

REPORT TO THE HEARING OFFICER

DATE ISSUED: October 16, 2025

HEARING DATE: October 28, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2022-000176-(5)

PERMIT NUMBER(S): Minor Conditional Use Permit RPPL2022001360

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 3156 Jenan Street, Acton

OWNER: Maria Patino Mandujano

APPLICANT: William Challman

PUBLIC MEETINGS HELD: 0 OF 1

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because it does not include any dwelling units.

CASE PLANNER: Soyeon Choi, Senior Planner
schoi@planning.lacounty.gov

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:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-000176-(5), Minor Conditional Use Permit Number ("MCUP") RPPL2022001360, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2022001360 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Minor Conditional Use Permit (“MCUP”) to authorize retroactive removal of native vegetation removal within an area of approximately 1.8 acres on a five-acre vacant parcel within a 12-month period; on-site retroactive grading of 1,000 cubic yards (500 cubic yards of cut and 500 cubic yards of fill) and proposed grading of 3,100 cubic yards (1,550 cubic yards of cut and 1,550 cubic yards of fill to be balanced on site); and off-site retroactive grading of 27.65 cubic yards (22.8 cubic yards of cut and 4.85 cubic yards of fill) with proposed grading of an additional 27.65 cubic yards (4.85 cubic yards of cut and 22.8 cubic yards of fill); and restoration of the disturbed area with tree replacement and seed mix application within a 0.46-acre area on-site, in the A-2-2 (Heavy Agricultural - Two Acres Minimum Required Lot Area) Zone (“Project”) pursuant to Sections 22.16.030.C (Land Use Regulations for Agricultural Zones) and 22.302.060.B (Acton Community Standards District, Community Wide Development Standards) of the Los Angeles County (“County”) Code.

B. Project

The applicant, Maria Patino Mandujano (“applicant”) requests an MCUP to authorize the retroactive native vegetation removal and associated grading activities, and to allow proposed grading and restoration in support of future development. The request includes the following:

- Vegetation Removal: Retroactive removal of native vegetation within an approximately 1.76-acre area (or 76,666 square feet) area of a five-acre vacant parcel within a 12-month period. This removal is associated with unpermitted grading and includes the loss of eight (8) juniper trees and 0.23 acres (10,124 square feet) of sage scrub vegetation. The unpermitted grading occurred within the 2.2-acre northern portion of the property, which consisted of approximately 80 percent, or 1.78 acres, of native vegetation coverage, equating to 35.2 percent of the Project Site. This exceeds the 10 percent (0.5-acre) maximum allowable for the Project Site under the Acton Community Standards District (“CSD”).
- Unpermitted Grading: Approximately 1,000 cubic yards on-site (500 cubic yards of cut and 500 cubic yards of fill) located primarily within the northern half of the property, and 27.65 cubic yards (22.8 cubic yards of cut and 4.85 cubic yards of fill) on the adjacent parcel to the east, within an approximately 4,237-square-foot area of gentle slope.
- Proposed Grading: 3,100 cubic yards on-site (1,550 cubic yards of cut and 1,550 cubic yards of fill to be balanced on site) and 27.65 cubic yards on the adjacent easterly parcel (4.85 cubic yards of cut and 22.8 cubic yards of fill) is proposed to support any future development, slope stabilization, and drainage improvement.
- Restoration: Revegetation with a native hydroseed mix across 0.46 acres (20,180 square feet) on-site and 0.13 acres (5,800 square feet) of the adjacent parcel, primarily along the slopes subject to grading. The seed mix will include eight (8) drought-

tolerant native species such as pine bluegrass and California buckwheat as approved by the County Biologist. Eight (8) juniper trees will also be replanted at a 1:1 replacement ratio. While only the Project Site is subject to MCUP restoration requirements, the applicant proposes voluntary application of the seed mix on the graded off-site parcel, with the adjacent property owner's consent to be recorded via covenant after the Project approval.

The subject property (Assessor's Parcel Number ("APN") 3208-003-039) ("Project Site") is five (5) acres in gross area, with a net lot area of approximately four (4) acres after accounting for slope easements and private and future streets. The site is bounded by Jenan Street (30-foot-wide private and future street) to the north and Laila Street (29-foot-wide private and future street) to the west, with 20-foot-wide slope easements adjacent to both private and future streets.

The topography of the site slopes downward to the northwestern corner and rises sharply toward the southeastern corner, with an approximate elevation difference of 220 feet (2,760 to 2,980 feet). Approximately 2.2 acres of the southern half of the parcel lies within a designated Hillside management Area ("HMA"). Most of retroactive grading occurred outside of the HMA. Within the HMA, the grading is limited to approximately 1,900 square feet in the central portion of the subject property.

Unpermitted grading was associated with the initial site preparation for a single-family residence ("SFR"). Site Plan Review No. RPPL2023000436 was submitted in January 2023 for development of the SFR and accessory structures but was withdrawn by the applicant in September 2, 2025 to revisit the project phasing and timeline. The applicant also proposes drainage control measures such as v-gutters at the top of the graded slope and ripraps at the top of the slope.

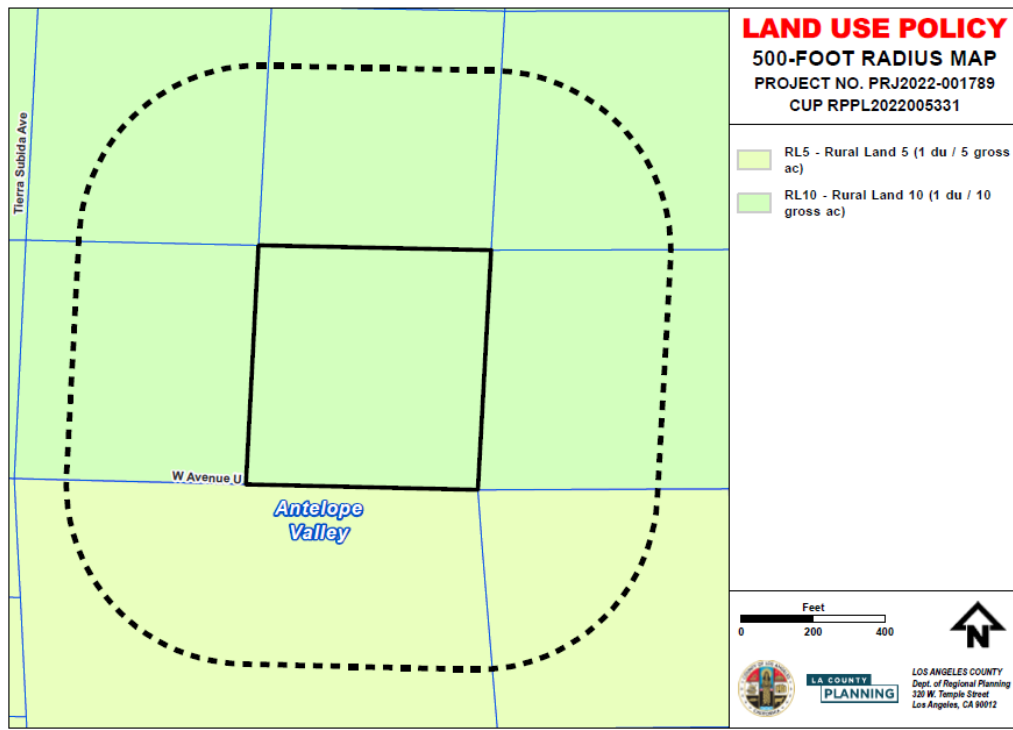
Approximately 27.65 cubic yards of grading also occurred on the adjacent parcel (APN 3208-003-040) to the east along the eastern parcel boundary, within an area of about 4,237 square feet where the slope is relatively gentle. The off-site grading will be restored to the previous condition with the proposed 27.65 cubic yards of grading, with the adjacent property owner's permission to be recorded in a covenant following the Project approval.

