

Executive Summary

The County of Los Angeles Department of Regional Planning (DRP) has prepared the Program Environmental Impact Report (EIR) for the Santa Monica Mountains North Area (North Area) Plan and Community Standards District Update (proposed Plan and CSD Update). DRP is the public agency with the principal responsibility for approving the project, and as such is the “Lead Agency” for the proposed Plan and CSD Update under the California Environmental Quality Act (CEQA), as defined in CEQA Guidelines Section 15367. CEQA requires the Lead Agency to consider the information contained in the EIR prior to taking any discretionary action. The EIR is intended to serve as an informational document to be considered by DRP and other permitting agencies during deliberations on the proposed project.

The Draft EIR is being released for agency and public review for a 45-day period. After completion of the public review period, all comments received on the Draft EIR will be reviewed and written responses will be prepared. The Final EIR will include any necessary revisions to the Draft EIR along with responses to comments. The Final EIR will be considered by decision makers in their review and decision on the proposed project (proposed Plan and CSD Update). DRP will consider adoption of the proposed Plan and CSD Update at a noticed public hearing after completion of the Final EIR.

During the public review period, the Draft EIR and appendices are available for review online on the DRP website and in the repositories identified on the website noted below:

<http://planning.lacounty.gov/smmnap>

All comments or questions about the Draft EIR should be addressed to:

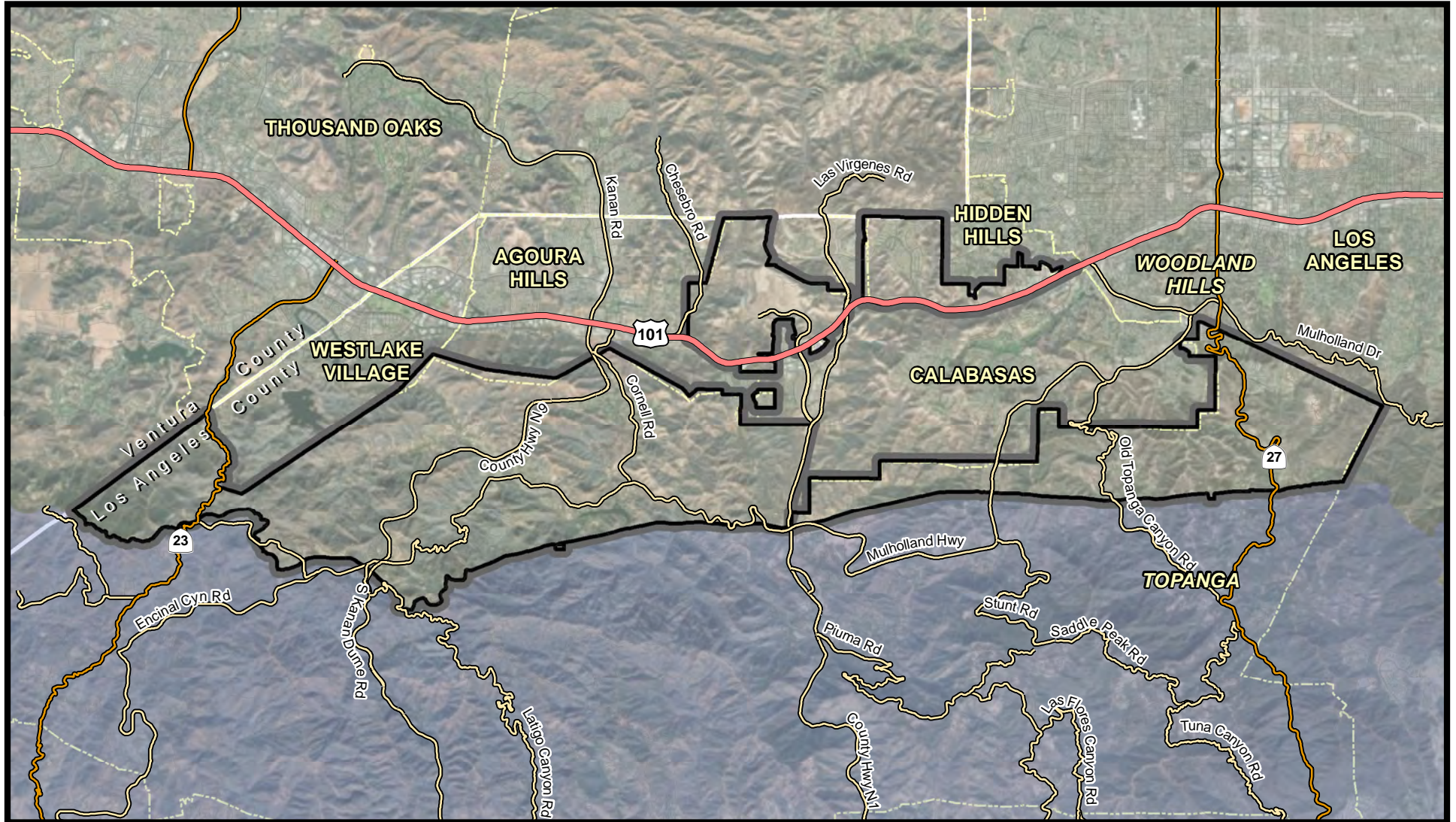
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ES.1 Introduction

