South: Vacant land/National Forest
   East: Vacant land
   West: Vacant land

8. Ordinance No. 7091 was approved on January 22, 1957 and zoned the Project site M-3 (Unclassified). Ordinance No. 7401 was approved on September 30, 1958 and rezoned the Project site A-2-5.

9. The site plan for the Project depicts the 40.0-acre, square-shaped parcel. The Project's structures are located roughly in the center of the parcel, with the earthquake observatory located southernmost. A path leads from the observatory to

the Fire Department turnaround area, where the storage building, three parking spaces, and water tank are located. The leach field is depicted to the northeast of the turnaround area. The access driveway is depicted extending northeast from the turnaround area to the adjacent parcel and on to Aliso Canyon Road. An elevation and overview of the earthquake observatory is also depicted, with the facility underground, containing eight sub-vaults. A floor plan of the office/storage building is depicted with one large main storage room, two smaller storage rooms, and one restroom. Elevations of the office/storage building depict a structure with a flat roof with one door, one large sliding garage-type door, and seven windows.

10. The Project Site is accessible via Aliso Canyon Road to the south. Primary access to the Project Site will be via an entrance/exit on Aliso Canyon Road through a 1,600-foot-long driveway.

11. The Project will provide a total of three parking spaces, including one disabled-accessible space. The parking spaces will be located near the Fire Department turnaround area.

12. On February 20, 2012, prior to the Commission's public hearing on the Project, the permittee met with the Acton Town Council to present the project.

13. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Parks and Recreation ("Parks and Recreation") has indicated that the proposed Project will not have impacts to its facilities. The County Department of Public Health ("Public Health") recommends approval of the Project.

14. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (CEQA (Public Resources Code section 21000, et seq.)), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration (MND) was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project.

15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

16. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one letter from the Acton Town Council in support of the Project. No other correspondence was received from the public regarding the Project.

17. *To be inserted after the public hearing to reflect hearing*

18. The Commission finds that the Project is consistent with the goals and policies of the Community Plan because the proposed use is one that is mostly passive and unobstructive in its operation and maintenance and is, therefore, consistent with the permitted uses of the underlying land use category. As part of the proposed update to the Community Plan the subject site would be down-zoned to Light Agricultural (A-1). An observatory is still permitted in the A-1 zone with a CUP. The proposed project will not require the expansion of urban service systems. Water will be trucked in and stored on-site in a tank for the minimal needs of the facility. Other necessary infrastructure services like roads, telephone, Internet, and electricity are proximate and readily available to the project site.

19. The Commission finds that the subject property is consistent with the site's zone designation as all required setbacks are provided on the project site as well as provides for the requirements of the Acton Community Standards District.

20. The Commission finds that the proposed use is consistent with the adopted general plan for the area as it is in the N-1 land use category of the Community Plan. The project's low-intensity use is appropriate for this category.

21. The Commission finds that the proposed use will not adversely affect the health, peace, comfort, or welfare of other persons residing or working in the surrounding area because the use is one of low intensity and functions without causing nuisances to others. Technicians will visit the site infrequently to conduct maintenance and to retrieve and deposit instruments. Otherwise the site will be left unoccupied.

22. The Commission finds that the proposed use will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the proposed earthquake observatory will only disturb approximately two acres of the 40-acre parcel and the low-intensity uses that will occur on site will not disturb surrounding property owners.

23. The Commission finds that the proposed site is 40.0 acres and is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area. No deviation from development standards is being requested.

24. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and other public or private service facilities as required. The proposed earthquake observatory will be accessible from Aliso Canyon Road (with one lane in each direction), 1,600 feet south of the subject site via an access driveway.

25. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Acton Library located in the Acton community. On July 1, 2014, a total of 11 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 18 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

26. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

27. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

28. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

29. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the MND and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

30. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Conditional Use Permit No. 201200014, subject to the attached conditions.

PMC:AMC
July 28, 2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00152-(5)
CONDITIONAL USE PERMIT NO. 201200014

PROJECT DESCRIPTION

The project involves the construction, operation, and maintenance of a new earthquake observatory. The purpose of this facility is to measure earth movements and test instruments used in measuring earthquake activity. Scientists from the applicant's company (Kinemetrics) will visit the site on an as-needed basis to retrieve tested instruments and deposit new ones. The facility will involve the construction of a 40-foot-by-80-foot underground vault structure, approximately 10 feet below ground, consisting of eight sub-vaults, for testing seismic instruments. Data will be transmitted via Internet to Kinemetric's Pasadena headquarters. Other project features include a 15-foot-wide (widening to 20 feet at two locations), 1,600-foot-long driveway accessing Aliso Canyon Road; an 8-foot-tall, 750-gallon (or greater) water tank as required by the Fire Department; a septic tank; and an above-ground, 12-foot-tall, 40-foot-by-50-foot (2,000-square-foot) office/storage facility with restroom. The project will entail grading of 14,000 cubic yards (cut and fill) of soil, all balanced on site. Water use will be minimal and will be hauled in and stored in an on-site tank. Three parking spaces will be provided, including one disabled-accessible space. The project is subject to the following conditions.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall

promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$2,000.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,231.25** ($2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of $2,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (EARTHQUAKE OBSERVATORY)

20. In the event the earthquake observatory is not used for the principal use of testing seismic-monitoring equipment for a period of two or more years, the permit will expire and the permittee shall remove the above-ground office/storage building and any accessory structure from the premises, and return the property to its original condition as maintained prior to the approval of this grant. Demolition of any structure must comply with all county, state and federal requirements, rules, and regulations in effect.

21. The above-ground office/storage building shall be designed in a "Western frontier" style.

22. The above-ground office/storage building and related accessory structures shall only be used as permitted by this grant. Use of any structure for any other use, activity, or business not otherwise specified by this grant shall result in the termination, expiration, or revocation of this grant.

PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize the construction, operation, and maintenance of an earthquake observatory comprising an underground vault structure and above-ground office-storage building.

24. The permittee shall comply with all conditions set forth in the attached County Public Works, Fire, Public Health Department letter dated June 17, 2014, May 12, 2014, and April 30, 2014 respectively.

Attachments:
Mitigation Monitoring Program (pages 1-3)
Public Works/Fire/Public Health Department Letter dated June 17, 2014, May 12, 2014, and April 30, 2014 respectively.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 17, 2014

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Paul McCarthy
Zoning Permits North Section
Department of Regional Planning

Attention Anthony Curzi

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200014
PROJECT NO. R2012-00152
ALISO CANYON ROAD
KINEMETRICS EARTHQUAKE OBSERVATORY
ASSESSOR'S MAP BOOK NO. 3058, PAGE 8, PARCEL NO. 10
UNINCORPORATED COUNTY AREA OF ALISO CANYON

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 201200014 in the unincorporated County area of Aliso Canyon located on Aliso Canyon Road south of Avenue Y-8. The project is to authorize a 40-feet by 80-feet underground vault. There will also be an above-ground structure measuring approximately 40-feet by 50-feet, which will serve as a temporary storage. Both structures will be occupied on a temporary basis and employees will visit the site periodically to monitor data collections activities, check testing equipment, and deliver or pick-up instruments.

Upon approval of the site plan, we recommend the following conditions:

1. Road:

   1.1 Construct a portland concrete cement driveway approach at Aliso Canyon Road compatible with the future street grades of Aliso Canyon Road to the satisfaction of Public Works.

   For questions regarding the road condition, please contact Patricia Constanza of Public Works' Land Development Division at (626) 458-4921 or pconstan@dpw.lacounty.gov.

2. Grading:

   2.1 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.

   2.2 Submit a grading plan for approval. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, water quality devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

   2.3 As applicable, comply with the latest drainage concept/hydrology by Land Development Division's Storm Drain and Hydrology unit. Conform with applicable Low-Impact Development (LID) requirements (if applicable) to the satisfaction of Public Works.

   2.4 Comply with any off-site drainage mitigations, if any, to provide adequate access to the site and to the satisfaction of Public Works.

   2.5 Obtain the Fire Department's approval of the private driveway and firelane.

   2.6 A maintenance agreement or covenant conditions and restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.

2.7 Per County of Los Angeles Code, Section 12.84.430 (C), follow United States Environmental Protection Agency guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

For questions regarding the grading conditions, please contact Ms. Constanza at (626) 458-4921 or pconstan@dpw.lacounty.gov.

3. Drainage:

3.1 Prior to issuance of building permits, comply with the following:

3.1.1 Per County Code Section 12.84.460, comply with LID requirements and provide calculations in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

3.1.2 A drainage and grading plan must be approved to provide for the proper distribution of drainage and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and LID requirements for the new structure.

For questions regarding the drainage conditions, please contact Toan Duong of Land Development Division at (626) 458-4945 or tduong@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Ruben Cruz of Land Development Division at (626) 458-4921 or rcruz@dpw.lacounty.gov.

RC JY:tb
P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201200014\TCUP 201200014\2014-05-22 Submittal\CUP 201200014 Comments.docx

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-00152 MAP DATE: May 12, 2014

LOCATION: Aliso Canyon Road, South of Avenue Y-8, Mount Gleason, Acton

REVISED CONDITIONS – Supersedes Fire Dept, Conditions Dated 02/20/14

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL - ACCESS

1. The Fire Department access roadway width is required to be paved.

2. Provide a minimum off-site and on-site Fire Department access roadway width of 20 feet, clear-to-sky, except in the locations noted on the plan to have a minimum width of 15 feet.

3. The Fire Department access roadway width shall be increased to 26 feet at the location of the buildings.

4. The maximum allowable grade for the fire apparatus access roads shall not exceed 15.0%. Where grades exceeding 15.0% are necessary due to topographical conditions, a grade percentage of 15.1% - 20.0% is allowed for a maximum length of 150 feet, the overall average grade shall not exceed 17%. Private fire apparatus access roads with a grade percentage of 15.1% - 20.0% and greater in length than 150 feet, shall provide a 100 lineal foot grade break area that does not exceed a 10% differential for each 150 foot length. The overall average grade shall not exceed 17.0%.

5. As noted on the plan, provide a "Fire Department Turn-Around" at the end of the of the Fire Department access roadway.

6. Parking is "not permitted" on the Fire Access Road or in the "Fire Department Turn-Around".

7. The gate opening is required to be a minimum width of 20 feet, clear-to-sky.

Reviewed by: Wally Collins Date: June 4, 2014

8. All gate hardware shall be clear of the access-way when the gate is in the fully open position.

9. The gate shall be set back a minimum of 50 feet from the edge of the pavement of Aliso Canyon Road.

10. The gate shall have an "approved" Fire Department locking device on it.

CONDITIONS OF APPROVAL – WATER

1. Due to the location of the proposed project, the Fire Department will permit the installation of a water tank in lieu of fire hydrants. The installation of the water tank shall meet all Fire Department requirements. Please refer to the attachment for water tank requirements with February 20, 2014 condition letter.

2. Provide a water tank with a minimum capacity size of 2143 gallons for the above ground building, along with the installation of fire sprinkler system. Any other uses for the water tank shall be calculated above the minimum capacity size of the water tank.

CONDITIONAL OF APPROVAL – FUEL MODIFICATION PLAN

1. The Final Fuel Modification Plan was "approved" by the Forestry Division on October 8, 2012.

The building plans shall be submitted to the Department's Lancaster Fire Prevention Office for review.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

Reviewed by: Wally Collins Date: June 4, 2014

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
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BOARD OF SUPERVISORS

Gloria Molina
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Fifth District

April 30, 2014

TO: Anthony Curzi
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS (MT)
Environmental Health Division
Department of Public Health

SUBJECT: CEQA Consultation/Initial Study (IS)-Mitigated Negative Declaration (MND)
PROJECT NO. R2012-00152/ RENV 201200020
Kinemetrics Earthquake Observatory
LOCATION: Aliso Canyon Road, Acton

The Department of Public Health – Environmental Health Division (the Department) has reviewed the Initial Study for the above referenced project. The applicant is proposing the construction and operation of an underground seismic observatory facility in an A-2-5 zone within the Acton CSD. The IS determination is for a MND. We offer the following comments:

Potable Water Supply

The applicant, Kinemetrics, Inc., has been granted a variance from the provision of the Los Angeles County Code, Title 28, Plumbing, Section 218.0, relating to potable water availability requirements for new commercial construction. The variance permits the applicant to use hauled water source for the project as specified in the letter dated July 5, 2012 issued by the Department for the recommendation of the project's Conditional Use Permit. Therefore, the project's impact on potable water supply will not be significant.