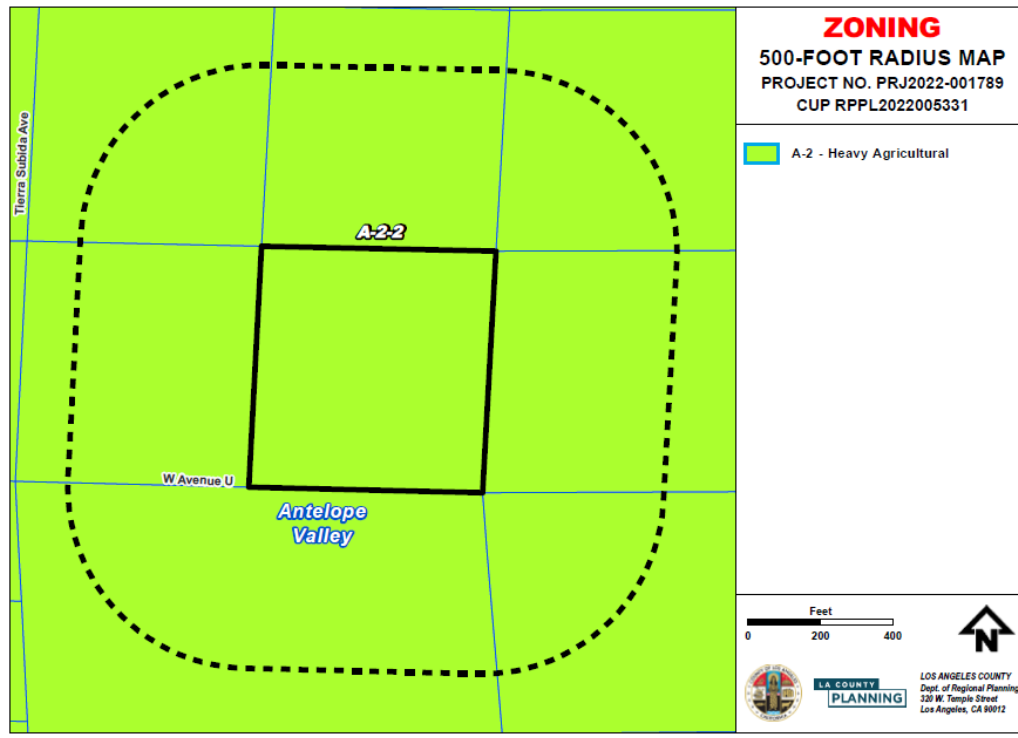
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES

SUBJECT PROPERTY	RL2 (Rural Land 2 – One Dwelling Unit per 2 Acres)	A-2-2	Vacant
NORTH	RL2	A-2-2	Vacant, SFR
EAST	RL2, BLM (Bureau of Land Management)	A-2-2, O-S (Open Space)	Vacant
SOUTH	RL2, RL1 (Rural Land 1 – One Dwelling Unit per Acre)	A-2-2, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	Vacant
WEST	RL2	A-2-2	Vacant





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7091	M-3 (Unlimited Manufacturing)	1/22/1957
7401	A-1-1	9/30/1958
20150021z	A-2-2	6/16/2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Site Plan Review ("SPR") RPP2023000436	New SFR and a detached garage	Withdrawn September 2, 2025
SPR RPP200800404	A new SFR	Approved 6/19/2008
Lot Line Adjustment LL101051	Lot line adjustment	Denied 6/19/1991
Parcel Map Waiver 19633	Grant of Waiver and Certificate of Compliance for four parcels, including the Project Site	Recorded March 6, 1990

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RFS 06-0026487	Unpermitted recreational vehicle used for residential purpose.	Closed 9/19/2006
RFS 07-0027225	Unpermitted storage of vehicles, trailer, and storage	Closed 2/20/2008
RFS 08-0035259	Unpermitted outdoor storage and inoperable vehicle	Closed 12/15/2008
RPCE2021002449	Unpermitted removal of more than 10% native vegetation, unpermitted accessory structure without an established primary use.	Open 10/14/2021

ANALYSIS

A. Land Use Compatibility

The proposed Project is considered compatible with its surroundings. Removal of vegetation, grading restoration with seed application and re-grading, slope stabilization, and implementation of drainage control measures are compatible with the character of the surrounding uses. The Project Site is surrounded by vacant lots and SFRs, and vegetation removal is often required for brush clearance in this area that is designated as Very High Fire Hazard Severity Zone. Additionally, the conditions of approval will require revegetation of the site to help restore locally native vegetation as recommended by the staff biologist.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is designed to minimize neighborhood impacts by restoring and stabilizing previously disturbed slopes with native vegetation to prevent erosion and runoff. The graded area is stabilized at a maximum of a 2:1 ratio in the northwestern and central areas and a 6:1 ratio in the northeastern area, and will be applied with hydroseed mix to restore native vegetation growth. Seeding of native vegetation as recommended by the staff biologist will be planted and monitored. Eight (8) Juniper trees will be replaced at a 1:1 ratio using one-gallon container stock of Juniper if available or an alternative species as recommended by the staff biologist, such as Tucker oak or holly leaf cherry. The cut slope will be improved with three-foot-wide gutters at the top and ripraps at the toe of the slope for drainage control. This will help slow down the release of rainfall and mitigate potential impacts from erosion or flooding while reducing any impacts from potential fire hazard.

C. Design Compatibility

The relandscaping and monitoring will help in the establishment of native vegetation on the Project Site and will be compatible with its rural and residential surroundings. The area where vegetation was removed has relatively gentle slopes and will remain as existing for

future development. The graded area will be stabilized with hydroseed application and drainage control measures will be implemented. The hydroseed mix consists of eight (8) native species, such as California Buckwheat and Pine Bluegrass, as recommended by the staff biologist. Application of the seed mix throughout the graded area and requiring a minimum of a five-year monitoring period would help provide diversity of vegetation types, increased landscaping coverage and more rapid development of mature shrub canopy while providing resilience against encroachment of non-native species. Planting of Juniper trees can be anywhere on site. Replanting will help reestablish the previously existing landscaping as much as feasible.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Antelope Valley Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Draft Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Draft Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.302.060.B (Acton Community Standards District, Community Wide Development Standards) and 22.160.050.B (Conditional Use Permits, Minor, Findings and Decision) of the County Code. The MCUP Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for Class 4 Categorical Exemption, Minor Alterations to Land, and Class 33 Exemption, Small Habitat Restoration Projects, under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Class 4 exemption is for minor alterations in the condition of land, water, and/or vegetation that do not involve the removal of healthy, mature, scenic trees. Class 33 exemption is for small habitat restoration projects that do not exceed five (5) acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The Project involves authorization of retroactive removal of vegetation and associated grading, site restoration, drainage improvements, and hydroseed mix application for landscaping, for 0.46 acres (20,180 square feet) on site and 0.13 acres (5,800 square feet) off-site areas, in a total of 0.59 acres (or 25,980 square feet) in size. No healthy, mature, or scenic trees are proposed for removal.

The area to be restored by the Project, including the graded areas, drainage improvements, and relandscaping areas where hydroseed mix would be applied, is approximately 0.46 acre (or 20.180-square-foot) in size, thus remaining within the size limit for such projects. In order to qualify for the exemption, the Project must also satisfy the following criteria: (a) There would

be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065 of the CEQA Guidelines, (b) There are no hazardous materials at or around the project site that may be disturbed or removed, and (c) The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. This Project will help to restore the native vegetation and drainage flow within the Project Site and will not result in any significant adverse impacts to any endangered, rare or threatened species or their habitat. The Project does not involve the use of hazardous materials, and no hazardous materials are known to exist at the Project Site. The Project will not result in significant impacts connected to any past or future Project on the Project Site or any other projects in the surrounding area. A Class 33 Exemption is not subject to the exception to the exemption based on location (Section 15300.2 (a) of CEQA Guidelines). The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. No exception to the Categorical Exemption is applicable and the Project can be considered exempt. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Based on the scope of the Project, formal review by other County departments is not required prior to the public hearing for the Project. The grading plan will be reviewed by County Department of Public Works prior to approval of a grading permit and commencement of remedial grading and restoration activities.

B. Public Comments

Staff has not received any other comments at the time of report preparation.