DRP is proposing to update the existing North Area Plan, originally adopted in 2000, and the existing North Area Community Standards District (CSD), originally adopted in 2005 and recently amended in 2015. The North Area encompasses 32.3 square miles of unincorporated land in northwestern Los Angeles County from the US 101 Freeway corridor south to the Coastal Zone boundary (see Figure ES-1). The proposed Plan and CSD Update addresses several concerns that have developed since adoption in 2000. DRP proposes revisions to the existing North Area Plan and CSD to:

- Strengthen existing environmental resource policies;
- Identify policies and standards that will support the surrounding communities, current rural and semi-rural lifestyle; and
- Align with the policies and development standards in the 2014 Santa Monica Mountains Local Coastal Program (LCP), which was subsequently amended in 2018, to ensure consistency in land use regulations and environmental policies between the coastal zone and Santa Monica Mountains North Area.



 Santa Monica Mountains North Area
 Coastal Zone

Sources:
 County, 2018;
 Census, 2017;
 Esri, 2017

Figure ES-1
Santa Monica Mountains North Area



The proposed project does not include any physical development, but rather identifies land use policies and development standards for future development projects proposed in the North Area. As a Program EIR, the document evaluates the environmental impacts in accordance with CEQA that are expected to result from implementation of the proposed Plan and CSD Update, to the extent that these impacts can be identified without a specific project. The EIR will be considered in the County's decision and must be certified by the Los Angeles County Board of Supervisors during its consideration of a decision on whether to adopt the proposed Plan and CSD Update.

This EIR analysis does not provide environmental review for future projects, but it can be used to tier future environmental analysis on future projects in the North Area. Each project in the North Area, as applicable, will have a site-specific evaluation for consistency with CEQA and may require additional site-specific studies prior to receiving permits. Future CEQA documents may incorporate by reference information in this EIR as allowed by CEQA and concentrate on site-specific issues.

CEQA Process

DRP issued a Notice of Preparation (NOP) for the EIR on August 1, 2018. Comments on the NOP were requested by no later than August 31, 2018. Eighty-nine (89) comment letters were received during the 30-day scoping period.

The Draft EIR was released for agency and public review for a 45-day public review period. After completion of the public review period, all comments received on the Draft EIR will be reviewed and written responses will be prepared, along with any necessary revisions to the Draft EIR for the purposes of its finalization. Public hearings on the proposed project will be held after completion of the Final EIR. Notice of the time and location of future public meetings and hearings will be provided prior to each public meeting and hearing date.

ES.2 Proposed Plan and CSD Update

Background on Existing North Area Plan

The Santa Monica Mountains North Area Plan was adopted by the Los Angeles County of Board Supervisors in October 2000 as a component of the Los Angeles County General Plan. The North Area Plan serves as a planning tool and provides area-specific policies for implementation of the County General Plan in the North Area. The existing plan includes the following objectives:

- Identify the community's environmental, social, and economic goals.
- Provide a forum for area residents to mold a vision for the future of the area and to resolve local land use and planning conflicts.
- State the County's policies on existing and future development needed to achieve community goals.
- Establish within local government the ability to respond to problems and opportunities concerning community development consistent with local, regional, and state goals and policies.
- Inform citizens about their community and allow for opportunities to participate in the planning and decision-making process of local government.
- Identify the need for and methods of improving the coordination of community development activities among all local units of government.

- Create a basis for subsequent planning efforts, such as the preparation of specific plans and special studies.

The existing North Area Plan includes six components: Guiding Principles and General Goals, Intergovernmental Land Use Coordination, Elements of the North Area Plan, Implementation, Glossary, and Appendices. Elements of the North Area Plan include a detailed discussion of the following key areas: Conservation and Open Space, Safety and Noise, Land Use and Housing, Circulation, and Public Facilities.

Proposed Revisions to North Area Plan

DRP has proposed updates to the existing North Area Plan to address environmental concerns that have developed since the Plan's adoption in 2000, strengthen existing environmental resource policies, and identify policies and standards that would support the surrounding communities current rural and semi-rural lifestyle. The proposed update would also bring the Plan in closer alignment with the Santa Monica Mountains LCP.