Sewage Disposal

Sanitary toilet facilities shall be provided to meet Public Health requirements. The Land Use Program has reviewed the Percolation Feasibility Study, prepared by John Helms, Registered Geologist. The data provided tends to support a premise that the referenced property can reasonably accommodate the installation of OWTS.
To mitigate the impact of an Onsite Wastewater Treatment System (OWTS), the applicant shall submit the following information to the Land Use Program for review and approval:

A complete feasibility report in compliance with Public Health's "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS}." The guideline is available on-line at www.lapublichealth.org/eh. The design and installation of OWTS shall conform to the requirements of Public Health and other applicable regulatory agencies.

The feasibility report shall include the following:

(1) A professionally drawn scaled plot plan to illustrate the following:

a) Location and sizing of proposed OWTS (septic tank and dispersal system}, including 100% future expansion dispersal area.

b) Location of all other structures and amenities, including buildings, walls, fences, retaining walls, storage facilities, guard shacks, etc.

c) Location of any existing and proposed water wells and their related components on the project site as well as on neighboring properties within 200 feet of the proposed OWTS.

d) Location of any surface water {e.g. streams, floodways, drainage courses, subdrains, culverts, swales, etc.).

Note: If a public sewer connection is available within 200 feet any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

(2) Floor plan of the toilet facility showing the location of all plumbing fixtures (i.e. toilets, urinals, hand wash sinks, etc.).

For questions regarding wastewater disposal requirements, please contact Eric Edwards or Vicente Banada at (626) 430-5380.

If you have any other questions, please contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2012-00152-(5) / CONDITIONAL USE PERMIT NO. 201200014 / ENV NO. 201200020

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1	Biological Resources	Project-related activities likely to have the potential of disturbing suitable bird-nesting habitat shall be prohibited from February 1 to August 31 unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in failure of nests on-site or imediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is/are vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of birds.	Conduct surveys; avoid disturbing bird-nesting habitat.	During construction	Applicant	DRP

2	Biological Resources	Anticoagulants shall not be used as a method of rodent control, with the exception of use inside the vault structure and/or storage building	Avoid anticoagulants	Life of project.	Applicant and subsequent owner(s)	DRP

3	Biological Resources	To avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. Security lighting, if used, shall be controlled by a motion detector coupled with an infrared sensor. Spectra should be in the yellow range and avoid the blue wave lengths, which are disruptive to circadian rhythms	Use low-impact lighting.	Life of project.	Applicant and subsequent owner(s)	DRP
4	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

12-00152

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed use at the site as an earth movement observatory will have no adverse impacts on the area.

(see the attached page)

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The Property is more than adequate for the proposed use.

(see the attached page)

C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the site is adequatky served for access and by utilities.

(see the attached page)

CONDITIONAL USE PERMIT – BURDEN OF PROOF

A. No Adverse Impacts.

The proposed use at the site as an earth movement observatory will have no adverse impacts on the area. The site is located in a remote rural area bordered on one side by the national forest and on the other by largely undeveloped land. The Property itself is an undeveloped 40-acre parcel. The only residential structures in the area are located over 1,000 feet away, and are not even visible from the Property.

The planned improvements at the site involve an underground concrete vault, measuring approximately 40 feet by 80 feet, that will serve as a collection for data on seismic activities and also test instruments produced by the Applicant's headquarters in Pasadena. There will be no manufacturing of instruments at the site. In addition, there will be an above-ground structure of approximately 40 feet by 50 feet, serving as a temporary storage facility.

We do not anticipate any fulltime staffing at the Property. Employees will visit the site periodically to monitor data collection activities, check on testing equipment, and deliver or return new instruments. There will be no emissions of any kind emanating from the Property. The proposed instruments operate on low-voltage electricity.

B. Adequacy of Site.

The Property is more than adequate for the proposed use. As mentioned above, the Property is a 40-acre parcel that is currently undeveloped. The proposed underground vault will be a concrete structure measuring 40 feet by 80 feet, consisting of eight (8) compartments. There will be an above-ground structure, measuring approximately 40 feet by 50 feet, which will serve as a temporary storage facility. Periodically, employees will visit the site by motor vehicle, delivering or returning specialized scientific test equipment. Except for the location of the Property in a unique seismic zone, there are no special requirements for this Property as it relates to its proposed use.

C. Site Is Adequately Served.

The site is adequately served for access and by utilities. The Property is located a short distance from Aliso Canyon Road. The Property will be accessed over an easement area connecting with that highway. The easement area may need to be improved to better facilitate the minor amount of vehicular traffic to be created by the facility. The site is already served by electricity. There is no current need for water. If natural gas is needed at the site, a tank arrangement will be installed.

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

Project title: Aliso Canyon Observatory/Project No. R2012-00152-(5)/Conditional Use Permit No. 201200014/Environmental Assessment No. 201200020

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

Contact Person and phone number: Anthony Curzi (213) 974-6443

Project sponsor's name and address: Kinemetrics Inc., 222 Vista Avenue, Pasadena, CA 91107

Project location: Aliso Canyon Road, 2,000 feet south of Avenue Y-8, Acton, CA (34.4547, -118.1602)
APN: 3058-008-010 *USGS Quad:* Acton

Gross Acreage: 40.0

General plan designation: R (Non-Urban)

Community/Area wide Plan designation: Antelope Valley Areawide General Plan - N1 (Non-Urban 1)

Zoning: Heavy Agricultural – Five Acre Minimum Required Lot Area (A-2-5)/Acton Community Standards District.

Description of project: The project involves the construction and operation of a new earthquake observatory in a remote, undeveloped area of Acton. A conditional use permit (CUP) is required for observatories in the A-2 (Heavy Agricultural) zone by the Los Angeles County Code. The purpose of this facility is to measure earth movements and test instruments used in measuring earthquake activity. Scientists from the applicant's company (Kinemetrics) will visit the site on an as-needed basis to retrieve tested instruments and deposit new ones. The observatory facility will not be open to the public. The facility will involve the construction of a 40-foot-by-80-foot underground vault structure, approximately 10 feet below ground, consisting of eight sub-vaults, which will be used for testing seismic instruments. Data will be transmitted via Internet to Kinemetric's Pasadena headquarters. Other project features include a minimum 15-foot-wide (widening to 20 feet at two locations), 1,600-foot-long driveway extending offsite to access Aliso Canyon Road, parking spaces for the technicians, an adequately sized water tank as required by the Fire Department, a septic tank, and an above-ground, 12-foot-tall, 40-by-50-foot office/storage facility with restroom. The project will entail grading of 14,000 cubic yards of soil (cut and fill) all balanced on site. The soil excavated for the vault structure will be retained on site. The project will involve the disturbance of a maximum of two acres out of the 40-acre site.

Surrounding land uses and setting: Surrounding land uses within 500 feet include vacant land and one single-family residence. Vegetation is comprised chiefly of native scrub communities. The project site is located on hilly terrain and the proposed earthquake observatory facility will be partly below ground. The project site is at an elevation of 3,200 feet.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement): None

Public Agency	*Approval Required*

Major projects in the area:

Project/Case No.	*Description and Status*
California High-Speed Train	*Proposal by the State of California (High-Speed Rail Authority) for an 800-mile high-speed train connecting northern and southern California via the Central Valley. Proposed Los Angeles-to-Palmdale route traverses Acton on elevated mounds/structures. Construction in the Central Valley to start in 2014.*

Reviewing Agencies:

Responsible Agencies

- [x] None

Regional Water Quality Control Board:

- [ ] Los Angeles Region
- [ ] Lahontan Region

- [ ] Coastal Commission
- [ ] Army Corps of Engineers

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- [x] DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
- [x] Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- [ ] Sanitation District
- [x] Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- [ ] Sheriff Department
- [x] Parks and Recreation
- [ ] Subdivision Committee
- [ ]

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Mandatory Findings of Significance
☐ Geology/Soils		

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: 06/23/2014

Signature (Approved by) — Date: 6-23-2014

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.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
No Impact.				
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒
No Impact.				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
No Impact.				
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐
Less Than Significant Impact.				
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
No Impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (Caltrans). According to Caltrans, "[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources" (State of California Department of Transportation, California Scenic Highway Program, website: http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm, accessed October 6, 2011). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The proposed project facility will not be visible from any scenic vista, nor from any street due to intervening topography. The project will not be visible or obstruct views from any regional riding or hiking trail. The nearest trail is the proposed Pearblossom Loop Trail, located 0.75 miles southwest.

The project site is located on a parcel that gets access from Aliso Canyon Road. This road is not a state scenic highway. The nearest scenic highway is Angeles Crest Highway, located 12 miles southeast. Intervening topography blocks the site from view from this highway.

The proposed project will construct a 40-by-80-foot underground facility and a 12-foot-tall, 40-by-50-foot above-ground office/storage building that will not be visible from the street or from any scenic highway. The surrounding area contains scattered residences and ranches and the proposed structures will not be out of character with these buildings. Furthermore, the proposed facility will be completely out of view from any neighboring structure.

While the proposed project could result in a new source of light (motion sensor-activated), the proposed site is well hidden behind hilly terrain that fully shields the site from public view, eliminating any light, shadows and any potential glare impacts.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) 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?	☐	☐	☐	☒

No Impact.

No Impact.

No impact.

No impact.

No impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965—commonly referred to as the Williamson Act—enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Opportunity Areas (AOAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to AOAs, the County has two agricultural zones: A-1 (Light Agricultural) and A-2 (Heavy Agricultural).

California Public Resources Code section 12220(g) defines forest land as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, Los Angeles County has been mapped by the California Department of Forestry and Fire Protection to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs, for example.

The project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is designated as "Other Land."

The proposed use is permitted in the site's A-2 (Heavy Agricultural) zone with the approval of a conditional use permit (CUP). Agricultural uses are permitted in this zone. However, the subject site is not being used for agricultural purposes. The project is not located in an Agricultural Opportunity Area and is not located on Williamson Act contract lands.

The site's southern boundary border the Angeles National Forest. The subject site does not contain forest land or timberland and the proposed action will not cause rezoning or conflict with the zoning of forest land or timberland. The project does not propose any rezoning.

The proposed project involves the construction and operation of a largely passive earthquake observatory on a maximum of two acres of a 40-acre site in hilly terrain. As such there will be no changes which could result in changes to Farmland to non-agricultural use or forest land to non-forest use.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☐	☒
No Impact.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
No Impact.				
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
Less Than Significant Impact.				
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
Less Than Significant Impact.				
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
Less Than Significant Impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;

- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six "criteria" pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O_3);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO_2);
- Sulfur Dioxide (SO_2); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The proposed project involves the construction of new facilities and as such will result in the use of construction machinery. However, emissions from the construction and operation of the project will not exceed any thresholds established by the AVAQMD.

While the construction of the project will result in some emissions of pollutants, there are no sensitive receptors located near the project site. Use of heavy construction machinery will occur for a maximum of 20 days.

The construction of the proposed project may result in the generation of some dust and emissions from construction vehicles and equipment. However, given the large size of the subject site (40 acres) and the lack of nearby residents, these impacts will remain less than significant.