Report

Reviewed By:


Samuel Dea, Supervising Regional Planner

Report

Approved By:


Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
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EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

LOS ANGELES COUNTY LANDSCAPE SPECIFICATIONS

492.5 SOIL MANAGEMENT REPORT

In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follow:

1. Submit soil samples to a laboratory for analysis and recommendations.
 - a. Soil Sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 - b. The soil analysis may include:
 1. soil texture
 2. infiltration rate determined by laboratory test or soil texture infiltration rate table
 3. pH
 4. total soluble salts
 5. sodium
 6. percent organic matter
 7. recommendations
2. The project applicant, or his/her designee, shall comply with one of the following:
 - a. If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Landscape Documentation Package.
 - b. If significant mass grading is planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.
3. The soil analysis report shall be made available, in a timely manner, to the professional preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
4. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

492.9 CERTIFICATE OF COMPLETION

The Certificate of Completion (see Appendix C for a sample certificate) shall include the following six (6) elements:

1. Project information sheet that contains:
 - a. Date
 - b. Project name
 - c. Project applicant name, telephone and mailing address
 - d. Project address and location
 - e. Property owner name telephone and mailing address
2. Certification by either the singer of the landscape design plan, the signer of the irrigation design plan of the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.
 - a. Where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification.
3. Irrigation scheduling parameters used to set the controller (see Section 492.10)
4. Landscape and irrigation maintenance schedule (see Section 492.5)
5. Irrigation Audit report (see Section 492.12)
6. Soil analysis report, if not submitted with the Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section 492.5)

492.10 IRRIGATION SCHEDULING

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
2. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (E.g., CIMIS) or soil moisture sensor data.
4. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
 - a. the plant establishment period
 - b. the established landscape
 - c. temporarily irrigated areas.
5. Each Irrigation Schedule shall consider for each station all of the following that apply:
 - a. irrigation interval (days between irrigation)
 - b. irrigation run times (hours or minutes per irrigation event to avoid runoff)
 - c. number of cycle starts required for each irrigation event to avoid runoff
 - d. amount of applied water scheduled to be applied on a monthly basis
 - e. application rate setting
 - f. root depth setting
 - g. plant type setting
 - h. soil type setting
 - i. slope factor setting
 - j. shade factor setting
 - k. irrigation uniformity or efficiency setting

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

492.11 LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

1. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
2. A regular maintenance schedule shall include, but not be limited to, routine inspection; adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing and obstruction to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents.
4. A project applicant is encouraged to implement sustainable or environmentally-friendly practices for overall landscape maintenance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

492.12 IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS

All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

For new construction and rehabilitation landscape projects installed after January 1, 201, as described in Section 490.1:

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.
2. The local agency shall administer programs that may include, but not be limited to irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the Maximum applied Water Allowance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

CERTIFICATE OF COMPLETION REQUIREMENTS:

2. CERTIFICATE OF COMPLETION

Overview

- A. Applicants must prepare a Certificate of Completion prior to the issuance of the Certificate of Occupancy (c to the final approval of the final inspection if no Certificate of Occupancy is required).

The Certificate of Completion consists of the following three to four (3 to 4) elements:

1. Post-Installation Irrigation Schedule;
2. Post-Installation Landscape and Irrigation Maintenance Schedule;
3. Post-Installation Audit, Irrigation Survey, and Irrigation Water Use Analysis; and
4. Soil analysis report (if not already included with Landscape Documentation Package) and documentatir verifying implementation of soil report recommendations.

Post-Installation Irrigation Scheduling

- A. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following cr

1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
2. Overhead irrigation shall be scheduled according to the times permitted by the Department of Water an Power Emergency Water Conservation Ordinance. Operation of the irrigation system outside the norma watering window is allowed for auditing and system maintenance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

Post-Installation Landscape and Irrigation Maintenance Schedule

- A. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be included with the Certificate of Completion.
- B. Regular maintenance schedule shall include, but not be limited to: routine inspection;adjustment and repair irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pi weeding in all landscape areas, and removing and obstruction to emission devices. Operation of the irrigat system outside the normal watering window is allowed for auditing and system maintenance.
- C. Repair of all irrigation equipment shall be done with the originally installed components or their equivalent;
- D. A project applicant is encouraged to implement sustainable or nvronmentally-friendly practices for overall landscape maintenance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

Post-Installation Audit, Irrigation Survey, and Irrigation Water Use Analysis

- A. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.
- B. For new construction and rehabilitated landscape projects installed after January 1, 2010:

1. The project applicant shall prepare an irrigation audit report with the Certificate of Completion that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reportir overspray or run off that causes overland flow, and preparation of an irrigation schedule;

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

Soil Management Report

- A. If not previously included with the Landscape Documentation Package, a Soil management report must be included with the Certificate of Completion, as well as documentation verifying implementation of soil repor recommendations.

LANDSCAPE WATER EFFICIENCY PLANS
EIMP2024000352

MANDUJANO RESIDENCE

SWC JENAN STREET & LAILA STREET
ACTON, CA 93510

TOTAL LANDSCAPE AREA (SQ. FT.): 25,980
ON-SITE = 20,180
OFF-SITE = 5,800

TREE CANOPIES ARE SHOWN IN FULL MATURITY.

ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER SEPARATE PERMITS.

STREET TREES

STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLAN.

THERE ARE NO RECYCLED WATER FEATURES WITHIN THIS PROJECT.

THIS WORK IS ONLY TO CORRECT THE VIOLATION OF GRADING WITHOUT A PERMIT. NO HOME CONSTRUCTION WILL BE DONE.

MWEO COMPLIANCE

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE USE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE."

MONUMENT NOTE

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

FUEL MODIFICATION

THE FUEL MODIFICATION PLAN SUBMITTED. SHEET L2.2

FIRE CAPTAIN: SCOTT POLGAR
LACASTER OFFICE:
335-A EAST AVENUE K-6
LANCASTER, CA 93535
(661) 949-6319

SOIL SUITABILITY STATEMENT

THE SOIL IS A SANDY SILT THAT IS RELATIVELY WELL DRAINED. THE SOIL AMENDMENTS ARE LISTED IN THE PLANTING NOTES AND ARE TO BE ADDED PER CONTAINER PLANTING SPECIFICATIONS. NO GROUNDCOVER WAS USED TO REQUIRE AMENDMENTS PER SQUARE FOOT. THE RECOMMENDED AMENDMENTS FOR THE CONTAINER PLANTS IS ADEQUATE FOR SOIL IMPROVEMENT AND SUCCESSFUL PLANT GROWTH.

WATER AUDIT REQUIRED:

THE WATER AUDIT REQUIRED TO COMPLETE THIS PROJECT IS INCLUDED AS PART OF THE WORK TO BE PERFORMED AND PRICE TO COMPLETE THE LANDSCAPE INSTALLATION. YOU CAN USE ANY CERTIFIED WATER AUDITOR. MIKE McWILLIAMS AT (661) 400-1957 IS EXPERIENCED AND LOCAL.

SEE WATER AUDIT NOTE ON SHEET L4.1.

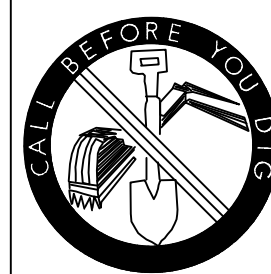
WATER EFFICIENT COMPLIANCE STATEMENT:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