DRP held several community meetings in 2017 to 2019 to gather community input on the proposed Plan and CSD update. Members of the public who attended these meetings and provided comment included local homeowner's associations, members of the equestrian community, various other community groups, and residents. Community members identified issues such as protection of biological resources, trees, and scenic resources of the North Area. They also expressed the desire for protection of existing uses such as equestrian uses on properties as well as protecting residents from noise and traffic associated with special events held at venues in the North Area. The updated North Area Plan includes a general introduction and provides goals and policies for five elements: Conservation and Open Space, Safety and Noise, Land Use, Circulation, and Public Facilities. The Guiding Principle continues to be: *Let the land dictate the type and intensity of use*, and this Guiding Principle serves as the foundation for the goals and policies of the plan. The goals have been updated from the original plan and are listed below:

- Identify the community's environmental, social, and economic goals.
- Provide a summary of the various land uses in the North Area and the County's goals for creating the greatest compatibility amongst such uses.
- Define the County's policies on existing and future development needed to achieve community goals.
- Respond to problems and opportunities concerning community development in a way consistent with local, regional, and State goals and policies.
- Work with local citizens and stakeholders to generate a long-term vision for their community, and provide a forum for residents to help define the planning and decision-making processes of local government.
- Create a basis for subsequent planning efforts, such as the preparation of specific plans and special studies.

Background on Existing North Area CSD

The CSD was adopted in October 2002, and amended in 2005, 2007, 2010, and 2015. The CSD intends to implement the goals and policies of the North Area Plan while protecting the health, safety, and welfare of the community, especially the surrounding natural environment. The CSD serves as a focused regulatory framework on achieving specific policies in the North Area, including zoning principles and area-specific development standards.

Proposed Revisions to North Area CSD

DRP prepared an updated CSD that addresses revised goals and policies and covers key issues identified during the community and focused meetings with the public. The following bullets highlight issues that address recurring comments received during the public comment periods for the Plan and CSD Update. This summary does not identify all changes or updates. The following list provides a summary of the key revisions in the updated CSD:

- Adopt habitat protection categories and development standards to protect sensitive biological resources but allow for continued development within the North Area.
- Add development standards to protect wetlands, streams, and nesting birds.
- Establish habitat restoration guidelines and mitigation ratios.
- Require nesting bird surveys prior to vegetation removal and construction in suitable habitat for nesting birds.
- Establish tree protection such as permits and development standards to protect native/protected, Heritage, and Historic trees.
- Establish standards, best management practices (BMPs), and requirements for equestrian facilities including large and small horse boarding.
- Allow event facilities with an approved Conditional Use Permit (CUP) and address standards for elements such as noise, transportation, number of attendees, transportation, lighting, and emergency and evacuation.
- Establish allowable noise levels for the North Area and Topanga Canyon.
- Require Conditional Use Permits for grading above 500 cubic yards of soil and fill material.
- Minimize disturbance to natural surroundings by practicing natural landscaping, avoiding sprawl, and reducing building footprints.
- Provide incentives to encourage voluntary retirement of development rights on a parcel and dedication of easements for open space.
- Require retirement of a qualifying lot for each new lot or legalized lot created through a land division.
- Ensure no net increase in number of buildable lots.
- Facilitate establishment of temporary housing and rebuilding of damaged structures destroyed by disaster by allowing like-for-like replacement of legally established structures.
- Protect scenic resource areas by requiring an 18-foot height limit within scenic resource areas and near significant ridgelines.
- Establish permitted uses and uses subject to permits in Zone A-1 (Light Agriculture) and Zone A-2 (Heavy Agriculture), Zone R-R (Resort and Recreation), and Zone O-S (Open Space).

Proposed Land Use and Zone Changes

As part of the revisions to the North Area Plan and CSD, DRP has identified land use and zone changes for 132 parcels currently designated for agricultural, recreation, and residential uses. The parcels identified for this change are parcels currently owned or managed by the following agencies and organizations:

National Park Service, California State Parks, County of Los Angeles, Mountains Recreation and Conservation Authority, Mountains Restoration Trust, and Santa Monica Mountains Conservancy.

These parcels are currently used as parks, recreation uses (trail use), or are used as open space lands. The proposed changes to the land use and zoning for these parcels would bring the land use and zoning in conformance with the existing use or uses on these parcels. This update does not propose the rezoning or re-designation of land use categories for any privately-owned parcels.

ES.3 Environmental Analysis

The potential for significant impacts guides the identification of mitigation measures and of the alternatives that reduce these potential impacts. Table ES-1 at the end of this section provides a summary of the EIR findings by issue area and identifies mitigation measures that reduce impacts of the proposed project. The following summarizes the key EIR findings:

- **Proposed Project.** The EIR evaluated the proposed project's impact on 14 environmental issue areas. The assessment considered significance thresholds from Appendix G of the CEQA Guidelines in the development of the significance criteria. Three of these issue areas required mitigation measures to reduce the impacts to a less-than-significant level, while the remaining 11 issue areas were less than significant without mitigation. Refer to Table ES-1 for the impact areas and impact conclusions for all of the issue areas evaluated in the EIR.

