

# Rock Creek Ranch Specific Plan & TTM 37-56 Amendment #2

Board of Supervisors October 21, 2014

# Background

- In May of 2009, the BOS approved TTM 37-56 to subdivide a 54 acre parcel, located in the community of Paradise, into 60 lots.
- In May 2013, BOS approved SP Amendment #1 and TTM 37-56 modification which eliminated the 5 “density bonus” lots for affordable housing and the 11 lots deed restricted to include an accessory unit to reflect the adopted Housing Mitigation Agreement

# Amendment #2

- In 2013, an application for a second Specific Plan Amendment was proposed to reduce the number of lots from 55 to 23
- The Planning Commission did see this proposal and recommended approval to the BOS. After which, Cal Fire changed its position regarding the projects compliance with fire codes
- Subsequently, the project was redesigned to meet state and local fire codes

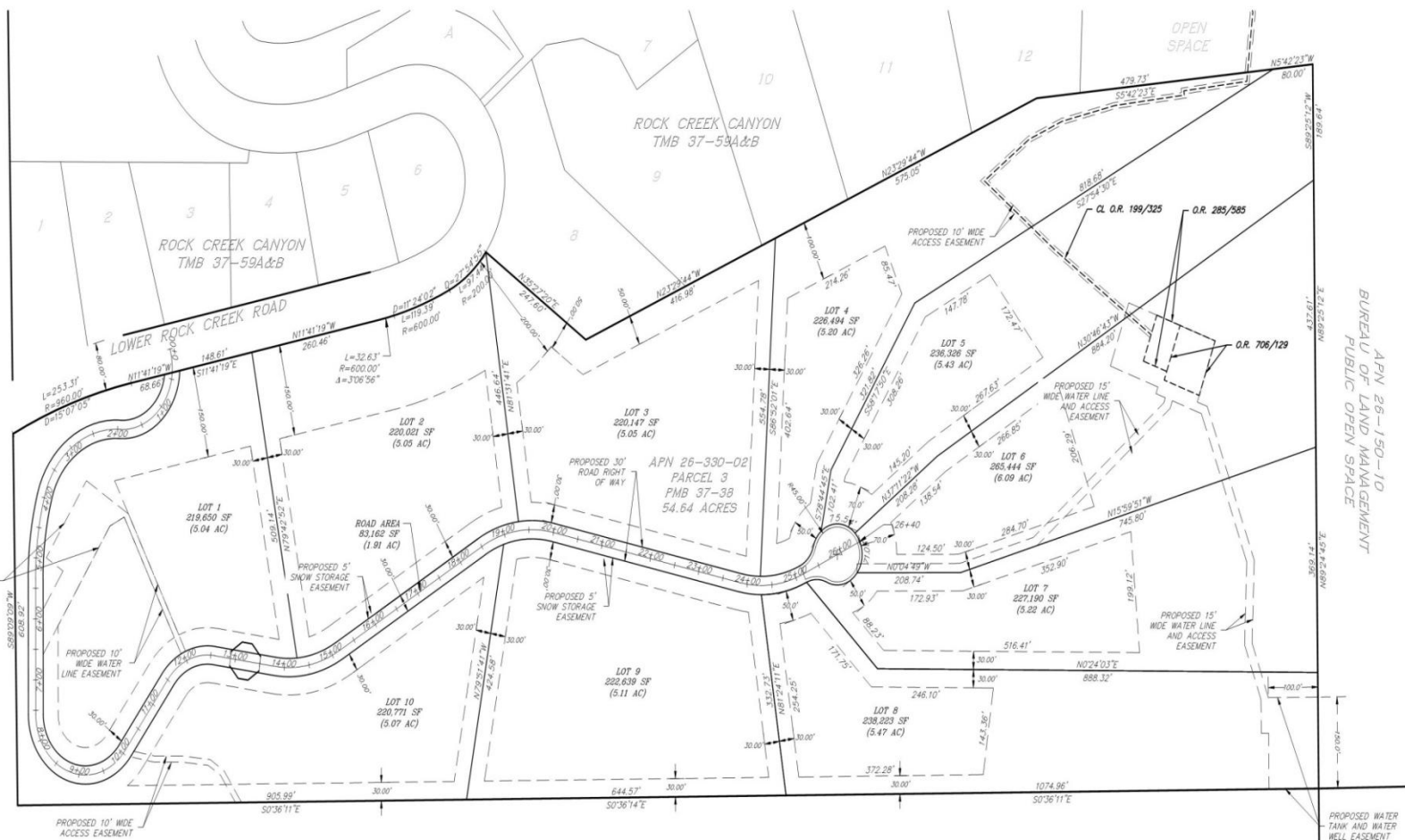
# Revised Amendment #2 Proposal

- The number of lots would be reduced from 55 to 10
- Area designated as open space would increase from 20 to 37.93 acres (private open space)
- The 3.05-acre common-area recreation lot would be eliminated
- Sanitation would be provided by individual septic tanks rather than a package sewage treatment plant
- The water system would be managed by a newly established Rock Creek Ranch HOA