Signed: *Susan M. Mathis*
SIGNED

9-4-2025
DATE

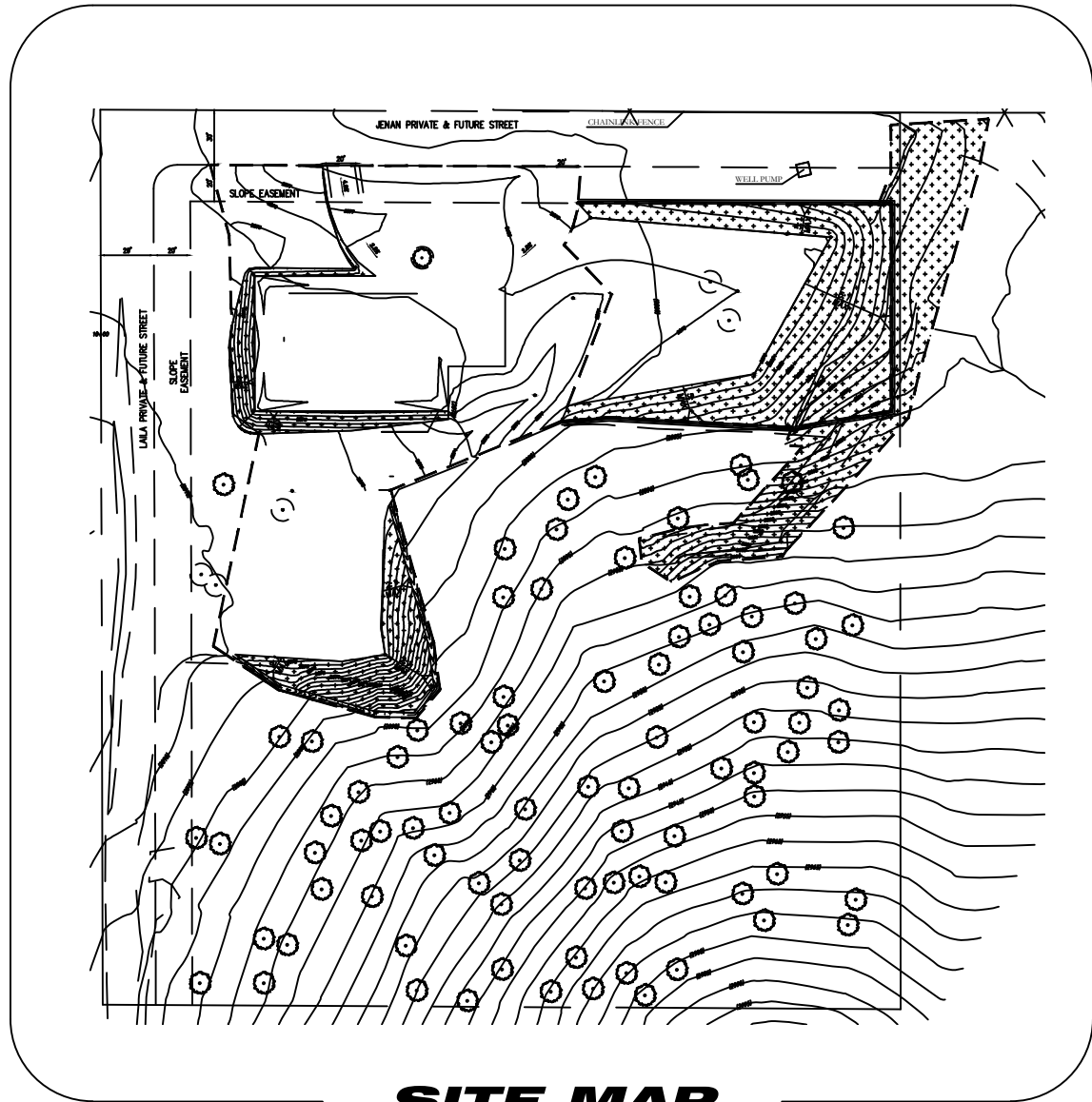
UNDERGROUND SERVICE ALERT



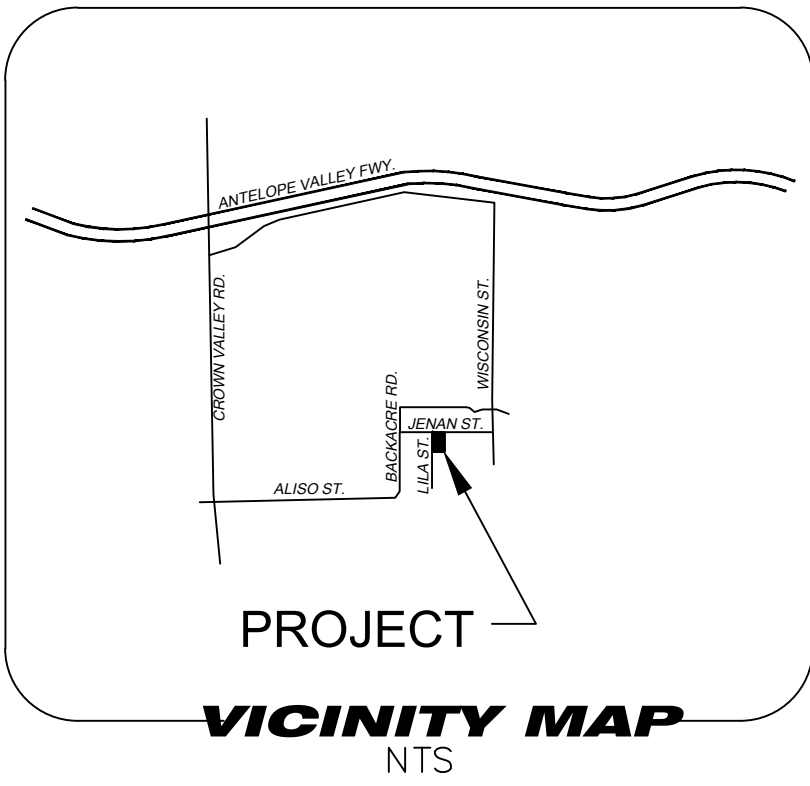
call: TOLL FREE

1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG



SITE MAP
SCALE: 1:100



PROJECT
VICINITY MAP
NTS

INDEX

- L1.0 COVER
- L1.1 LANDSCAPE NOTES
- L2.3 SLOPE HYDROSEED PLAN

SLOPE HYDROSEED TO REPLACE NON-PERMITTED NATIVE PLANT REMOVAL.

TOTAL LANDSCAPE AREA (SQ. FT.): 25,980
ON-SITE = 20,180
OFF-SITE = 5,800

LANDSCAPE ARCHITECT:



16340 LOWER HARBOR ROAD
SUITE 1 #337
BROOKINGS, OR 97415
MOBILE: (661) 256-4261
EMAIL: sue.mathis.landscape@gmail.com



REVISIONS

OWNER/DEVELOPER:

Maria Guadalupe Patino Mandujano
2854 Chuckwagon Road
Palmdale, CA 93551

(661) 860-8761

PROJECT:

MANDUJANO
RESIDENCE

SWC JENAN ST. & LAILA ST.
ACTON, CA 93510

APN: 3208-003-039

SHEET TITLE:

COVER

Project No.: 928

Date: 9-4-2025

Checked: SMM

Drawn: SMM

CAD File: 928- MANDUJANO RES.

SHEET

L1.0

1 OF 3 SHEETS

EIMP2024000352

HYDROSEED SPECIFICATIONS

(3)Hydroseeding:

(A) Furnish all labor, material, equipment and services necessary to provide all landscape planting, complete in place, as shown and specified.

(B) Work specified in this Section: Hydroseeding of basin slopes.

(C) Source quality control:

(i) Submit documentation to the City Inspector within thirty (30) days after award of contract that all material is available. Contractor shall be responsible for all material listed on hydroseed schedule. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All materials shall be subject to inspection by Inspector at any time after confirmation of ordering.

(ii) The Contractor shall submit specifications of any item being used on site upon request of the Inspector.

(D) Job Conditions:

(i) Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.

(ii) Samples and Tests:

(iii) Inspector reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request by Inspector. Rejected materials shall be immediately removed from the site at Contractor's expense. Contractor shall pay cost of testing of materials not meeting specifications.

(E) Materials:

(i) All materials shall be of standard, approved and first grade quality and shall be in prime condition when installed and accepted. Any commercially processed packaged material shall be delivered to the site in the original unopened container bearing the manufacturer's guaranteed analysis. Contractor shall supply Inspector with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturer's guaranteed analysis.

(ii) Fertilizer: Hydromulch fertilizer shall be Gro-Power 14-4-9 or approved equal.

(iii) Seed: All seed used shall be labeled and shall be furnished in sealed standard containers with signed copies of a statement from the vendor certifying that each container of seed is delivered fully labeled in accordance with California State Agricultural Code and is equal to or better than the requirements of these specifications.

(iv) Seed that has become wet, moldy or otherwise damaged in transit or storage will not be accepted.

(F) Slope Hydroseeding Schedule

Species	Application Rate
Atriplex semibaccata	15 lb./acre
Eriogonum fasciculata	10 lb./acre
Plantago inularis	15 lb./acre
Bromus hordeaceus	20 lb./acre
Hycos Rose Clover	10 lb./acre
Eschscholzia californica	1 lb./acre
Chrysothamnus nauseosus	6 lb./acre

(G) Hydroseeding Fiber Mulch:

(i) "Hydro-Mulch" as manufactured by Conwed, or approved equal.