The issue-area analysis in the EIR found that the implementation of the proposed Plan and CSD Update would result in less than significant impacts for most environmental issue areas. The proposed Plan and CSD Update incorporates both policies and development standards that address protection of natural resources such as biological and water resources and provide performance measures or thresholds for issues such as noise. For the three issue areas noted below, the EIR found that there was a potential for significant impacts. However, as allowed in CEQA, for these issues the EIR relied on the analysis and mitigation measures of the General Plan to reduce impacts.

Air Quality. While the implementation of the proposed Plan and CSD Update would not directly impact air quality, future residential, commercial, and other development in the North Area would create construction and operation emissions. To reduce potential significant impacts, mitigation measures from the County's General Plan EIR have been identified and incorporated in the Plan and CSD Update EIR. These measures address reduction of dust and pollutants and other measures such as buffers from sensitive receptors in order to reduce potential air quality impacts. With the incorporation of these measures, impacts to air quality would be less than significant.

Cultural and Tribal Resources. Cultural and historical resources have been documented in the Santa Monica Mountains area and surrounding areas. While the implementation of the proposed Plan and CSD Update would not directly impact cultural and tribal resources, future residential, commercial, and other development in the North Area could impact these resources. To reduce potential significant impacts, mitigation measures from the County's General Plan EIR have been identified and incorporated in the Plan and CSD Update EIR. These measures address protection of these resources to reduce potential for impacts. With the incorporation of these measures, impacts to cultural and tribal resources would be less than significant. In addition, DRP has consulted with tribes under Senate Bill 18 (requires involvement in land use planning) and Assembly Bill 52 (requires input on mitigation of potential impacts to tribal cultural resources) for this project.

Paleontological Resources. The North Area includes geologic formations that could have a high sensitivity for paleontological resources. Although the proposed Plan and CSD Update would not have

a direct impact on paleontological resources, future residential, commercial, and other development in the North Area could have the potential to impact these resources. To reduce potential significant impacts, one mitigation measure from the County's General Plan EIR has been identified and incorporated in the Plan and CSD Update EIR. This measure requires involvement of a paleontologist for grading deeper than six feet in depth. With the incorporation of this measure, impacts to paleontological resources would be less than significant.

- **Cumulative Project Assessment.** The EIR considered the proposed program's incremental impacts with regard to other projects proposed in the project area. The cumulative project scenario identified 20 projects within the North Area boundary, which includes ongoing and upcoming projects from the City of Calabasas, City of Westlake Village, and City of Agoura Hills. In addition, relevant and available databases were reviewed, such as CEQAnet, to augment the cumulative project list. Based on this assessment, the EIR concluded that potentially significant impacts to air quality could be reduced to less than significant after incorporating mitigation when the project was considered in conjunction with these cumulative projects. All other issue areas would not result in a significant cumulative impact or require mitigation when the project was considered in conjunction with these cumulative projects.
- **Growth-Inducing Effects.** The EIR considered the project's potential for economic, population, and housing growth. The implementation of the proposed Plan and CSD Update would not directly influence growth. Because of the rural nature of the community and the desire to maintain the area as such, the proposed project is not expected to have a significant impact on population and economics and is not expected to significantly increase demand for public services.
- **Significant Irreversible Environmental Changes.** CEQA defines an irreversible impact as an impact that uses nonrenewable resources during the initial and continued phases of the project. Significant irreversible changes resulting from the proposed project would include the use of nonrenewable energy resources; an increased commitment of public services and utilities; increased vehicle trips over the long term; and future development of vacant parcels within the Santa Monica Mountains. Compliance with all applicable regulations and the mitigation measures identified in the EIR would ensure that natural resources are conserved to the maximum extent possible.

ES.4 Areas of Controversy

Many comments were received from agencies, members of the public, and others during the 30-day scoping period. Based on this input, the following summary represents the areas of controversy:

- Safety of Santa Monica Mountains North Area, including environmental and public well-being, especially in regard to wildfires and associated public resources.
- Impacts to biological resources, such as impacts to sensitive plant and animal species.
- Impacts to viticulture processes, including potential increase in fire hazard and impacts to viable land.
- Protection of cultural resources and Native American history.
- Impacts from development in and around the North Area, such as increase in traffic, noise, and population.
- Modifications to current land use, including increase in development and reduction in open space.
- Protection of equestrian heritage and processes in Santa Monica Mountains North Area.

All scoping comments were considered in the evaluation of potential impacts from the proposed project. Each issue area or resource includes a list of applicable scoping comments that were evaluated in the impact discussions, as appropriate.