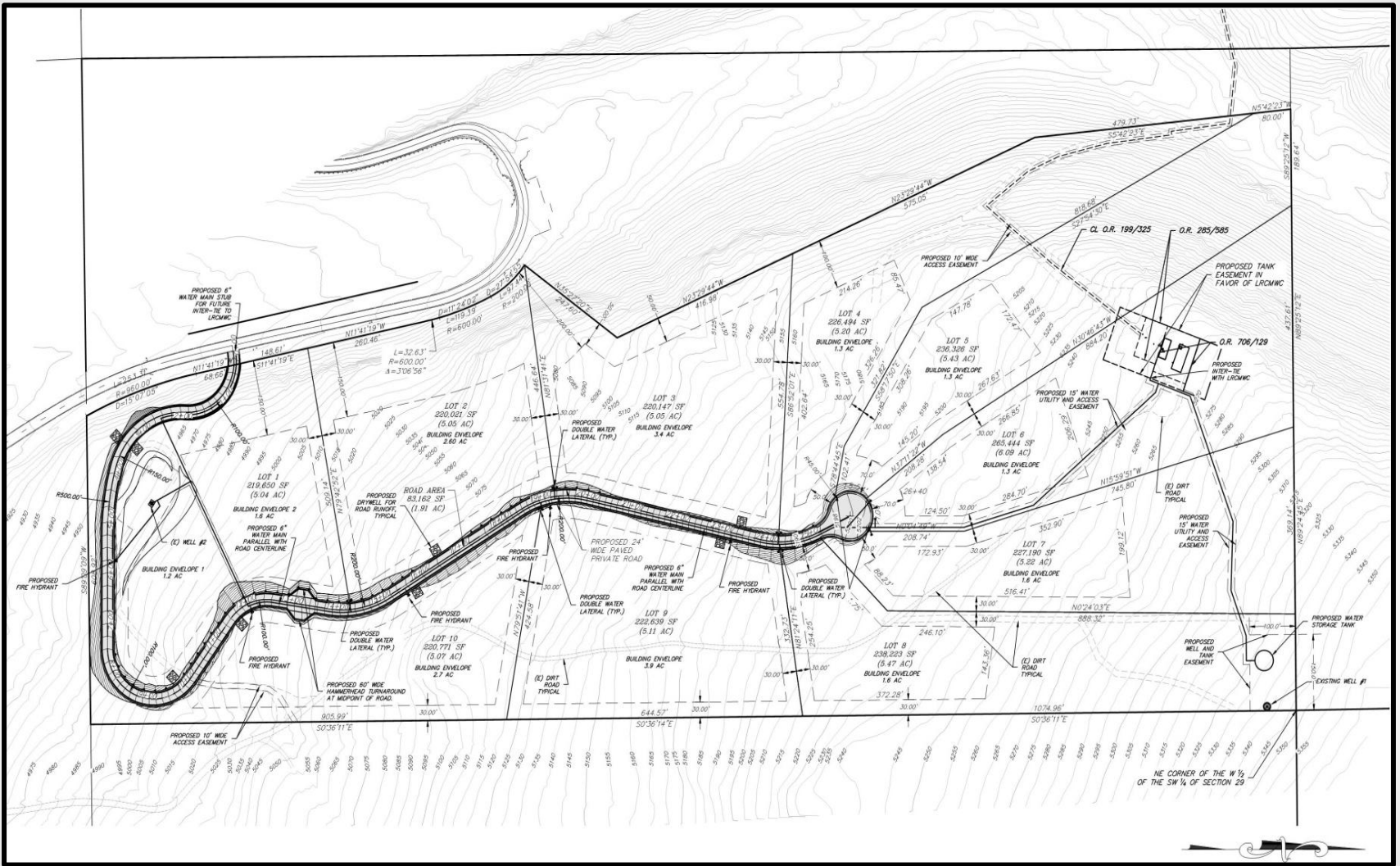
APN 26-150-15  
CITY OF LOS ANGELES

APN 26-150-04  
CITY OF LOS ANGELES



APN 26-150-09  
BUREAU OF LAND MANAGEMENT  
PUBLIC OPEN SPACE





# Environmental Review



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# Project History

- Key Elements of the 2009 Approval:
  - 60 residential lots with 5 affordable units & 11 deed restricted 2<sup>o</sup> units
  - Propane Tank Farm
  - Common Areas: HOA Rec Center, Mechanical Bldg, open space
  - Subsurface package wastewater treatment plant
  - Disposal ponds & slopes for spray irrigation of 6.31 mgd recycled wastewater
- In 2012, Board approved Amendment #1, eliminating the 5 affordable units & 11 secondary units, & reducing residential lot total from 60 to 55.