(ii) The fiber mulch shall be composed of wood cellulose fiber and contain no germination or growth-inhibiting factors. It shall have a consistent texture that disperses evenly and remain suspended in agitated water. It shall have a temporary green dye and the following proper analysis:

Moisture Content	9.0% + 3% O.D.
BasisOrganic Matter	99.2% + 0.8%
Ash Content	0.8% + 0.2
Ph	4.8% + 0.5%
Water Holding Capacity (grams of H2O per 100 grams of fiber	1150 Minimum

(H) Hydroseeding Additive (Binder): Ecology 'Control M-Binder' organic seeding additive.

(I) Water: Potable

(J) Inspection:

(i) Insure that final grades to +/- 0.10' have been established prior to commencing hydroseeding operations.

(K) Planting Installation:

(i) Final modification to grade may be required to establish the fine grade. Finish grading shall insure proper drainage of the site as required by the Inspector.

(ii) Actual hydroseeding operation shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Inspector.

(iii) Pre-Plant Weed Control:

(a) At the beginning of work, spray with a non-selective systemic contact herbicide, as recommended and applied by an approved licensed landscape pest control advisor and applicator. Leave sprayed plants intact for at least fifteen (15) days to allow systemic kill.

(b) Clear and remove existing weeds by mowing or grubbing off all plant parts at least 1/4" below the surface of the soil over the entire area to be planted.

(c) Maintain site weed free until final acceptance by owner utilizing mechanical and chemical treatment.

(L) The hydroseeding process shall be followed in the order listed below:

- (i) Pre-Plant Weed Control
(ii) Hydroseeding operation

Seed	As Specified in 2.01C
Mulch	2000 lb./acre
Fertilizer	500 lb./acre
Seeding Additive (Binder)	100#/acre
Water	3600 gal./acre

(M) An approved hydromulch company will apply the hydroseed to all areas.

(N) The hydromulch shall be applied in the form of slurry consisting of cellulose fiber, seed, chemical additive, fertilizer and water. When hydraulically sprayed on the soil surface, the hydro-mulching shall form a blotter-like groundcover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rainfall to percolate to the underlying soil.

(O)Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, full recirculation shall be established; and at this time the seed shall be added. Fertilizer shall then be added, followed by mulch. The mulch shall only be added to the mixture after the seed and the tank is at least one-third filled with water. All the mulch shall be added by the time the tank its two-thirds to three-fourths full. Spraying shall commence immediately when the tank is full.

(P) Application: The operator shall spray with a uniform visible coat by using the green color of the mulch as a gate. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.

(Q) Time Limit: All slurry mixture that has not been applied within two hours after mixing will be rejected and removed from the project and disposed at the Contractor's expense.

(R) The nozzle operator must fill out daily work sheets, and one copy shall be given to the Inspector. The following information shall be recorded:

- Seed - type, amount
- Fertilizer - analysis, amount
- Mulch - type, amount
- Seeding Additive, type, amount
- Number of Loads - amount of water
- Area covered in acres
- Equipment used - capacity, license number if applicable

(S) The nozzle operator and the City Inspector shall sign this worksheet.

(T) Protection: Special care should be exercised by the Contractor in preventing any of the slurry being sprayed inside any reservoir basin or into drainage ditches and channels, which may impede the free flow of rain or irrigation water. Any slurry spilled into or restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Inspector.

(U) Immediately following application of hydromulch, the contractor shall wash excess material from previously planted materials and architectural features. Care shall be exercised to avoid washing or eroding mulch materials from area.

(V) Equipment - Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 40 lb. of fiber mulch plus a combined total of 7 lb. of fertilizer solids for each 100 gallons of water.

(W) The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles that will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded.

(X) The hydraulic equipment used for pesticide application shall consist of a clean 150-gallon minimum capacity fiberglass tank with complete mechanical agitation. The pump volume shall be ten gallons per minute while operating at a pressure of 100 pounds per square inch. Distribution line shall be large enough for even chemical distribution. The spray nozzle must cover a 15-foot swath, with a minimum output of five (5) gallons per minute at 80 psi.

(Y) Clean-Up:

(i) After hydroseeding operations have been completed, remove all trash, excess soil, and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. Contractor shall pick up trash resulting from this work no less frequently than each Friday before leaving the site, once a week, and/or the last working day of each week. All trash shall be removed completely from the site.

(ii) The Contractor shall leave the site broom-clean and shall wash down all paved areas within the contract area, leaving the premises in a clean condition. All walks shall be left in a clean and safe condition.

(iii) Observation Schedule:

(a) The Contractor shall be responsible for notifying the Inspector in advance for the following site visits, according to the time indicated:

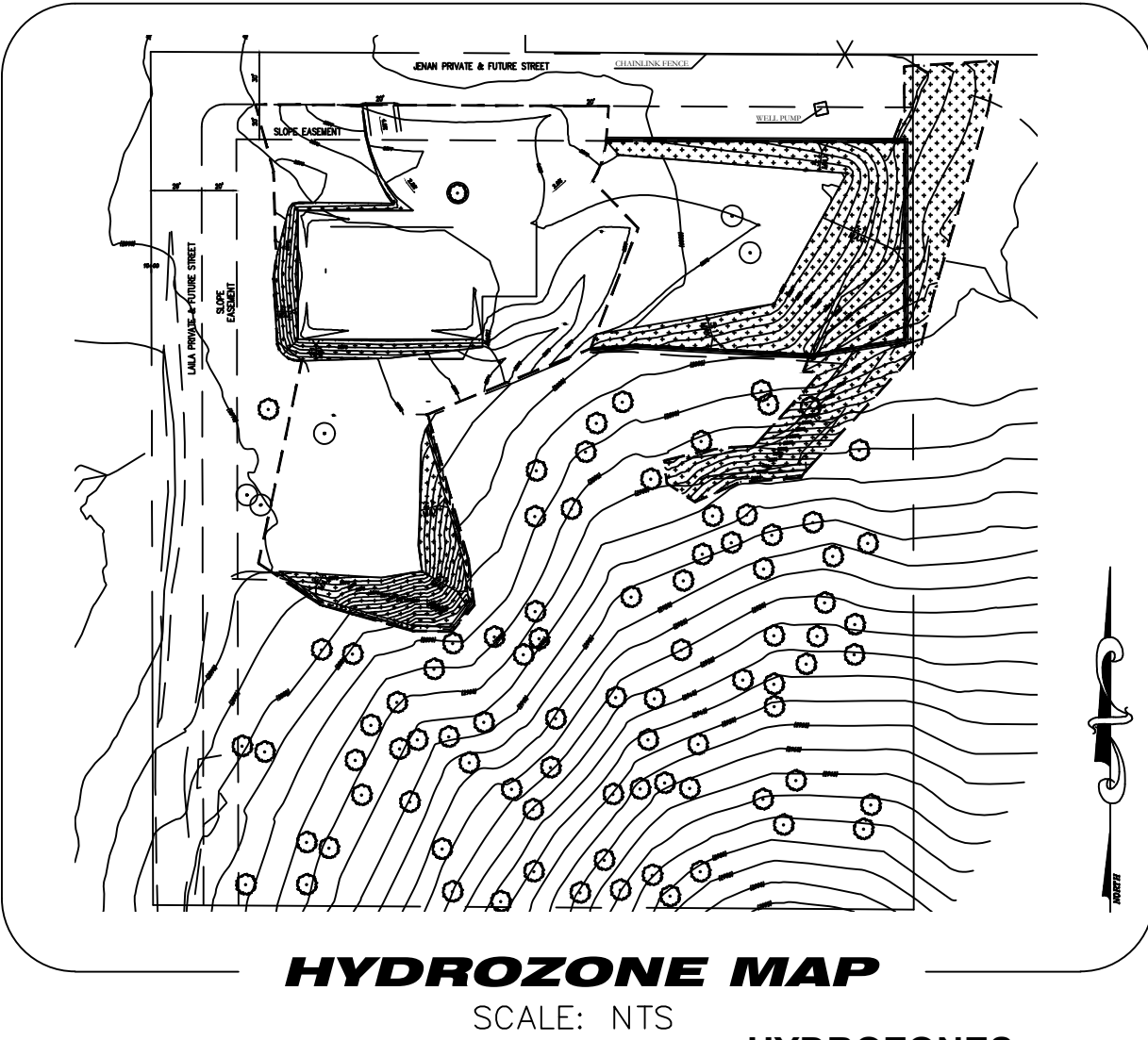
- Pre-job conference - 7 days
- Hydroseeding operations - 48 hours