ES.5 Issues to be Resolved

Section 15123 (b) (3) of the CEQA Guidelines requires the summary section of an EIR to identify any "issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects." The following issues will be addressed by DRP in its decision process:

- Choose among alternatives;
- Determine whether the recommended mitigation measures should be adopted or modified; and
- Determine whether additional mitigation measures need to be applied to the proposed project.

ES.6 Alternatives Analysis

Section 15126.6 of the State CEQA Guidelines states that an EIR must address "a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The alternatives screening process considered five alternatives and found that three alternatives met or partially met the program objectives. Three alternatives were evaluated in detail in the EIR. The summary below provides the key findings of the analysis.

- **Alternative 1 – No Project Alternative.** This alternative is required by CEQA and evaluates potential impacts of continued guidance of the existing North Area Plan and CSD. While this alternative would partially meet the program objectives, it would not strengthen the environmental resource policies or provide further alignment with the Santa Monica Mountains LCP. For these reasons this alternative would have greater impacts than the proposed project for aesthetics, biological resources, land use and recreation, noise, transportation and traffic, and wildland fire and hazards.
- **Alternative 2 – Reduced Density.** This alternative proposes changes to proposed residential land use designations in the North Area. Adoption of these changes would reduce the number of future dwelling units per acre in areas where land uses are currently designated as Residential or Rural Land(s). This alternative would partially meet program objectives. Under this alternative, the only change would be to reduce the density in the North Area without the benefit of the policies and standards of the proposed Plan and CSD Update. For this reason, this alternative would have greater impacts than the proposed project for aesthetics, biological resources, land use and recreation, noise, transportation and traffic, and wildland fire and hazards.
- **Alternative 3 – Adopt Significant Ecological Area (SEA) Ordinance Review Process.** This alternative would replace the environmental review process and development standards to evaluate biological resources proposed in the North Area CSD Update with the review process and development standards in the SEA ordinance. Under this alternative, the policies and standards of the proposed Plan and CSD Update would be implemented with the only change being the manner in which biological resources are addressed. This alternative would result in similar impacts to the project except in the case of aesthetics where there is a potential for impacts. The proposed Plan and CSD Update includes area-specific and detailed biological resources policies and development standards and expanded tree protection standards. If the SEA ordinance process is adopted, biological resources would be addressed but the expanded tree protections in the proposed project would not be implemented.

Alternatives Eliminated from Further Consideration

The following list outlines the two alternatives that were not carried forward for further review in the EIR. While these options are feasible, they do not meet program objectives or reduce the significant impacts of the proposed project.

- **Mitigation Fee.** This alternative would implement a mitigation fee to compensate for impacts to habitat categories S1 and S2 in the North Area. Habitat impact fees would be charged to projects that remove or otherwise modify sensitive habitat in the Santa Monica Mountains. This alternative was eliminated because the County is currently developing a Habitat Fee Study to determine the appropriate fees to adequately compensate for loss of S1 and S2 habitats in both the Coastal Zone and in the North Area.
- **Apply Adopted Santa Monica Mountains Local Coastal Program (LCP) to North Area.** Under this alternative, the County would adopt the certified Santa Monica Mountains LCP policies and standards for application to the North Area. This alternative would protect key resources in the North Area such as biological and cultural resources. This alternative was eliminated because it would not provide an opportunity to tailor specific policies and standards to the unique characteristics of the North Area.

Environmentally Superior Alternative

Consistent with CEQA Guidelines Section 15126.6 (d) and (e)(2), the EIR identifies an environmentally superior alternative to the proposed project. The EIR determined that the proposed project would be environmentally superior. The proposed updates would have no significant unavoidable impacts to the environment whereas all three alternatives would have similar or greater impacts to environmental resources. The proposed project would have less-than-significant impacts to aesthetics, biological resources, greenhouse gas emissions, energy, hydrology and water resources, land use and recreation, noise, population and housing, public systems/utilities/service systems, transportation and traffic, and wildland fire and hazards. With mitigation, the proposed project would have less-than-significant impacts to air quality, cultural and tribal cultural resources, and paleontological resources. Implementation of any of the three alternatives may have greater impacts to aesthetics, biological resources, hydrology and water resources, land use and recreation, noise, transportation and traffic, and wildland fire and hazards.