The proposed project will not create objectionable odors, either through construction or operation. The project will be largely an unstaffed facility and the materials stored on-site will not create odor nuisances.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☒	☐	☐
Less Than Significant Impact with Mitigation Incorporated.				
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?	☐	☐	☒	☐
Less Than Significant Impact.				
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
Less Than Significant Impact.				
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?	☐	☐	☒	☐
Less Than Significant Impact.				
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.)?

Less Than Significant Impact.

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)?	☐	☐	☐	☒

No Impact.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife

Migration Corridors.

The project parcel is in a natural area that is distant from paved roads. Access will be from paved publicly dedicated? Aliso Canyon Road by easement over adjacent Assessors' parcel number 3058-007-011. The project parcel has very rugged terrain with six or more ravines, all draining to Aliso Canyon, which has perennial water. The project parcel has a gradually sloping high area where the earthquake observatory is planned. There are a number of sensitive habitats on the project parcel and on the parcel with the new access route, and at least one sensitive cactus was observed on that parcel. With the incorporation of Mitigation Measure BIO 1 through BIO 3, impacts would be reduced to less than significant levels. Observed habitats and species are in bold type.

Sensitive vertebrates possible: Coast range newt, Arroyo toad, Silvery legless lizard, Orange-throated whiptail, Coastal western whiptail, Rosy boa, Western pond turtle, Coast horned lizard, Coast patch-nosed snake, Southern CA rufous-crowned sparrow, Burrowing owl, Ferruginous hawk, Prairie falcon, Loggerhead shrike, LeConte's thrasher, Pallid bat, Black-tailed jackrabbit, Yumma myotis, Southern grasshopper mouse, American badger.

Sensitive habitats observed: Riversidian Alluvial Fan Sage Scrub, Mainland cherry woodland, native grassland patches.

Sensitive plants possible: Parish's oxytheca, CA androsace, San Gabriel Manzanita, Nevin's barberry, five kinds of mariposa lilly, Peirson's morning-glory, White pygmy-poppy, Mohave paintbrush, White-braced spineflower, Slender-horned spineflower, CA satintail, Sagebrush loeflingia, Perison's lupine, Johnston's monkeyflower, CA muhly, **Short-joint beavertail,** Adobe yampah, San Gabriel oak, **Quercus tubinella,** San Gabriel ragwort, Mason's neststraw, Greata's aster, Lemmon's syntrichoppapus.

The project site was burned by the Station Fire of 2009. Formerly the project area was scrub oak woodland, but now only the oaks of the ravines remain. The project applicant will remove the dead wood from these oaks. There are some *Quercus john-tuckeri* and some *Q. turbinella.* The habitats include ravines, ridges, and scrub oak woodland, all possibly supporting sensitive species. There are patches of native bunchgrass *Poa secunda* on the ridgelines and along the ravine benches. All the ravines and benches have cherry oak woodland (*Prunus ilicifolia*). At the entry of old jeep trail proposed as a new access, the Riversidean scrub includes a stand of uncommon desert almond (*Prunus fasciulata*). As no oaks or other sensitive natural communities will be removed or encroached upon by the project, impacts will be less than significant.

The project is in the watershed of the Santa Clara River and may have wetlands in the ravines. The proposed access route will require a ravine crossing. However, the California Department of Fish and Game has determined that a Streambed Alteration Agreement is not required. Furthermore, adherence to Best Management Practices will ensure that impacts to wetlands remain less than significant.

The project will construct a 3,200-square-foot underground vault facility and a 2,000-square-foot above-ground office/storage facility on a 40-acre parcel. Surrounding land uses and properties contain vacant land. Given the relatively small amount of construction and the large lot size, the project will not substantially interfere with the movement of any species that may use or traverse the project site. Furthermore, access for species to and from the Angeles National Forest (bordering the project to the south) will remain.

There are some oak trees on the site. However, only a few of the scrub oaks on the project parcel have trunks that measure a five-inch-or-greater diameter. The project does not entail encroaching upon or removing any oak trees or oak woodland.

The project does not conflict with any local policies or ordinances protecting biological resources. It is not in a wildflower reserve area or an SEA OR ESHA, nor are there oaks of jurisdictional size (8-inch diameter at 4.5 feet above the ground) present.

The project does not conflict with the provisions of any state, regional, or local habitat conservation plan.

Mitigation Measures:

BIO 1: Project-related activities likely to have the potential of disturbing suitable bird-nesting habitat, shall be prohibited from February 1 to August 31 unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is/are vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of birds.

BIO 2: Anticoagulants shall not be used as a method of rodent control, with the exception of use inside the vault structure and/or storage building.

BIO 3: To avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. Security lighting, if used, shall be controlled by a motion detector coupled with an infrared sensor. Spectra should be in the yellow range and avoid the blue wave lengths, which are disruptive to circadian rhythms.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒
No Impact.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
Less Than Significant Impact.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☐	☒
No Impact.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
Less Than Significant Impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site contains vacant land and there are no historic resources at the site.

The proposed project will involve the excavation of 350 cubic yards with depths to 10 feet. However, compliance with State law pertaining to the discovery of archaeological and/or paleontological resources will reduce any impacts to less than significant levels.

While the project site is located in hilly terrain, it does not contain any unique paleontological resources or unique geologic features. The project site contains vacant land.

As mentioned above, the construction of the project will involve the excavation of 350 cubic yards of soil to depths of approximately 10 feet. Therefore, there is a small potential for the discovery of human remains. However state law requiring proper protocol regarding the discovery of human remains will ensure that impacts will be kept to less than significant levels.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☒	☐
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

Less Than Significant Impact.

Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2008, the County adopted a Green Building Program to address these goals. Section 22.52.2100 of Title 22 (Los Angeles County Code) states that the purpose of the County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water; conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In January 2011, the State of California adopted the *CAL*Green Building Code with mandatory measures that establish a minimum for green construction practices.

The project is subject to the Green Building Ordinance and will comply with it.

The proposed use will use a minimal amount of power (one to two watts per instrument) to operate the earthquake detection instruments and for lighting purposes. There is sufficient energy available to power the project without causing an undue burden on other users. The applicant has obtained a will-serve letter from the electrical power provider, Southern California Edison (SCE).

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	☐	☐	☒	☐
Less Than Significant Impact.				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
Less Than Significant Impact.				
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☐	☒
No Impact.				
iv) Landslides?	☐	☐	☐	☒
No Impact.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
Less Than Significant Impact.				
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?	☐	☐	☐	☒
No Impact.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating	☐	☐	☐	☒

substantial risks to life or property?

No Impact.

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

No Impact.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☐	☒

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man-induced slope instability. These geologic hazards include artificially-saturated or rainfall-saturated slopes, the erosion and undercutting of slopes, earthquake-induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The nearest earthquake fault (San Andreas) is located seven miles north of the proposed site, a far enough distance to reduce impacts from a rupture on this fault.

While the potential for ground shaking exists in the event of an earthquake, compliance with building codes will ensure that the facility will be constructed to applicable safety standards.

The subject site is not located on land that is subject to liquefaction or lateral spreading. While the project site is located in hilly terrain, it is not in an area that is in subject to landslides.

The proposed facility will be underground and excavation will be necessary. However, compliance with applicable building practices will ensure that soil erosion or loss of topsoil will be kept to less than significant levels. The project site is not located on a geologic unit of soil that is unstable. The project site is not located on expansive soil.

A soils report dated March 21, 2012, documents that the subject site contains soils adequate for the support of onsite wastewater treatment systems.

The Hillside Management Area Ordinance does not apply to the subject project.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
Less Than Significant Impact. **b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**	☐	☐	☒	☐

Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project will involve the construction of a new facility and this construction will result in the release of GHGs from employee vehicle trips and heavy construction equipment as well as other construction activity. However, the project alone is not large enough to generate a substantial amount of GHGs such that would create a significant impact.

The State of California has adopted numerous laws and plans to reduce the impact from the generation of GHGs. These laws and plans involve reducing GHGs by increasing the production of renewable energy, reducing vehicle miles travelled (VMT) by providing alternatives to motorized transportation, and better linking land use and circulation to reduce the need for motorized transportation. This project will locate an earthquake observatory facility in a rural area of Acton in north Los Angeles County. It does not involve the construction of new housing or traditional employment venues. As such, the project will not add to new population growth or substantial increases in traffic. Therefore, impacts from the project would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☐	☒
No Impact.				
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?	☐	☐	☐	☒
No Impact.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☒
No Impact.				
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?	☐	☐	☐	☒
No Impact.				
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 for people residing or working in the project area?	☐	☐	☐	☒
No Impact.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
No Impact.				
g) Impair implementation of, or physically interfere	☐	☐	☐	☒

with, an adopted emergency response plan or emergency evacuation plan?

No Impact.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☒	☐
Less Than Significant Impact.				
ii) within a high fire hazard area with inadequate access?	☐	☐	☐	☒
No Impact.				
iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☒
No Impact.				
iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐
Less Than Significant Impact.				
i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☐	☒

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is divided into two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to "…retain, detain, store, change the timing of, or filter stormwater or runoff."

Areas of Special Biological Significance are "…those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

Employees will routinely transport the seismic-measuring instruments to Kinemetric's headquarters in Pasadena, approximately 22 miles from the project site. These devices contain no hazardous materials, and no hazardous materials will be stored at the site. The project will not emit hazardous substances or emissions. The subject site is not located on a list of sites containing hazardous materials.

The project site is not located within an airport land use plan or within two miles of an airport. The project is not within the vicinity of a private airstrip.

The project will not impair implementation of or interfere with an adopted emergency response or evacuation plan. The project's facilities will be fully on the project site and will not require any changes to emergency response or evacuation plans.

The project site is located in a County-designated Very High Fire Hazard Severity Zone (Zone 4). However, the project will comply with all requirements of the Fire Department, including maintaining an adequately sized water tank for the exclusive use of the Fire Department, and installing a fire-suppression system for the facility . The nearest fire station is located in Acton, approximately five miles northeast. Therefore, impacts would be less than significant.

The earthquake observatory facility will be accessed via a minimum 15-foot-wide driveway (widening to 20 feet at two locations) that provides adequate access for emergency vehicles. The earthquake observatory facility will employ the use of an adequately sized water tank with emergency pump. The facility will have adequate water pressure to meet fire flow standards.

As surrounding land uses are comprised of vacant land, the potential does exist for wildfires. However, fire safety requirements such as the use of a fuel modification plan, a fire suppression system, and an adequately sized water tank as required by the Fire Department will ensure that impacts are less than significant.

The proposed use is for a largely passive earthquake observatory facility. The facility's structures will include an underground vault containing the instruments necessary to observe seismic data and an above-ground, single-story office/storage building. These facilities will be constructed with non-flammable materials like concrete, block wall, and steel. The measuring devices are also non-flammable.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
No Impact.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
No Impact.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
Less Than Significant Impact.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
Less Than Significant Impact.				
e) 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?	☐	☐	☒	☐
Less Than Significant Impact.				
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐

Less Than Significant Impact.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☒	☐

Less Than Significant Impact.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☐	☒

No Impact.

i) 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)?	☐	☐	☐	☒

No Impact.

j) Otherwise substantially degrade water quality?	☐	☐	☒	☐

Less Than Significant Impact.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☐	☒

No Impact.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒

No Impact. See response to question k) above.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

No Impact.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is divided into two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '…retain, detain, store, change the timing of, or filter stormwater or runoff.'

Areas of Special Biological Significance are "…those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of

these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

The project is located in the jurisdiction of the Los Angeles Regional Water Quality Control Board. The project will utilize private hauled water for on-site sanitary water use and for use for fire suppression. Wastewater discharge will occur into an on-site septic system. As such, there will be no violation of water quality standards or waste discharge requirements.

The project does not propose the use of a water well. Instead, water would be hauled in from an outside source and be stored in an on-site water tank and would be used for sanitary purposes. Therefore, there will be no impact no groundwater.