SLOPE SEED MIX

Quotation		Stover Seed Company		Phone: 213-626-9668	
68961		P.O. Box 1278	Toll Free: 800-621-0315		
POAC		Sun Valley, CA 91353	Fax: 213-626-4920		
		e-mail: customer_service@stoverseed.com			
Date:	5/1/2025	Project Date:	Bid Date:	5/1/2025	
Customer:	Sue Mathis Landscape Design	Project Name:	Acton	Contract #:	
Phone:	(818)256-4261	Mix Description:	Seed Mix (Unfilled)	Prepared By: SDK	
Fax:	() -	Area:	1.00 Acre		
Line	Botanical Name	Common Name	Seed Rate - Lbs./Ac.	Purity	Germs
1	Pinus ponderosa (Lambertiana)	Pinus-Biangrass	4.00	92.00%	92.00%
2	Nassella tenuis	Nodding Stipa	8.00	90.00%	70.00%
3	Lupinus albus	Purple-Leafed Lupine	2.00	98.00%	85.00%
4	Lupinus varius	Desert Lupine	1.00	95.00%	40.00%
5	Encelia californica	Acton Bush Sunflower	4.00	40.00%	35.00%
6	Eriogonum fasciculatum	California Buckwheat	4.00	65.00%	10.00%
7	Eriogonum fasciculatum	California Buckwheat	1.50	95.00%	10.00%
8	Eriogonum chrysothamnus	Mormon Tea	2.00	95.00%	45.00%
9	Encelia californica (Chrysothamnus) 1000	California Buckwheat	1.50	92.00%	50.00%
Total Seed Rate			28.00		

SECTION D1: HYDROZONE INDEX MAP

1. REFER TO SECTION D IN THE APPENDIX B: WATER EFFICIENT LANDSCAPE WORKSHEET.



SECTION D2: HYDROZONE TABLE

IRRIGATION POINT OF CONNECTION (P.O.C.) A					
Controller #	Valve Circuit #	Plant Type *	Irrigation Method	Area (Sq. Ft.)	% of Landscape
	No Irrigated Landscape			-	0%
TOTAL LA AREA:				20,180	

*PLANT TYPE	(PLANT FACTOR)	** IRRIGATION METHOD
CST = COOL SEASON TURF	(0.8)	MS = MICORSPRAY
WST = WARM SEASON TURF	(0.6)	S = SPRAY
HW = HIGH WATER USE PLANTS	(0.8)	R = ROTOR
MW = MEDIUM WATER USE PLANTS	(0.5)	B = BUBBLER
LW = LOW WATER USE PLANTS	(0.2)	D = DRIP EMITTER
VLW = LOW WATER USE PLANTS	(0.1)	SI = SUBSURFACE IRRIG.

SECTION D3: HYDROZONE CALCULATION SUMMARY

IRRIGATION POINT OF CONNECTION A	TOTAL SQUARE FEET	% OF TOTAL LANDSCAPE AREA
HYDROZONE		
Cool season Turf	-	0%
Warm Season Turf	-	0%
High water use plants	-	0%
Moderate Water use Plants	-	0%
Low Water Use Plants	-	0%
High & Medium Water Mix	-	0%
Medium & Low Water Mix	-	0%
Non-Irrigated area:	20,180	100%
Total Landscape Area:	20,180	

WATER USE CALCULATIONS			
TOTAL SQUARE FOOTAGE TO BE IRRIGATED:		0 sq. ft.	
TOTAL SQUARE FOOTAGE OF NON-IRRIGATED:		20,180 sq. ft.	
TOTAL SQUARE FOOTAGE OF LANDSCAPING:		20,180 sq. ft.	
HYDROZONES:			
	Area	Hydrozone	Area
#1 Cool Season Turf	0	#5 Low Water use Plants	0
#2 Warm Season Turf	0	#6 High & Medium Water Mix	0
#3 High water use plants	0	#7 Medium & Low Water Mix	0
#4 Moderate Water Use Plants	0	Non-Irrigated Landscape Area	20,180

IRRIGATION CALCULATIONS:

MAXIMUM WATER ALLOWANCE (GALLONS PER YEAR)

(Eto*) x (MAWA**) x (TOTAL SQ. FT.) x (.62) = MWA

66.20 0.55 20,180 0.62 = 455,547 GAL./YR.

* Palmdale Eto = 66.2 ** (MAWA) .55 residential, .45 for non-residential areas

ESTIMATED WATER USE (GALLONS PER YEAR):

(Eto*) x (PLANT FACTOR) x (HYDROZONE SQ. FT.) x (.62)

IRRIGATION EFFICIENCY***

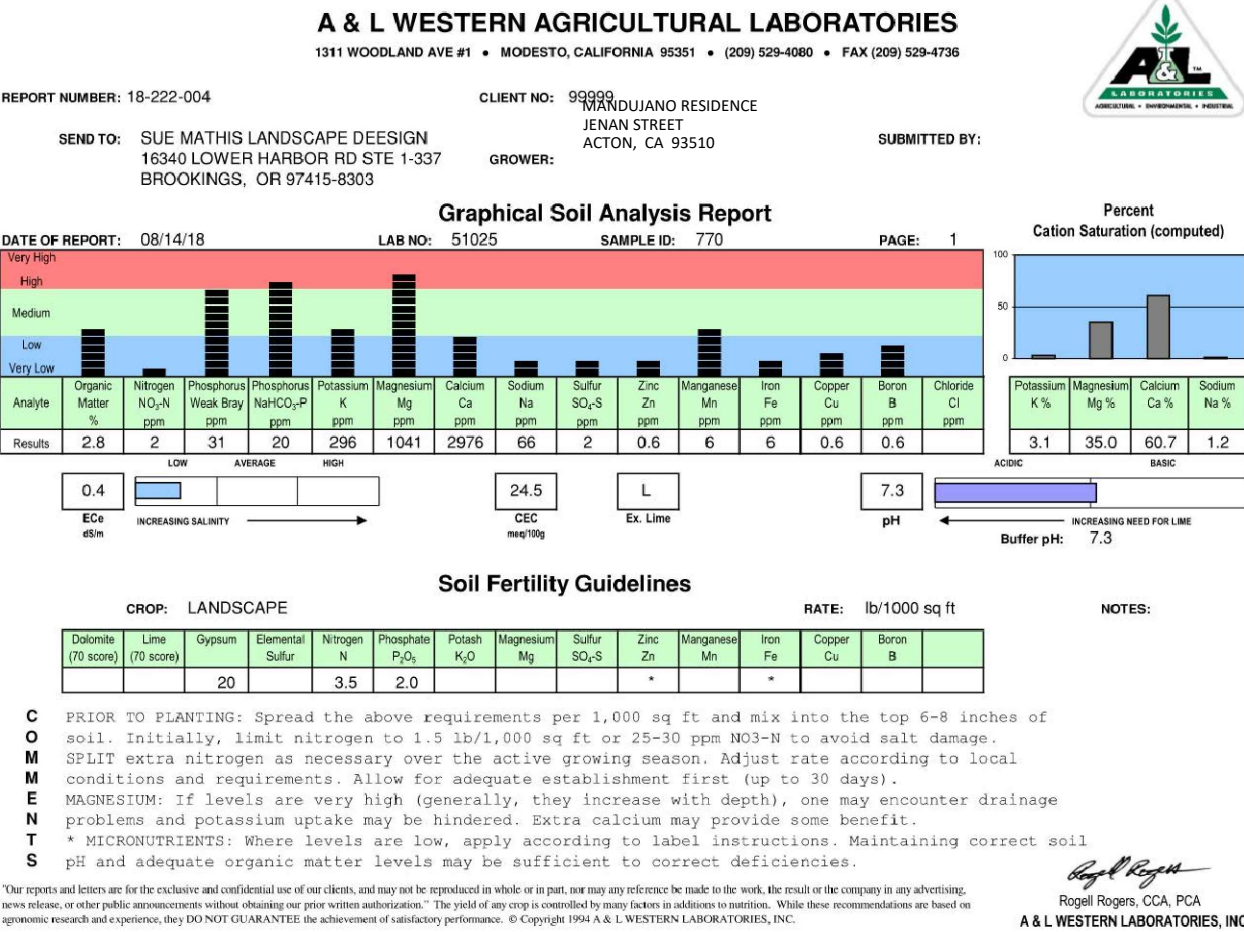
*** stands for Reference Evapotranspiration
** Maximum Applied Water allowance using plant factor
***Irrigation Efficiency for type of irrigation used

HYDROZONE #7 (MW/LW) EMITTERS	0	SQ. FT.			
66.20 0.30 0 0.62	=	0	GAL./YR.		
0.81					

TOTAL ESTIMATED WATER USE: 0 GAL. / YR.