ES.7 Impacts and Mitigation Measures

In accordance with CEQA, Table ES-1 summarizes all potential impacts associated with the proposed development, and the recommended mitigation measures to reduce significant impacts below a level of significance, where applicable. The analysis in the EIR, including the impact determinations summarized in Table ES-1, applies a uniform classification of the impacts based on the following definitions:

- **Significant impact:** cannot be mitigated to a level that is less than significant.
- **Less than Significant Impact with Mitigation;** can be reduced to a level that is less than significant through the implementation of recommended mitigation measures.
- **Less than Significant:** Adverse impact; but less than significant so mitigation is not normally recommended.
- **No Impact.**

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
Aesthetics		
AE-1: Implementation of the proposed North Area Plan and CSD Update would adversely alter existing views of scenic vistas	No mitigation is required.	Less than Significant
AE-2: Implementation of the proposed North Area Plan and CSD Update would not substantially alter scenic resources within a state scenic highway.	No mitigation is required	No Impact
AE-3: Implementation of the proposed North Area Plan and CSD Update would alter the existing visual character of portions of the North Area and its surroundings.	No mitigation is required	Less than Significant
AE-4: Implementation of the proposed North Area Plan and CSD Update would generate additional sources of light and glare that could adversely affect day and nighttime views in the North Area.	No mitigation is required	Less than Significant
Air Quality		
AQ-1: Implementation of the proposed North Area Plan and CSD Update could be inconsistent with the applicable adopted Air Quality Management Plan.	No mitigation is required	Less than Significant
AQ-2: Implementation of the proposed North Area Plan and CSD Update would not generate emissions of criteria air pollutants that would exceed SCAQMD regional significance thresholds.	<p>AQ-1: If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the applicable air quality management district (AQMD) adopted thresholds of significance, the County Department of Regional Planning shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to:</p> <ul style="list-style-type: none"> • Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. • Ensuring construction equipment is properly serviced and maintained to the manufacturer’s standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. 	Less than Significant with Mitigation

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
	<ul style="list-style-type: none"> • Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily or as often as necessary to control dust, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. • Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. • Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). <p>AQ-2: New industrial or warehousing land uses that: (1) have the potential to generate 40 or more diesel trucks per day and (2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the County Department of Regional Planning prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), particulate matter concentrations would exceed 2.5 µg/m3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project.</p> <p>AQ-3: Applicants for sensitive land uses within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities:</p> <ul style="list-style-type: none"> • Industrial facilities within 1000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • Major transportation projects (50,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 500 feet • Gasoline dispensing facilities within 300 feet 	

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
	<p>Applicants shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the County Department of Regional Planning that there are operational limitations. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the County and shall be verified by the County Department of Regional Planning.</p> <p>AQ-4: If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to County’s regulations. Facilities that have the potential to generate nuisance odors include but are not limited to:</p> <ul style="list-style-type: none"> • Wastewater treatment plants • Composting, greenwaste, or recycling facilities • Fiberglass manufacturing facilities • Painting/coating operations • Large-capacity coffee roasters • Food-processing facilities <p>If an odor management plan is determined to be required through CEQA review, the County shall require the project applicant to submit the plan prior to approval to ensure compliance with the applicable Air Quality Management District’s Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the Best Available Control Technologies for Toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p>	

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures¹	Level of Significance
AQ-3: Implementation of the proposed North Area Plan and CSD Update would not generate emissions of criteria air pollutants that would exceed SCAQMD localized significance thresholds.	AQ-1: Reduce Construction Air Pollutants AQ-2: Submit a Health Risk Assessment AQ-3: Submit a Health Risk Assessment AQ-4: Odor Management Plan	Less than Significant with Mitigation
AQ-4: Implementation of the proposed North Area Plan and CSD Update would not generate emissions of toxic or hazardous air pollutants that exceed SCAQMD significance thresholds.	AQ-1: Reduce Construction Air Pollutants AQ-2: Submit a Health Risk Assessment AQ-3: Submit a Health Risk Assessment AQ-4: Odor Management Plan	Less than Significant with Mitigation
AQ-5: Implementation of the proposed North Area Plan and CSD Update would not create emissions, such as odors, that would adversely affect a substantial number of people.	No mitigation is required	Less than Significant
Biological Resources		
BR-1: The proposed North Area Plan and CSD Update would have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	No mitigation is required	Less than Significant
BR-2: The proposed North Area Plan and CSD Update would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.	No mitigation is required	Less than Significant
BR-3: The proposed North Area Plan and CSD Update would have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	No mitigation is required	Less than Significant

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
BR-4: The proposed North Area Plan and CSD Update would affect the movement of a native resident or migratory fish or wildlife species or interfere with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	No mitigation is required	Less than Significant
BR-5: The proposed North Area Plan and CSD Update would require compliance with adopted Habitat Conservation Plans, Natural Community Conservation Plans, and other approved local, regional, or state policies or ordinances protecting biological resources.	No mitigation is required	No Impact
Greenhouse Gas Emissions		
GHG-1: Implementation of the proposed North Area Plan and CSD Update would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	No mitigation is required	Less than Significant
GHG-2: Implementation of the proposed North Area Plan and CSD Update would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	No mitigation is required	Less than Significant
Cultural and Tribal Cultural Resources		
CR-1: The proposed North Area Plan and CSD Update would cause a substantial adverse change in the significance of an historical resource as defined in §15064.5.	<p>CULT-1: Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources.</p> <p>CULT-2: Draft a comprehensive historic preservation ordinance for the unincorporated areas.</p> <p>CULT-3: Prepare an Adaptive Reuse Ordinance within the context of, and in compliance with, existing building codes that considers the conversion of older, economically distressed or historically-significant buildings into multifamily residential developments, live-and-work units, mixed use developments, or commercial uses.</p> <p>CULT-4: Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.</p>	Less than Significant with Mitigation