The project will introduce new impermeable surfaces to the site (new driveway, underground vault, and above-ground storage building). However, no stream or river is crossed or would be altered. Prior to construction and building permit, the project will comply with all approved drainage and grading plans from Public Works and impacts to erosion, siltation, and flooding would be less than significant..

While the site proposes new impervious surfaces, the runoff water would not exceed the capacity of the existing or planned stormwater drainage systems nor would the runoff generate additional sources of polluted runoff and will comply with the current water quality requirements. Prior to construction and building permit issuance, the project will comply with all approved drainage, water quality, and grading plans from Public Works and the impacts to runoff will be less than significant.

While the operation and construction of the project may result in runoff, this runoff will comply with all NPDES requirements. Prior to construction and building permit issuance, the project will comply with all approved grading plans from Public Works and the impacts to surface water or groundwater quality will be less than significant.

The project is subject to the Low Impact Development Ordinance and will comply with current requirements. Prior to construction and building permit issuance, the project will comply with all approved drainage and LID plans from Public Works and the impacts will be less than significant.

The project will not result in point source pollutant discharges, and minimal nonpoint source discharges. However, the nonpoint source discharges would not lead into Areas of Special Biological Significance.

While the project proposes the use of a wastewater treatment system, the site does not contain geological limitations described in question i and, therefore, would not impact surface water.

The project will generate a small amount of wastewater that will be disposed of on-site, but will otherwise not substantially degrade water quality.

The project does not propose the placement of housing or any other structure within a 100-year flood hazard area or within a floodway or floodplain. The project's facilities would be located at a point where there would be no danger from flooding. There are no levees or dams nearby that, if subjected to failure, could result in flooding to the site.

The subject site is not in an area subject to inundation by seiche, tsunami, or mudflow.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
No Impact.				
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☐	☒
No Impact.				
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☐	☒
No Impact.				
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒
No Impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed use will be a largely passive operation that will further research on seismic movement in Southern California. The use will be located on a vacant parcel of land that will be accessible via a new driveway connecting to Aliso Canyon Road. It will not involve any changes that could divide the community.

The Antelope Valley Areawide General Plan (Plan) governs the subject site. The proposed project is consistent with the Plan's goals. The Plan designation is Non-Urban 1 (N1). As the proposed project will introduce a low-intensity land use in a rural area, it is consistent with the intent of the Plan, which is to preserve rural land with uses that will not overburden the area's environment and infrastructure. Furthermore, the project is also consistent with the Countywide General Plan designation for the subject site, which is "R" (Non-Urban).

The proposed use, classified as an observatory, is permitted on the site's zoning—Heavy Agricultural (A-2)—with the approval of a conditional use permit. The subject site is not subject to Hillside Management Criteria and is not located within an SEA or other land use criteria that could conflict with the proposal.

The Project site is also located within the boundaries of the Acton Community Standards District (CSD).

The intent of the Acton CSD is to protect and preserve the natural attributes of the community, including vegetation, hillsides, and ridgelines. The CSD also requires nonresidential development in a nonurban area to feature a "Western frontier" architectural style. The project will comply with this requirement by designing the office/storage building in such a style.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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) 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?	☐	☐	☐	☒

No Impact.

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

The subject site is not located in an area containing mineral resources that are of value to the region, state, or locality.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels 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?	☐	☐	☒	☐
Less Than Significant Impact.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
Less Than Significant Impact.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
Less Than Significant Impact.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
Less Than Significant Impact.				
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
No Impact.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
No Impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

The construction of the project will involve the use of construction machinery that could expose persons to noise. Construction is expected to last no more than five months. However, compliance with the County's noise ordinance will ensure that impacts will be kept to less than significant levels. Furthermore, the nearest receptor to the site is 1,500 feet away, further reducing impacts from noise.

While the excavation of the vault and grading for the new driveway may result in some groundborne vibration, this noise will not be excessive.

The project will result in two to three visits per week from staff. These visits may result in some minor noise from vehicles entering and exiting the site. However, this impact is not considered substantial and is less than other allowable uses such as single-family residences.

The project is not located within an airport land use plan. The project is not within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☐	☒
No Impact.				
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
No Impact.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
No Impact.				
d) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
No Impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project is located in the North Los Angeles County sub-region. SCAG has also established the County's RHNA allocation at 57,176 units.

The project does not propose construction of new housing or businesses. Rather, the facility proposed will

be a largely passive, private operation that will result in two to three visits per week, comprising one to two persons, for research purposes and requires remoteness from other uses for testing of equipment and seismic monitoring to be effective. The applicant proposes a private onsite wastewater treatment system and the hauling in of water from offsite to supply the water tank. The access from Aliso Canyon Road to the project site is a private driveway, and no extension or expansion of utilities and services are proposed or will result indirectly from the project.

The project does not involve the displacement of any housing or people.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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? **Less Than Significant Impact.**	☐	☐	☒	☐
Sheriff protection? **Less Than Significant Impact.**	☐	☐	☒	☐
Schools? **No Impact.**	☐	☐	☐	☒
Parks? **No Impact.**	☐	☐	☐	☒
Libraries? **No Impact.**	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: five minutes or less for projects in urban areas, eight minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and

Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the Draft General Plan, the Library's planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The fees are as follows:

Planning Area 1: Santa Clarita Valley per dwelling unit	$829.00
Planning Area 2: Antelope Valley per dwelling unit	$804.00
Planning Area 3: West San Gabriel Valley per dwelling unit	$839.00
Planning Area 4: East San Gabriel Valley per dwelling unit	$827.00
Planning Area 5: Southeast per dwelling unit	$830.00
Planning Area 6: Southwest per dwelling unit	$836.00
Planning Area 7: Santa Monica Mountains per dwelling unit	$832.00

The project will be outfitted with fire protection equipment as required by the County Fire Department, including a water tank sized to their requirements and possible fire sprinklers, if neceesary. The project's structures will be constructed of non-flammable materials and the project's uses are not hazardous. The nearest Fire station is located five miles north. Therefore, any impacts to fire protection would be less than significant.

The nearest Sheriff's station is located 9.5 miles north in Palmdale. The project's facilities will be secured and services for law enforcement will not be substantially impacted. Furthermore, the applicant will employ the use of a private security company and will equip the site with security cameras.

The project will not increase demand for school services as no housing is being proposed and no new population will be induced to the area.

The project will not increase demand for parks as no housing is being proposed and no new population will be induced to the area.

The project will not increase demand for libraries as no housing is being proposed and no new population will be induced to the area. The proposed project will be served by an electricity and Internet provider.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) 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) 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?	☐	☐	☐	☒
c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

No Impact.

No Impact.

No Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

The project is not proposing housing and will not add population to the area nor will it diminish the use of or access to recreational facilities. The project does not have neighborhood or regional parks or other recreational facilities, nor does it require the construction or expansion of such facilities.

The project will be constructed on a private, 40-acre parcel with vacant land and in no way will interfere with regional open space connectivity. Access to open space will remain as is with the implementation of the project.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
Less Than Significant Impact.				
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐
Less Than Significant Impact.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
No Impact.				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
No Impact.				
e) Result in inadequate emergency access?	☐	☐	☒	☐
Less Than Significant Impact.				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒
No Impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile throughput. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

Traffic generated from the proposed project will result approximately 10 trips daily from construction and two to three trips per week from operation. This number of trips is too small to cause any appreciable impacts to the transportation system and as such will not result in any conflict with any plans, ordinance, policies or measures for establishing effectiveness of the circulation system.

The nearest CMP-monitoring point is the Antelope Valley (SR-14) Freeway. The number of daily trips the project would contribute to this facility is well below established thresholds and, therefore, impacts would be less than significant.

No feature of the proposed project would result in a change in air traffic patterns. The maximum height of the facility would be 12 feet, causing no impacts to aircraft. Furthermore, the project will not result in new demands for air traffic.

The project would be accessed by a new driveway located off of Aliso Canyon Road.

Emergency access would be provided to the site by a new driveway located off of Aliso Canyon Road. This driveway, 15 feet wide with widening to 26 feet in two locations, is designed to safely convey expected traffic from Aliso Canyon Road to the subject site. Aliso Canyon Road will not be substantially impacted by the construction or operation of the project.

The project site is located in a rural area of Acton, next to the Angeles National Forest. As such, pedestrian, bicycle, and transit facilities are not abundant in the area. However, Aliso Canyon Road has been designated a Class III bike route by the County Bicycle Master Plan from Soledad Canyon Road to Angeles Forest Highway, and commuter rail service to downtown Los Angeles is provided by Metrolink at the Acton/Vincent Grade Station located approximately four miles northeast of the project site. Neither bicycle access nor Metrolink service will be impacted by the proposed project.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
Less Than Significant Impact.				
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐		☒
No Impact.				
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
Less Than Significant Impact.				
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?	☐	☐	☒	☐
Less Than Significant Impacts.				
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
Less Than Significant Impact.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
Less Than Significant Impact.				

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Stormwater Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP, all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance.

The subject site will be constructed with a restroom that will result in discharge of wastewater. However, this wastewater will be disposed on-site into a new septic system.

Drainage at the site will remain largely as is. The project will not require the construction or expansion of storm water drainage facilities. The project's water needs will be relatively small and will be served by an on-site tank supplied by hauled water.

The project will consume a small amount of electricity, and a will-serve letter from Southern California Edison (SCE) has been obtained.

The proposed project will generate a small amount of solid waste during construction. However, adequate capacity exists at nearby landfills to serve the proposed project. The project will comply with all federal, state, and local statutes related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
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, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Less Than Significant Impact.

Less Than Significant Impact.

Less Than Significant Impact.

Less Than Significant Impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project impacts on the biological environment have all been found to be less than significant with mitigation, and there are no examples of California history or prehistory on the site.

The project will be a largely passive observatory facility that will further research in the field of earthquake studies. The facility will leave a relatively small footprint in the area and, therefore, does not have the capacity to compromise long-term environmental goals.

The project's individual impacts are all minor in nature and none are cumulatively considerable. Construction of the project's facilities will not be cumulatively significant. Water usage, electricity use, and traffic from the project are overall less than significant, and do not have the potential to be cumulatively considerable.

The project will not produce any substantial environmental impacts. It will be a largely passive monitoring facility that involves a modest underground facility and equally small above-ground storage structure. As such, any adverse environmental impact to human beings will be minimal.

ACTON TOWN COUNCIL

P.O. Box 810 Acton, California 93510

Michael R. Hughes
President
R.J. Acosta
Vice President
Thor Merich
Treasure
LeNore Wengstrom
Correspondent Secretary
Katherine Tucker
Recording Secretary
Members
Ray Billet
Mike Hainline

May 22, 2014

TO: Department of Regional Planning

RE: Conditional Use Permit. 201200014

Applicant: Kinemetrics, Inc

Mr. Anthony Acurzi

Mr. Serb Topalski appeared before the Acton Town Council in February 2012 and proposed, The Aliso Canyon Observatory. The project would consist of 40 acres with an underground seismic monitoring vault and storage unit.

The vault and storage unit will be built on site to the rear of the property out of the public view. The construction of the underground vault and storage unit will have a minimal change to the topography and in consideration of the wild life the property will remain unfenced. The facility will use minimal lighting and the sensitivity of the monitoring sensors requires the elimination of noise producing equipment. The project would adhere to the Acton Community Standards.

On May 19, 2014 Mr. Topalski presented the Acton Town Council with a site plan for the Aliso Canyon Observatory project and requested the Town Councils support for the project. The Acton Town Council unanimously voted to support the Aliso Canyon Observatory project and is looking forward to having a world class seismic monitoring facility in our town.