# Current Proposal

- Amendment #2, as revised, is substantially the same as the Amendment #2 presented in January EXCEPT that the residential lot total is now further reduced from 55 to 10.
- The current application has received a will serve letter from PFPD and is in full compliance with updated Cal Fire code requirements.

# CEQA Provisions

- In terms of CEQA Compliance, goal was to ID the appropriate type of document to address Amendment #2 as revised.
- CEQA §15162 states, when changes are made to a project for which an EIR has been certified, that NO SUBSEQUENT EIR shall be prepared unless:
  - Substantial changes are proposed in the project or project circumstances that would involve sig. new environmental effects or a substantial increase in the severity of effects; OR
  - NEW information of substantial importance shows that:
    - *The Project will have one or more sig effects not previously discussed or substantially more severe than previously analyzed;*  
OR
    - *Mitigations or Alternatives previously found infeasible or considerably different than originally analyzed would in fact be feasible & would substantially reduce one or more sig project effects*
- CEQA §15164(a) states that an addendum to a certified EIR shall be prepared where none of the conditions above have occurred

# 2009 FEIR Conclusions

- 2009 RCR FEIR identified 3 significant unavoidable adverse impacts:
  - Impacts on critical mule deer habitat
  - Impacts to mule deer movement along regional migration corridor,
  - Impacts to visual quality & views from Lower Rock Ck. Rd, some points on Hwy 395, & portions of the Paradise community
- The 2009 FEIR also identified a wide range of potentially significant impacts, shown below, that would be reduced to less than significant through Mitigation Measures adopted in 2009.
  - *Water Supplies & Water Quality*
  - *Botanical Resources (especially from invasive species)*
  - *Wildlife Resources (reduced acreage of native plant communities)*
  - *Land Use (pertaining to critical habitat)*
  - *Public Services (due to increased service demands and safety hazards)*
  - *Traffic and Circulation (particularly during construction)*
  - *Air Quality (construction/operation emissions, sanitation plant/pond odors)*
  - *Aesthetics (light & glare and night sky impacts)*

# Basis for Addendum

- Amendment #2, as revised, was analyzed in terms of the significant effects identified in 2009 FEIR to determine whether the changes would meet CEQA requirements for a Subsequent EIR or for an Addendum.
- Results indicate that Amendment #2 would not meet any of the CEQA requirements calling for preparation of a Subsequent EIR as stated earlier.
  - *Significant new env. effects or a substantial increase in the severity of effects;*
  - *Changes in project circumstances that would involve sig. new env. effects or a substantial increase in the severity of effects; and*
  - *New information of substantial importance showing:*
    - *One or more new sig. effects that were not previously discussed;*
    - *Sig. effects previously examined will be substantially more severe;*
    - *Mitigations or Alternatives previously found infeasible would in fact be feasible & would substantially reduce one or more sig effects; or*
    - *Mitigations or Alternatives considerably different from those analyzed in 2009 would substantially reduce one or more significant environmental effects.*

# Env. Effects of Amendment #2

With respect to sig. & avoidable effects in 2009 FEIR, analysis also indicates that:

- ALL potentially sig. project impacts would be reduced, eliminated or unchanged
- FOUR of the previously adopted Mitigations would be entirely eliminated including:
  - *Propane tank farm siting*
  - *Odors from the wastewater treatment plant*
  - *Odors from the wastewater discharge ponds, and*
  - *Weed controls in open space areas that were to be sprayed with recycled WW*

In terms of significant & unavoidable impacts on Mule Deer, Dr. James Paulus analyzed Amendment #2 (original and revised plans) and concluded that:

- The shift from a larger number of smaller lots to a smaller number of larger lots would be a net benefit for wildlife & habitat due to:
  - more widely intact scrub community
  - Anticipated lower incidence of wildlife harassment & disturbance
  - Reduced collision frequency , and
  - Reduced interactions between deer & domestic pets.
- Dr. Paulus also noted that no changes have occurred in the status of relevant plant or animal species that would require reassessment of impacts on biological resources.

# Proposed Addendum

- Based on the considerations described above & based on the provisions contained in CEQA §15162 & §15164(a), it is concluded that approval of Amendment #2 would not result in any of the conditions calling for preparation of a subsequent EIR
- An Addendum is therefore recommended as the appropriate type of CEQA document to address proposed Amendment #2
- An Addendum has been prepared for review and consideration by the Planning Commission

# Environmental Conclusion

- All of the proposed changes have been reviewed in terms of CEQA, including review by the technical consultants for traffic and biology, and found consistent with findings in the 2009 FEIR, as well as the conclusion that an Addendum is the appropriate type of CEQA document under CEQA Guidelines § 15162 & § 15164(a).

# Staff Recommendation

Approve Resolution R14-\_\_, accepting the Addendum to the RCR Final EIR and recommending approval of RCR Specific Plan & Tentative Tract Map Amendment #2 to the Board of Supervisors