CALIFORNIA REQUIREMENTS REV. 12-1-2015 0.000 ACRE FT. / YR.

SOILS REPORT



IRRIGATION SCHEDULE

THE INITIAL SET UP OF THE ET CONTROLLER AND WEATHER STATION IS VERY IMPORTANT. THE CONTROLLER SHOULD BE SET UP FOR THE HOTTEST MONTH (JULY) AND THEN ALL OTHER MONTHS ARE WATERED LESS THAN THAT. AFTER THE INITIAL CONTROLLER SET UP, THE CONTRACTOR SHOULD RETURN TO THE SITE WEEKLY FOR THE FIRST MONTH AND MAKE ADJUSTMENTS AND THEN MONTHLY THERE AFTER. THIS WILL LAST THROUGH OUT THE ESTABLISHMENT AND MAINTENANCE PERIOD.

IRRIGATION AUDIT SCHEDULES

Landscape irrigation Audit Schedules: A schedule of landscape irrigation audits of at least once every five years must be established, for all but single-family residences, and other projects with a landscape area less than 1 acre (0.405 ha): As required in Chapter 20.09 in Title 20 (Utilities Codes), an audit satisfying the following conditions shall be submitted to the County as part of the landscape documentation package.

At a minimum, audits shall be in accordance with the latest State of California Landscape Water Management Program as described in the latest Landscape Irrigation Auditor Handbook, prepared for the California Department of Water Resources, Water Conservation Office, the entire document, which is hereby incorporated by reference.

The schedule shall provide for landscape irrigation audits to be conducted by a qualified individual as determined by the Director at least once every, five years in accordance with the requirements of Title 20, Division 1 of the Los Angeles County Code.

MAINTENANCE SCHEDULES

Maintenance Schedules: A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package.

Landscape shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not be limited to, checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.

Whenever possible, repair of irrigation equipment shall be done with the originally specified materials or their equivalents.

A landscape irrigation. audit schedule as required in Chapter 20.09 of Title 20 may be recommended. The maximum period between audits shall be five years.

LANDSCAPE ARCHITECT:

SUE MATHIS
LANDSCAPE
DESIGN

1928
LANDSCAPE ARCHITECT CA #4223, OR #683

16340 LOWER HARBOR ROAD
SUITE 1 #337
BROOKINGS, OR 97415
MOBILE: (861) 256-4261
EMAIL: sue.mathis.landscape@gmail.com



REVISIONS

OWNER/DEVELOPER:

Maria Guadalupe Patino Mandujano
2854 Chuckwagon Road
Palmdale, CA 93551

(661) 860-8761

PROJECT:

MANDUJANO
RESIDENCE

SWC JENAN ST. & LAILA ST.
ACTON, CA 93510

APN: 3208-003-039

SHEET TITLE:

LANDSCAPE
NOTES

Project No.: 928

Date: 9-4-2025

Checked: SMM

Drawn: SMM

CAD File: 928- MANDUJANO RES.

SHEET

L1.1

2 OF 3 SHEETS

EIMP2024000352



PLANTING PLAN NOTES

1. **PLANTING DESIGN INTENT:** THE DESIGN INTENT WAS TO USE DROUGHT TOLERANT PLANTS THAT HAVE PROVEN TO BE SUCCESSFUL IN THE ANTELOPE VALLEY. A COMBINATION OF DECIDUOUS AND EVERGREEN PLANTS HAVE BEEN USED ALONG WITH PLANTS THAT PROVIDE SEASONAL COLOR WITH THEIR FLOWERS AND FOLIAGE. MULCH WAS USED AS A GROUND COVER TO HELP THE SOIL RETAIN IT'S MOISTURE AND PROVIDE A CLEAN LOOK WHICH IS LOW IN WATER USE AND EASY TO MAINTAIN.
2. FINAL ADJUSTMENTS WILL BE MADE ON THE SITE AT THE TIME OF INSTALLATION. THEY WILL BE MADE TO CARRY OUT THE INTENT OF THE DESIGN AND TO AVOID ANY CONFLICTS NOT SHOWN ON THIS PLAN.
3. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION.
4. SEE SHEET L1.0 FOR LOS ANGELES COUNTY SPECIFICATIONS, NOTES AND LANDSCAPE AREA.
5. SEE SHEET L1.1 FOR LANDSCAPE NOTES, HYDROSEED SPECIFICATIONS AND HYDROZONE INFORMATION.

EXISTING PLANT NOTES, SEE CIVIL PLAN

1. TYPE AND CONDITION OF NATIVE VEGETATION THAT PREVIOUSLY EXISTED:
 - A. VEGETATION ON SITE WAS NOT DENSE
 - B. SAGES SPREADED – WEEDS BETWEEN THE SAGES
2. DESIGNATED AREA ONSITE TO BE RESTORED – GRADING SLOPES WILL BE LANDSCAPED TO RESTORE NATIVE PLANTING.

PLANT KEY

NATIVE PLANTS EXISTING

	Juniperus californica (EXISTING) California Juniper Evergreen, very low water, rounded growth habit to 10–15'h x 10–15'w, bluish green foliage, blue edible berries. Excellent for wildlife, tolerates very alkali soil. Symbol: Zone: 11 FuelModZone: B	SEE PLAN FOR LOCATIONS
	Schinus molle (EXISTING) California Pepper Tree Deciduous, low water, round headed, compact, fast growing to 25–40'h x 25–40'w, light graceful pendulous bright green leaves, white summer flowers produce copious red fruit, gnarled trunks. Can be messy and roots make it difficult to plant underneath. Symbol: Zone: 8&12-24 FuelModZone: B	SEE PLAN FOR LOCATIONS

NATIVE PLANTS REMOVED

	Juniperus californica (REMOVED) California Juniper Evergreen, very low water, rounded growth habit to 10–15'h x 10–15'w, bluish green foliage, blue edible berries. Excellent for wildlife, tolerates very alkali soil. Symbol: Zone: 11 FuelModZone: B	5 REMOVED
--	--	-----------

NATIVE PLANT HYDROSEED

	ON-SITE SLOPE HYDROSEED SLOPE HYDROSEED TO REPLACE NATIVE PLANTS REMOVED WITHOUT A GRADING PERMIT. SEE MIX LIST THIS SHEET.	QTY: 20,180 SQ. FT. 2:1 SLOPE MAX.
--	--	---------------------------------------

	OFF-SITE SLOPE HYDROSEED SLOPE HYDROSEED TO REPLACE NATIVE PLANTS REMOVED WITHOUT A GRADING PERMIT. SEE MIX LIST THIS SHEET.	QTY: 5,800 SQ. FT. 2:1 SLOPE MAX.
--	---	--------------------------------------

SLOPE HYDROSEED TO REPLACE NON-PERMITTED NATIVE PLANT REMOVAL.