On behalf of the Acton Town Council

RJ Acosta

RJ Acosta, Vice President

View from Aliso Canyon road

Aliso Canyon Earthquake Observatory

Aerial Image

Printed: May 20, 2014

N

0 3,000

Feet

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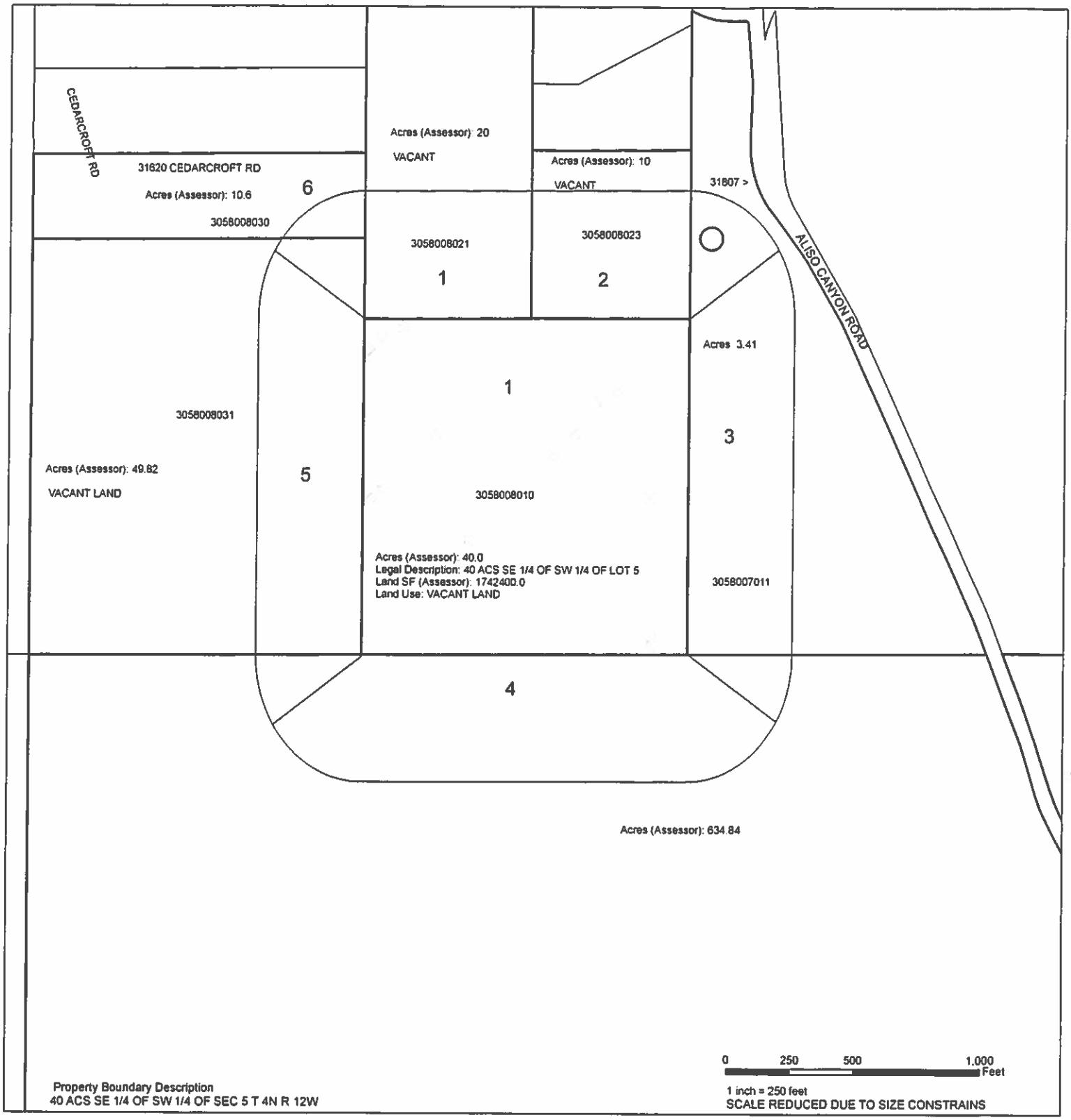


Property Boundary Description
40 ACS SE 1/4 OF SW 1/4 OF SEC 5 T 4N R 12W

LOS ANGELES COUNTY

CONDITIONAL USE PERMIT 500'

Legend
RADIUS_500
OWNERS
<all other values>
APN
3058008010
World Imagery

LAND USE
SINGLE FAMILY RESIDENCE
OTHERS AS SPECIFIED

Map Prepared by:
Leon Mapping & GIS Services
15031 Chatsworth St, Ste 17
Mission Hills, CA 91346
818-235-7649 Fax 866-299-7934

leonmapping@hotmail.com
www.laradiusmaps.com

CASE #
DATE: 04/04/2012
UPDATE:_____
USES: FIELD

CONTACT:SRBOSLAV TOPALSKI

PHONE: 310 210 5494

N

ALISO CANYON OBSERVATORY

0 VAC/VIC Ave. Y-8
Mount Gleason
Acton, CA 93510

12.MAY.2014

ABBREVIATIONS

SYMBOL LEGEND

MATERIAL SYMBOLS

EARTH

CMU BLOCK

CARPET

GRAVEL

WOOD

GROUT

CONCRETE

STUCCO

GYPSUM WALL BOARD

BATT INSULATION

PROJECT DIRECTORY

OWNER

SHEET INDEX

PROJECT SUMMARY

VICINITY MAP

SHEET A0.00
TITLE SHEET

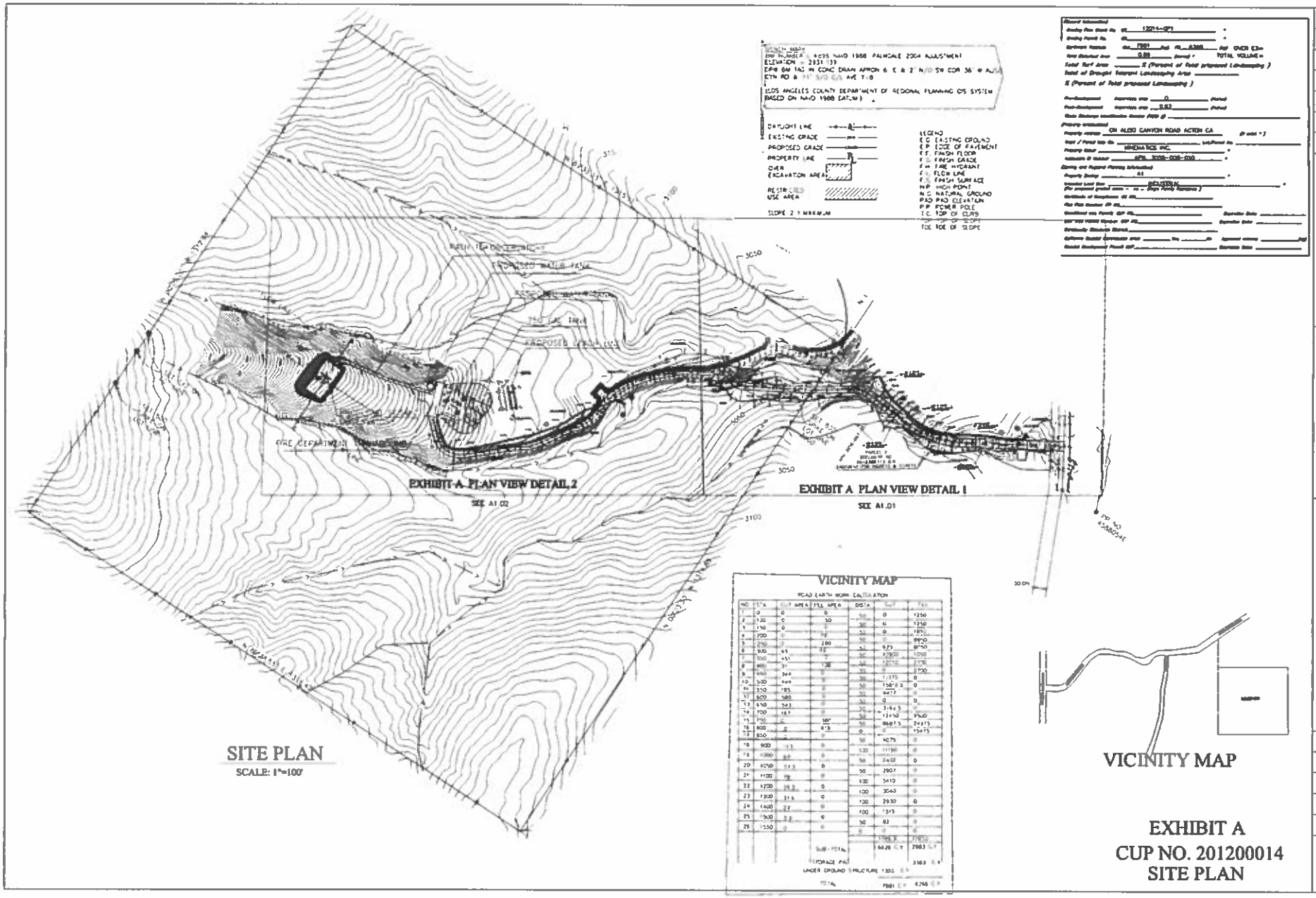


EXHIBIT A PLAN VIEW DETAIL 2
SEE A1.02
EXHIBIT A PLAN VIEW DETAIL 1
SEE A1.01
SITE PLAN
SCALE: 1"=100'
VICINITY MAP
VICINITY MAP
EXHIBIT A
CUP NO. 201200014
SITE PLAN
A. Z. GEO TECHNICS, INC
38713 9TH STREET EAST
PALMDALE, CALIFORNIA 93550
NB
NB
2/1/12
1"=100'
GT-3289
A1.00

