

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION (MND)
FOR
ACTON RETAIL CENTER
PROJECT NO. R2014-00881-(5)
CONDITIONAL USE PERMIT NO. 201400037
TENTATIVE PARCEL MAP NO. 073226
ENVIRONMENTAL ASSESSMENT NO. 201400078**

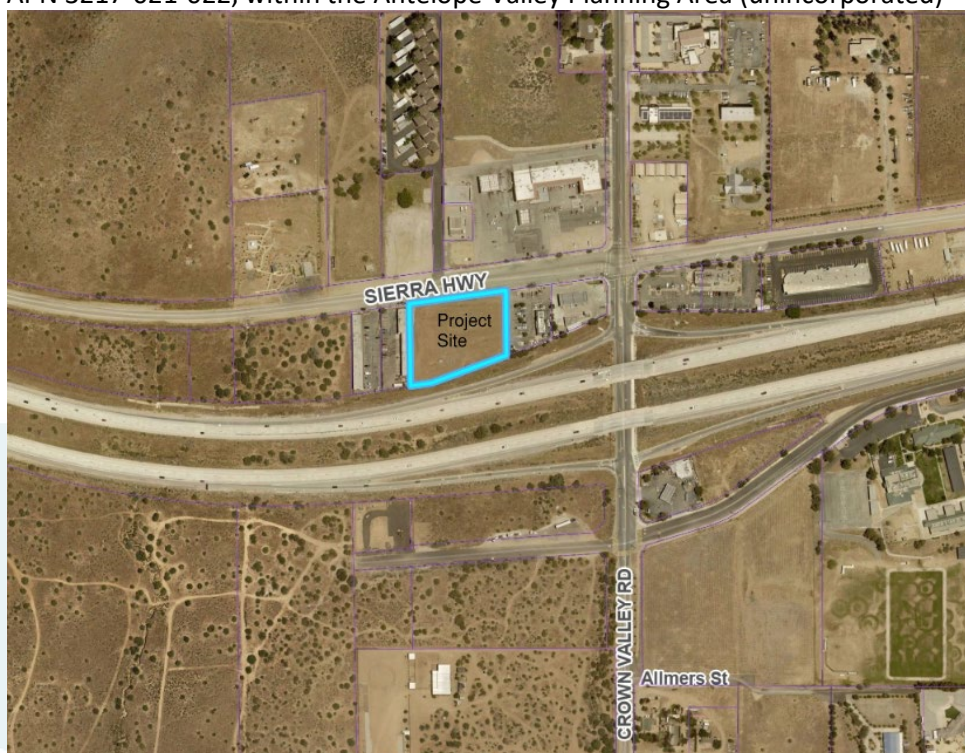
The Los Angeles County Department of Regional Planning ("LA County Planning"), acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, prepared an Initial Study-Mitigated Negative Declaration (IS-MND) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15072).

PUBLIC REVIEW PERIOD

The formal public review period for the DEIR will be from **June 12, 2025 to July 12, 2025** (30 days). All comments received by the closing of the public review period will be considered by the Lead Agency in accordance with State and County environmental guidelines.

SITE LOCATION

South side of Sierra Highway, west of Crown Valley Road, Acton, CA 93510
APN 3217-021-022, within the Antelope Valley Planning Area (unincorporated)



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PROPOSED PROJECT

The applicant, Douglas Gaudi, requests a Conditional Use Permit (CUP) to authorize a development program for the site with a total of 10,900 square-feet (SF) of building area, consisting of a new single-story 6,000 SF retail building (one 3,000 SF feed store with two additional attached 1,500 SF retail spaces) located on the western portion of the site, a 3,300 SF restaurant with drive-through located on the eastern portion of the site, and a 1,600 SF storage building located in the southwest corner of the site. The project also includes a minor land division to create two parcels (Tentative Parcel Map (TPM) 073226. One proposed lot includes the Primo Burger restaurant with its parking and landscaping on the east part of the site and the other proposed lot includes the retail and storage buildings with related parking and landscaping.

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

Separately, the Regional Planning Commission approved a TPM 073226 to divide the subject parcel into two lots on February 22, 2017.

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

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

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

No project impacts were found to be significant. Impacts to Cultural Resources and Tribal Cultural Resources were found to be less than significant with the incorporation of project mitigation measures.

PUBLIC HEARING

A public hearing on the proposed project and the IS-MND will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined in the Regional Planning Commission Hearing Room (1st Floor, Room 150), 320 West Temple Street, Los Angeles, CA 90012.

REVIEWING LOCATIONS

The IS-MND can be viewed or downloaded at the following website:

<https://planning.lacounty.gov/environmental-review/ceqa/>

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Additionally, hardcopy and/or digital copies of the document are also available for review at the following location during regular business hours:

County of Los Angeles Building and Safety Antelope Valley Field Office
335 E Avenue K-6 #A, Lancaster, CA 93535

Written comments received or postmarked on or before July 12, 2025 will be considered and will become part of the project record. Written comments may be submitted by mail or email to:

LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: North County Development Services Section (Richard Claghorn)

Via email to: rclaghorn@planning.lacounty.gov (**Preferred method**)

Should you have any questions, please call (213) 893-7015.