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
	<p>If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist’s follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.</p> <p>Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).</p>	
<p>CR-2: The proposed North Area Plan and CSD Update would cause a substantial adverse change in the significance a unique archaeological resource pursuant to §15064.5.</p>	<p>CULT-1: Restoration, Renovation, or Reuse of Historic Resources CULT-2: Historic Preservation Ordinance CULT-3: Adaptive Reuse Ordinance CULT-4: Monitor Construction for Archaeological Resources</p>	<p>Less than Significant with Mitigation</p>
<p>CR-3: The proposed North Area Plan and CSD Update would disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>TCR-1: The proposed North Area Plan and CSD Update could cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 21074 and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
<p>TCR-2: The proposed North Area Plan and CSD Update could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 and that is resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	No mitigation is required	Less than Significant
Energy		
<p>EN-1: Implementation of the proposed North Area Plan and CSD Update would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation</p>	No mitigation is required	Less than Significant
<p>EN-2: Implementation of the proposed North Area Plan and CSD Update would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p>	No mitigation is required	Less than Significant
Geology, Soils, and Paleontological Resources		
<p>GEO-1: Implementation of the proposed North Area Plan and CSD Update could expose people or structures to potential substantial adverse effects from fault rupture.</p>	No mitigation is required	No Impact
<p>GEO-2: Implementation of the proposed North Area Plan and CSD Update could expose people or structures to potential substantial adverse effects from strong seismic ground shaking.</p>	No mitigation is required	Less than Significant

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
GEO-3: Implementation of the proposed North Area Plan and CSD Update could expose people or structures to potential substantial adverse effects from seismic-related ground failure, including liquefaction.	No mitigation is required	Less than Significant
GEO-4: Implementation of the proposed North Area Plan and CSD Update could expose people or structures to potential substantial adverse effects from landslides.	No mitigation is required	Less than Significant
GEO-5: Implementation of the proposed North Area Plan and CSD Update could result in substantial soil erosion or the loss of topsoil.	No mitigation is required	Less than Significant
GEO-6: Implementation of the proposed North Area Plan and CSD Update could be located on expansive soil creating substantial risks to life or property.	No mitigation is required	Less than Significant
GEO-7: Implementation of the proposed North Area Plan and CSD Update could have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	No mitigation is required	No Impact
PALEO-1: Implementation of the proposed North Area Plan and CSD would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<p>CULT-5: Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.</p> <p>If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification.</p> <p>Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These</p>	Less than Significant with Mitigation

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
	<p>actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.</p> <p>Unanticipated discoveries shall be evaluated for significance by a County-certified paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.</p>	
Hydrology and Water Quality		
<p>HYD-1: Implementation of the proposed North Area Plan and CSD Update would violate water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>HYD-2: Implementation of the proposed North Area Plan and CSD Update would not risk release of pollutants due to inundation from a flood, tsunami, or seiche event.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>HYD-3: Implementation of the proposed North Area Plan and CSD Update would not substantially decrease groundwater, interfere with groundwater recharge, or impede a sustainable groundwater management plan or water quality control plan.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>HYD-4: Implementation of the proposed North Area Plan and CSD Update would not result in drainage pattern alterations that would cause substantial erosion, siltation, flooding on- or off-site, or polluted runoff.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
Land Use and Recreation		
<p>LU-1: Implementation of the proposed North Area Plan and CSD Update would not divide an established community.</p>	<p>No mitigation is required</p>	<p>No Impact</p>

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures¹	Level of Significance
LU-2: Implementation of the proposed North Area Plan and CSD Update would not conflict with applicable land use plans, policies, or regulations.	No mitigation is required	Less than Significant
LU-3: Implementation of the proposed North Area Plan and CSD Update would not convert FMMP-designated Farmland to a non-agricultural use.	No mitigation is required	Less than Significant
LU-4: Implementation of the proposed North Area Plan and CSD Update would not conflict with existing zoning for agricultural use, or a Williamson Act contract.	No mitigation is required	Less than Significant
LU-5: Implementation of the proposed North Area Plan and CSD Update would not conflict with existing zoning for, or cause rezoning of, forest land.	No mitigation is required	No Impact
LU-6: Implementation of the proposed North Area Plan and CSD Update would not result in the loss of forest land or conversion of forest land to non-forest use.	No mitigation is required	Less than Significant
LU-7: Implementation of the proposed North Area Plan and CSD Update would not result 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 mitigation is required	No Impact
LU-8: Implementation of the proposed North Area Plan and CSD Update could 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.	No mitigation is required	Less than Significant