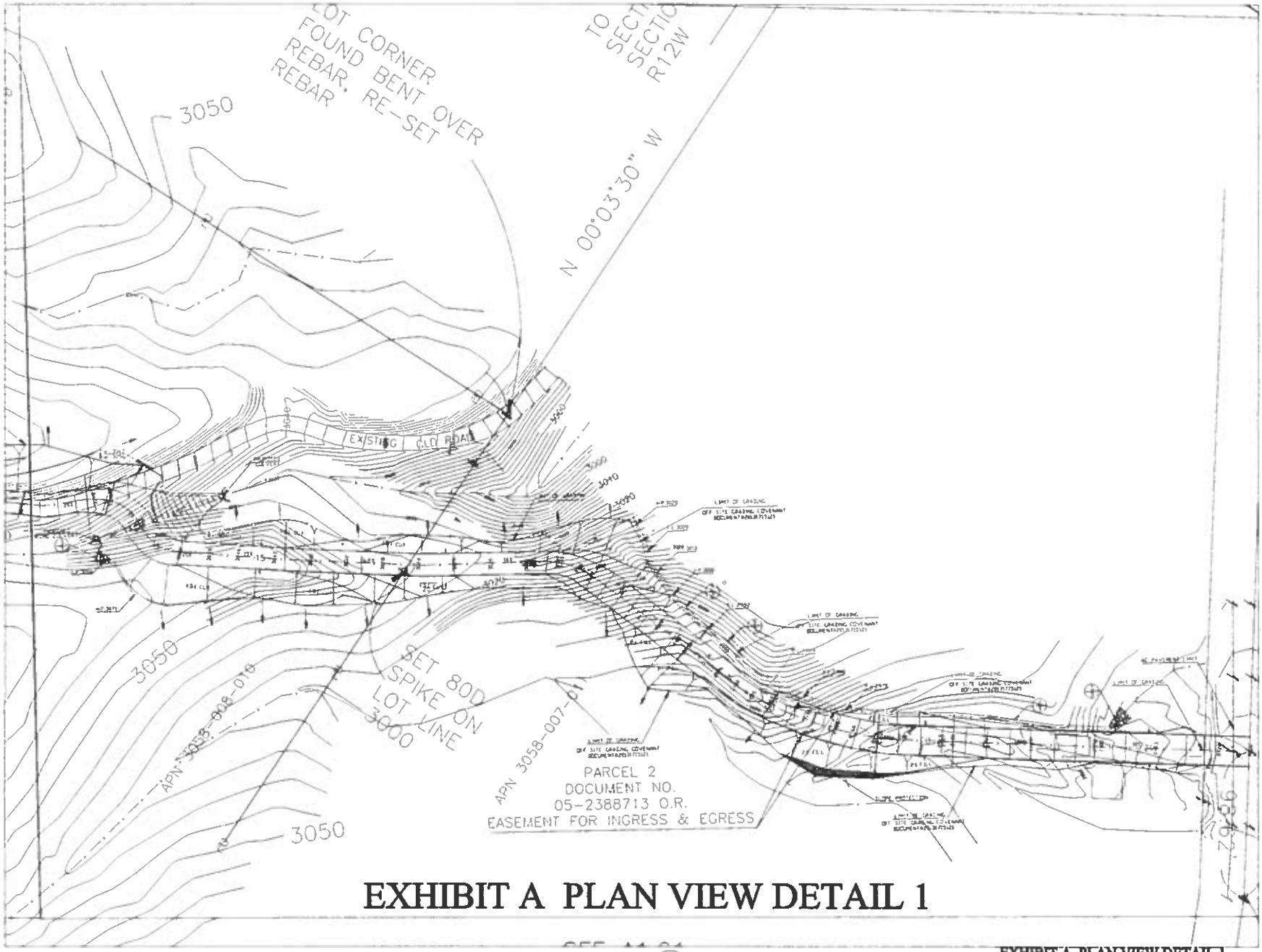


EXHIBIT A PLAN VIEW DETAIL 1

EXHIBIT A PLAN VIEW DETAIL 1
CUP NO. 201200014
SITE PLAN

A. Z. GEO TECHNICS, INC
38713 9TH STREET EAST
PALMDALE, CALIFORNIA 93550

NB
NB
4/23/14
1"=20'
GT-3289
A1.01
GR 081201000

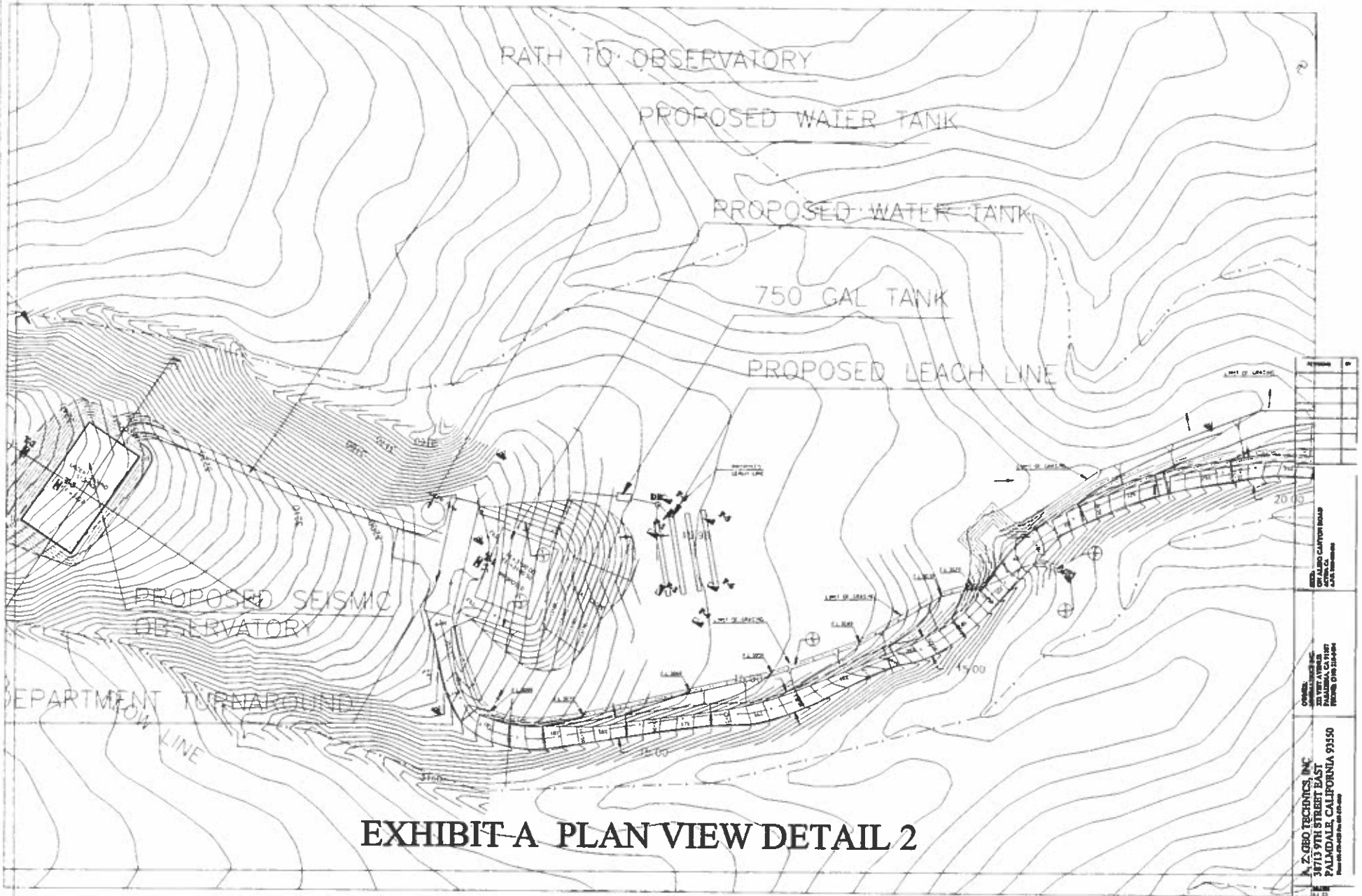
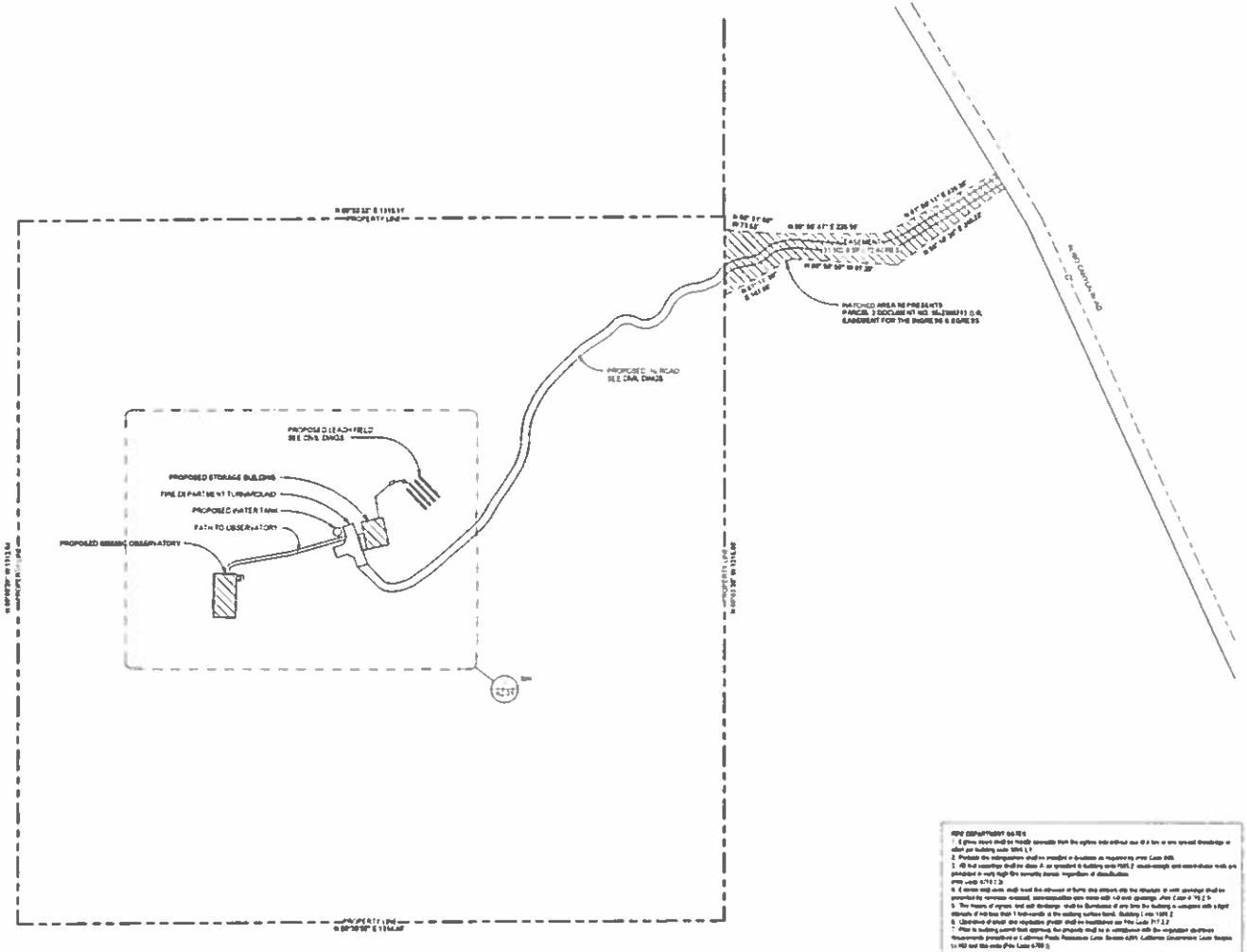


EXHIBIT A PLAN VIEW DETAIL 2
CUP NO. 201200014
SITE PLAN



FIRE DEPARTMENT NOTES

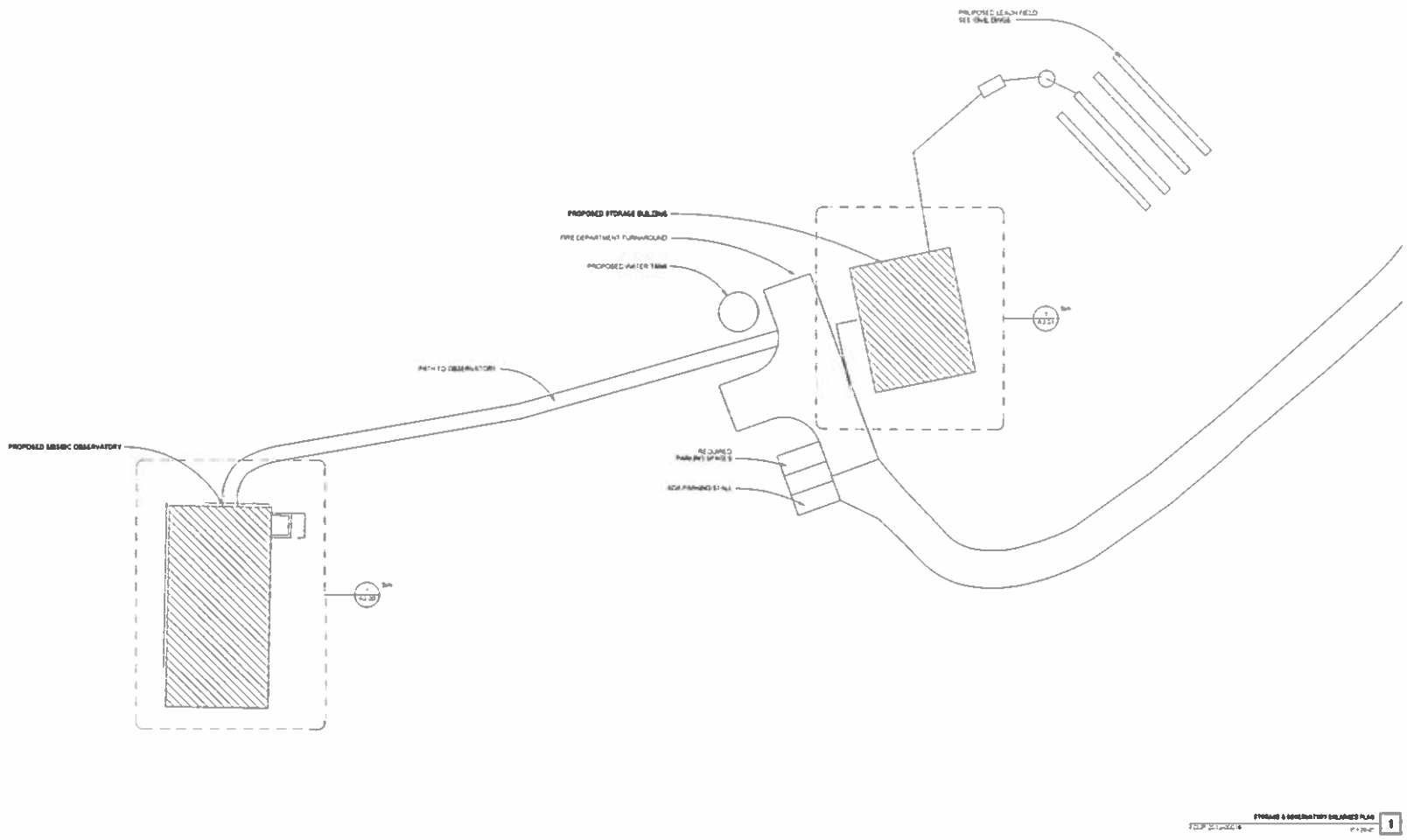
1. Gates shall be locked to prevent access by the public and shall be provided with approved means of emergency access as required by Fire Code 505.
2. Provide fire extinguishers shall be provided in location as required by Fire Code 906.
3. All roof coverings shall be class A or equivalent in building code 1505.2 wood-shingle and wood-shake roofs are prohibited in very high fire severity zones regardless of classification (Fire code 4701.2)
4. If access roadways shall meet the requirements of turns and offsets as the clearance of roadways shall be provided to minimum required, accommodation can cross edge of road shoulder. (Fire Code 4 10.2.1)
5. The means of egress and exit doorways shall be illuminated at any time the building is occupied with a light intensity of not less than 1 foot-candle at the walking surface level. Building Code 1006.2
6. Clearance of brush and vegetation growth shall be maintained as Fire Code 4701.2
7. Prior to building permit final approval, the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code Section 4291, California Government Code Chapter 15 and the code (Fire Code 4706.1)

1 SITE PLAN MAP
1" = 100'-0"

12.MAY.2014

ALISO CANYON OBSERVATORY

A2.00



12.MAY.2014

ALISO CANYON
OBSERVATORY

STORAGE & OBSERVATORY
BALANCED SITE PLAN

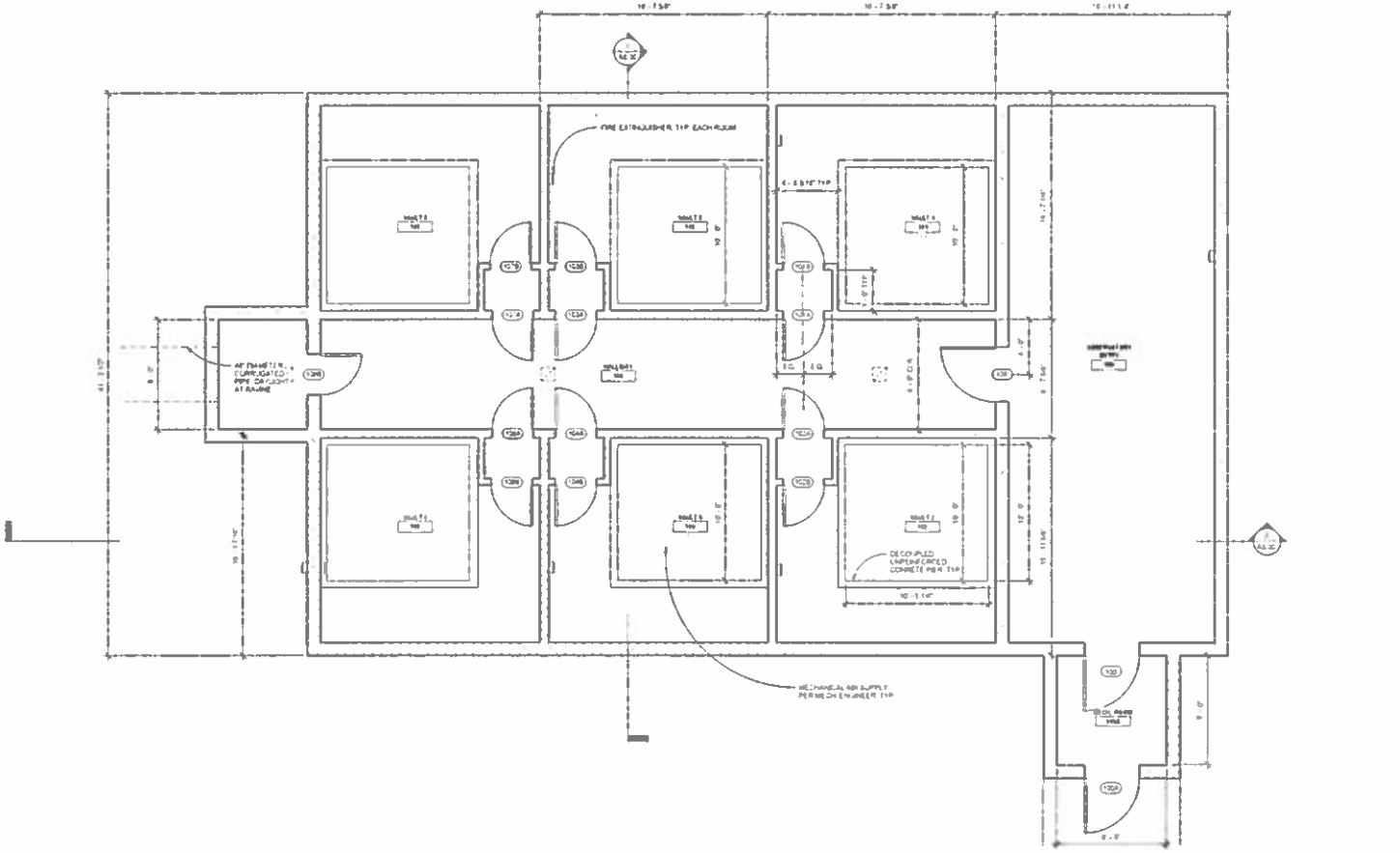
A2.01

FIRE DEPARTMENT NOTES

1. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT TO EXIT THE BLDG AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE MINIMUM OF DOORS SHALL NOT BE LESS THAN 80 INCHES.
2. EXITS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
3. EXTERIOR DOOR ASSEMBLIES SHALL HAVE A MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO ASTM E 2074

EQ DOOR SCHEDULE

Mark	Type	Comments
100	48" x 84"	External metal fire door
100A	48" x 84"	External metal fire door
101A	36" x 84"	Interior metal fire door
101B	36" x 84"	Interior metal door
102A	36" x 84"	Interior metal door
102B	36" x 84"	Interior metal door
103A	36" x 84"	Interior metal fire door
103B	36" x 84"	Interior metal door
104A	36" x 84"	Interior metal fire door
104B	36" x 84"	Interior metal door
107A	36" x 84"	Interior metal fire door
107B	36" x 84"	Interior metal door
108A	36" x 84"	Interior metal fire door
108B	36" x 84"	Interior metal door
109	48" x 84"	Interior metal fire door
109B	36" x 84"	External metal fire door



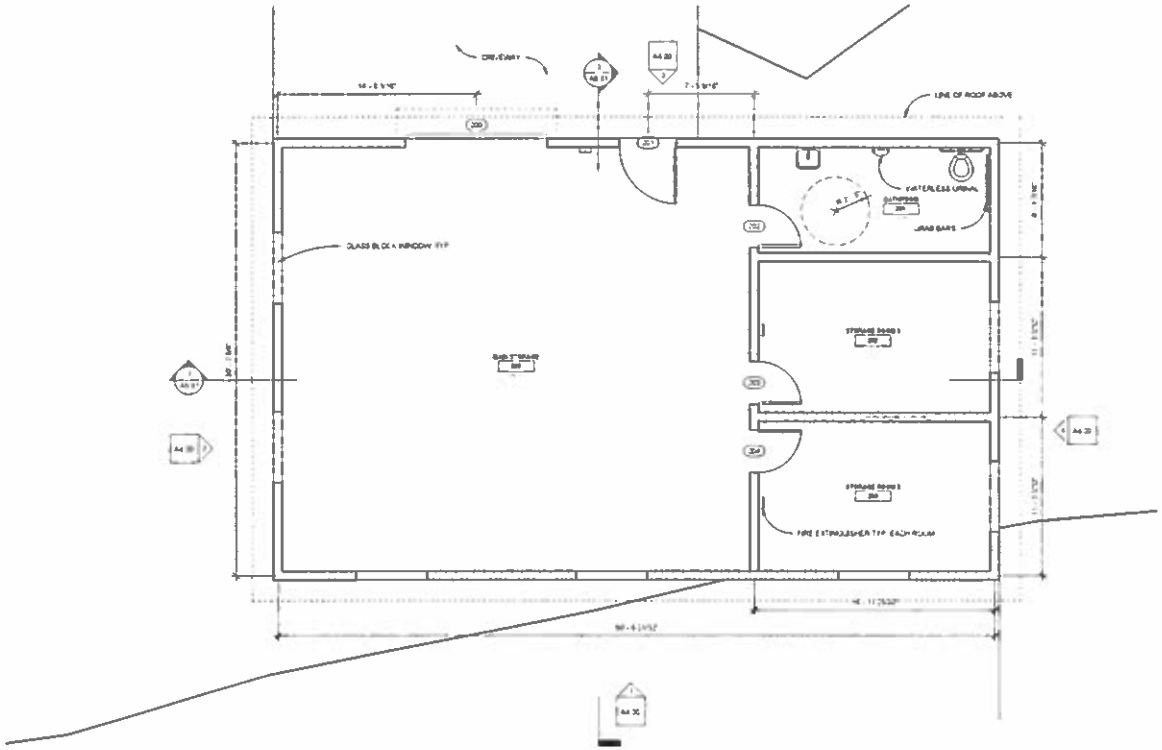
ALISO CANYON OBSERVATORY

12.MAY.2014

A3.00

SB DOOR SCHEDULE		
Mark	Type	Comments
200	10'-0" x 7'-0"	Exterior metal roll up door
201	48" x 84"	Exterior metal door with panic hardware
202	36" x 84"	Interior metal door
203	36" x 84"	Interior metal door
204	36" x 84"	Interior metal door

FIRE DEPARTMENT NOTES
1. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES.
2. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. EXIT PER DOOR ASSEMBLY SHALL HAVE A MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO ASTM E 2074.