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures¹	Level of Significance
LU-9: Implementation of the proposed North Area Plan and CSD Update could include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	No mitigation is required	Less than Significant
Noise		
N-1: Implementation of the proposed North Area Plan and CSD Update would expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance.	No mitigation is required	Less than Significant
N-2: Implementation of the proposed North Area Plan and CSD Update would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without their implementation.	No mitigation is required	Less than Significant
N-3: Implementation of the proposed North Area Plan and CSD Update would result in a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without their implementation.	No mitigation is required	Less than Significant
Population and Housing		
PH-1: The proposed North Area Plan and CSD Update could directly result in population growth in the Project Area.	No mitigation is required	Less than Significant Impact
PH-2: Implementation of the proposed North Area Plan and CSD Update could not result in the displacement of people and/or housing.	No mitigation is required	No Impact

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
Public Services, Utilities, and Service Systems		
PS-1: Implementation of the proposed North Area Plan and CSD Update would adversely impact the environment due to the provision or alteration of governmental facilities to maintain acceptable service ratios, response times, or other performance objectives.	No mitigation is required	Less than Significant
US-1: Implementation of the proposed North Area Plan and CSD Update would result in the relocation or construction of utilities such as water facilities, electricity, natural gas, and telecommunications, which could cause adverse environmental effects.	No mitigation is required	Less than Significant
US-2: Implementation of the proposed North Area Plan and CSD Update would result in insufficient water supplies to serve reasonably foreseeable future development during normal, dry, and multiple dry years.	No mitigation is required	Less than Significant
US-3: Implementation of the proposed North Area Plan and CSD Update would result in a determination by the wastewater treatment provider which serves or may serve related projects that it has inadequate capacity to serve future projected demand in addition to the provider’s existing commitments.	No mitigation is required	Less than Significant
US-4: Implementation of the proposed North Area Plan and CSD Update would not generate solid waste that may exceed waste standards or capacity of local infrastructure, or impair the attainment of solid waste reduction goals.	No mitigation is required	No Impact
US-5: Implementation of the proposed North Area Plan and CSD Update would not conflict with federal, state, or local management and reduction statutes and regulations related to solid waste.	No mitigation is required	No Impact

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
Transportation and Traffic		
T-1: Implementation of the proposed North Area Plan and CSD Update would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.	No mitigation is required	Less than Significant
T-2: Implementation of the proposed North Area Plan and CSD Update would substantially increase roadway hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	No mitigation is required	Less than Significant
T-3: Implementation of the proposed North Area Plan and CSD Update would result in inadequate emergency access.	No mitigation is required	Less than Significant
T-4: Implementation of the proposed North Area Plan and CSD Update would conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., public transportation routes, bicycle routes).	No mitigation is required	Less than Significant
Wildland Fire and Hazards		
WF-1: The proposed North Area Plan and CSD Update would substantially impair an adopted emergency response plan or emergency evacuation plan.	No mitigation is required	Less than Significant
WF-2: Due to slope, prevailing winds, and other factors, the proposed North Area Plan and CSD Update would exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	No mitigation is required	Less than Significant

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
<p>WF-3: The proposed North Area Plan and CSD Update would require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>WF-4: The proposed North Area Plan and CSD Update would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>HM-1: The proposed North Area Plan and CSD Update would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>HM-2: The proposed North Area Plan and CSD Update would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>HM-3: The proposed North Area Plan and CSD Update would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>
<p>HM-4: The proposed North Area Plan and CSD Update would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.</p>	<p>No mitigation is required</p>	<p>Less than Significant</p>

Table ES-1: Summary of Impacts and Mitigation Measures

Impact	Summary of Mitigation Measures ¹	Level of Significance
HM-5: The North Area Plan and CSD Update, if 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 result in a safety hazard or excessive noise for people residing or working in the project area.	No mitigation is required	No Impact
HM-6: The proposed North Area Plan and CSD Update would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation is required	Less than Significant
HM-7: The proposed North Area Plan and CSD Update would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	No mitigation is required	Less than Significant

¹. The mitigation measures identified in this table were taken from the County's EIR for adoption of 2035 General Plan (GP). These measures were included in the General Plan Programmatic EIR and were included in the certification process for the GP EIR. As allowed under CEQA Section 15152 (b), these measures have been reviewed and approved by the County and can be applied to the proposed project (proposed Plan and CSD Update).