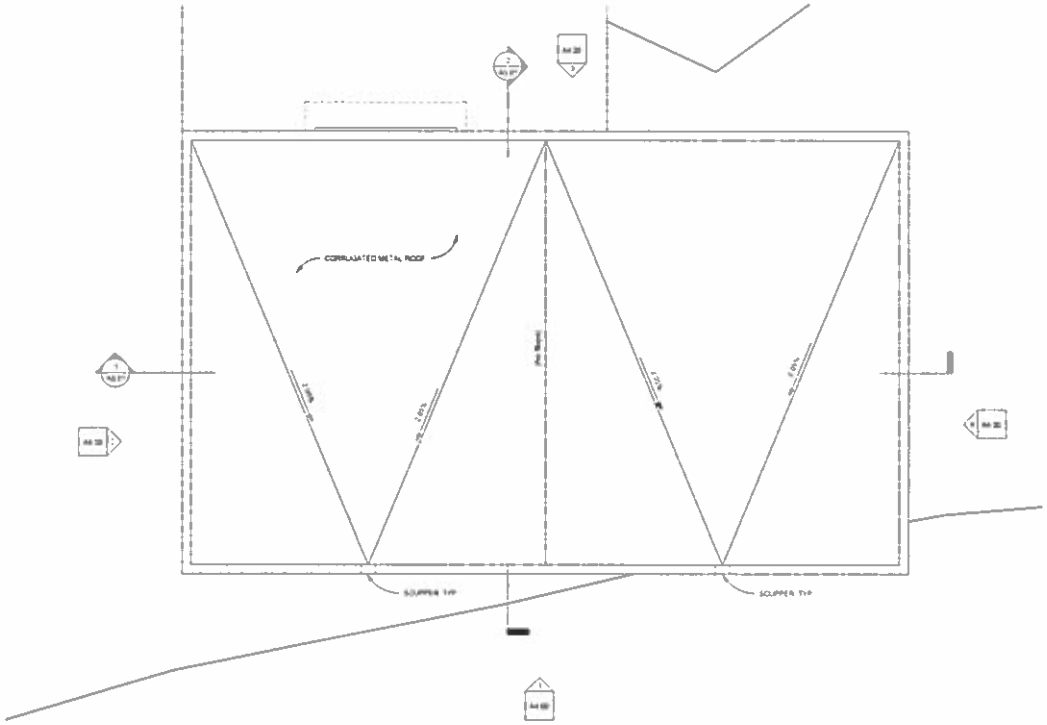
1 STORAGE BUILDING FLOOR PLAN
SCALE: 1/4"=1'-0"

12.MAY.2014

ALISO CANYON OBSERVATORY

STORAGE BUILDING FLOOR PLAN

A3.01



STORAGE BUILDING ROOF PLAN

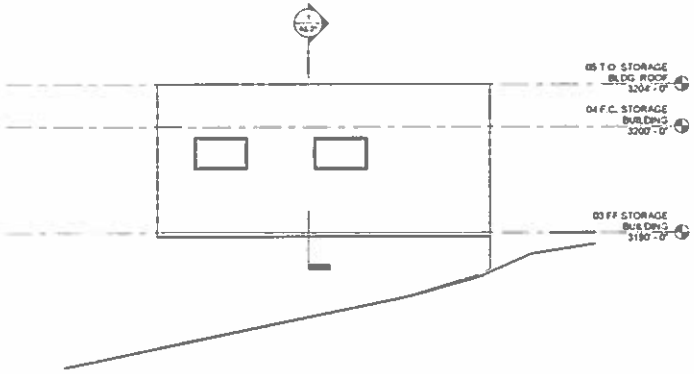
1

FIRE DEPARTMENT NOTES
1. ROOF & ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT NONCOMBUSTIBLE WIRE MESH WITH MAINTAIN OPENINGS. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
(FIRE CODE 4790.2.1 & 4790.2.2)

12.MAY.2014

ALISO CANYON OBSERVATORY

A3.02



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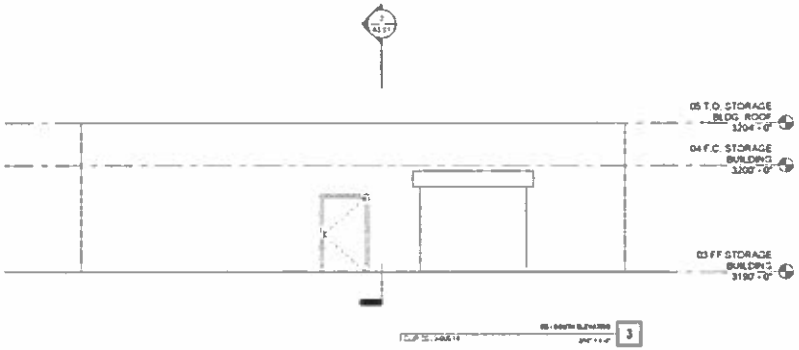

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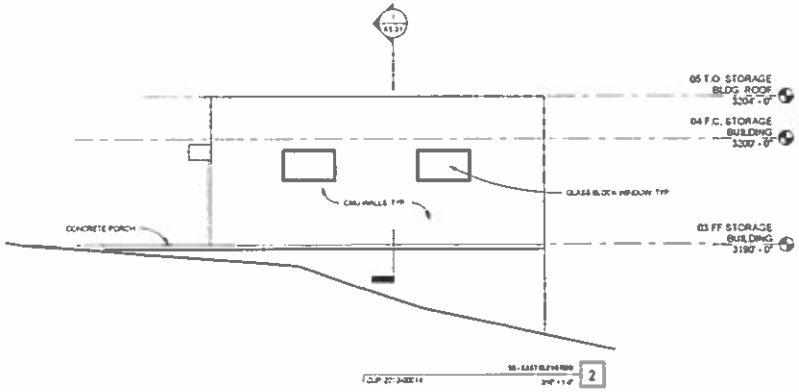

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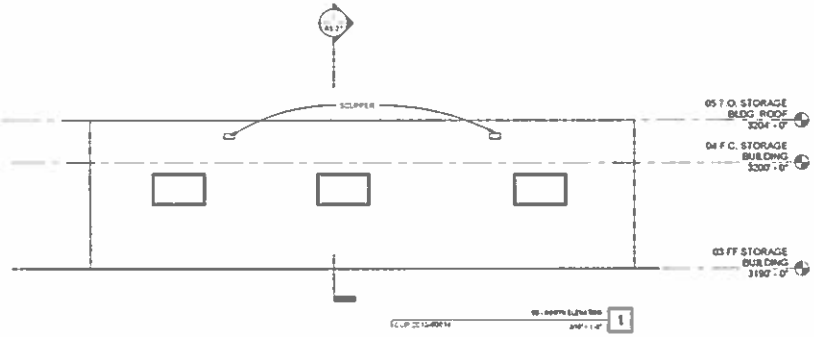

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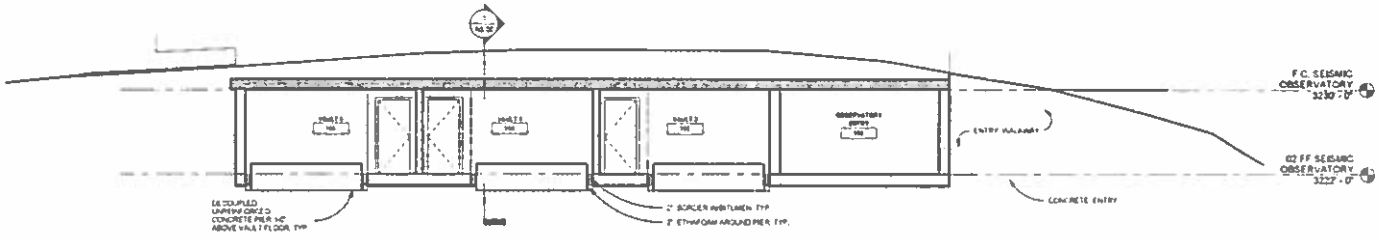
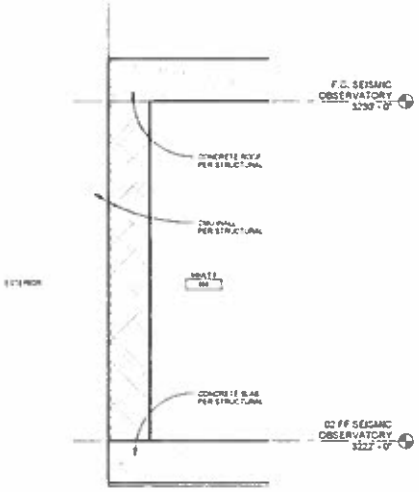
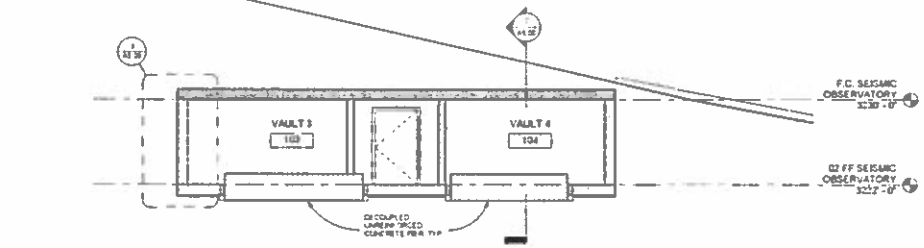
12.MAY.2014

ALISO CANYON OBSERVATORY

A4.00







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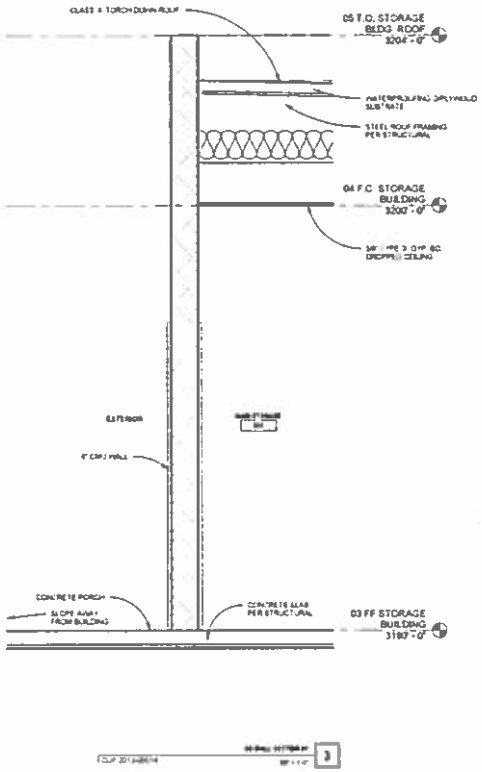

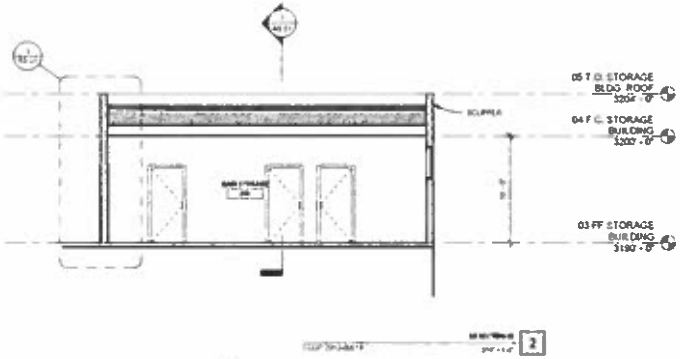

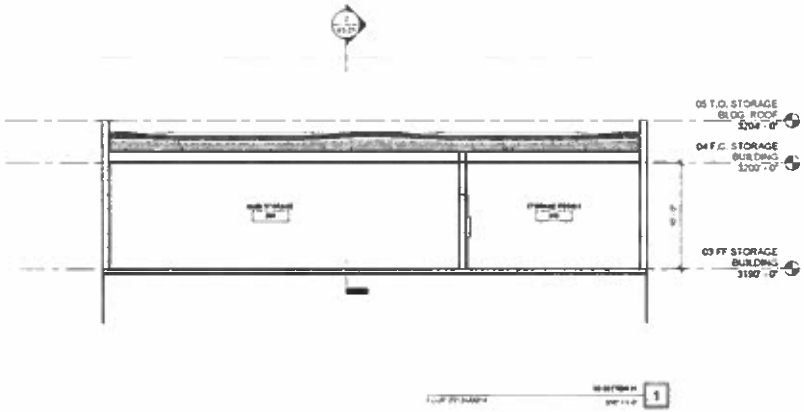

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