TOTAL LANDSCAPE AREA (SQ. FT.): 25,980
ON-SITE = 20,180
OFF-SITE = 5,800

SLOPE SEED MIX

..\\Stover Seed Mix_Q67999.jpg

EXISTING PLANT LEGEND, SEE CIVIL PLAN

	EXISTING	CALIFORNIA JUNIPER TREE
	EXISTING	CALIFORNIA PEPER
	REMOVED	CALIFORNIA JUNIPER TREE
	REMOVED	SAGE
	NEW – LID	(2) – 15 GAL DROUGHT TOLERANT PLANTS – CERCIDUM 'DESERT MUSEUM'



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(661) 860–8761

PROJECT:

MANDUJANO
RESIDENCE

SWC JENAN ST. & LAILA ST.
ACTON, CA 93510

APN: 3208-003-039

SHEET TITLE:

SLOPE
HYDROSEED
PLAN

Project No.: 928

Date: 9-4-2025

Checked: SMM

Drawn: SMM

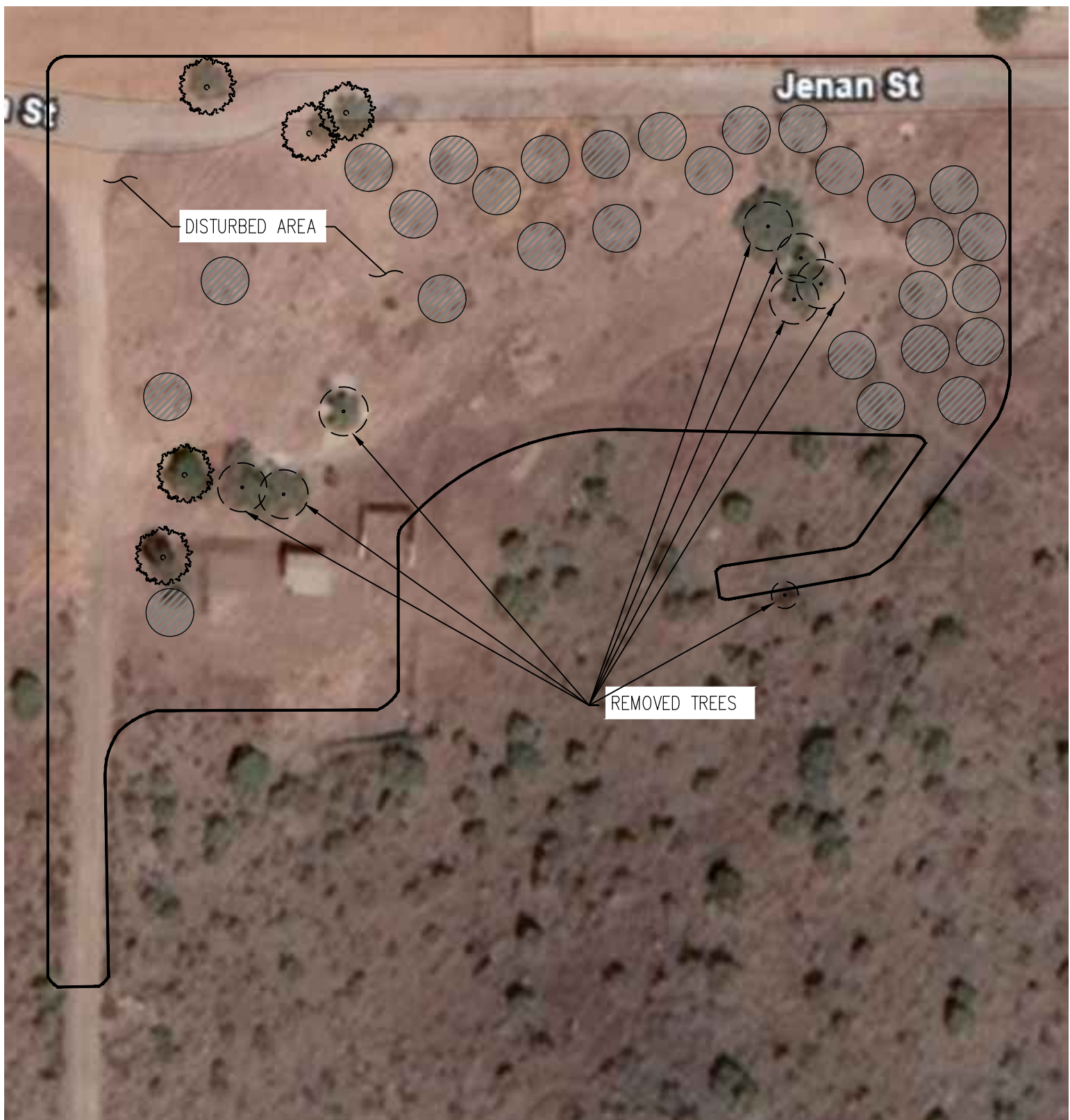
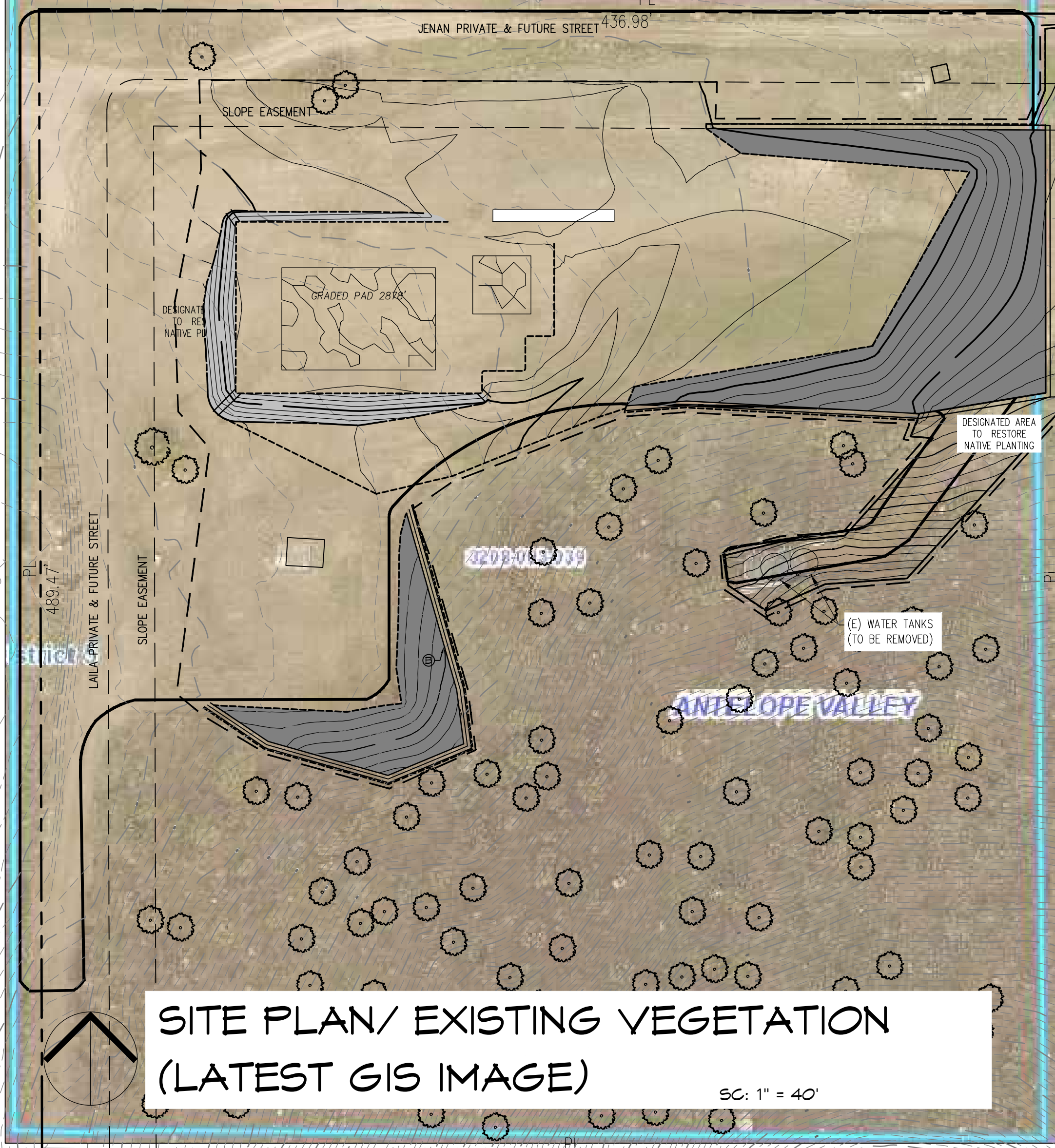
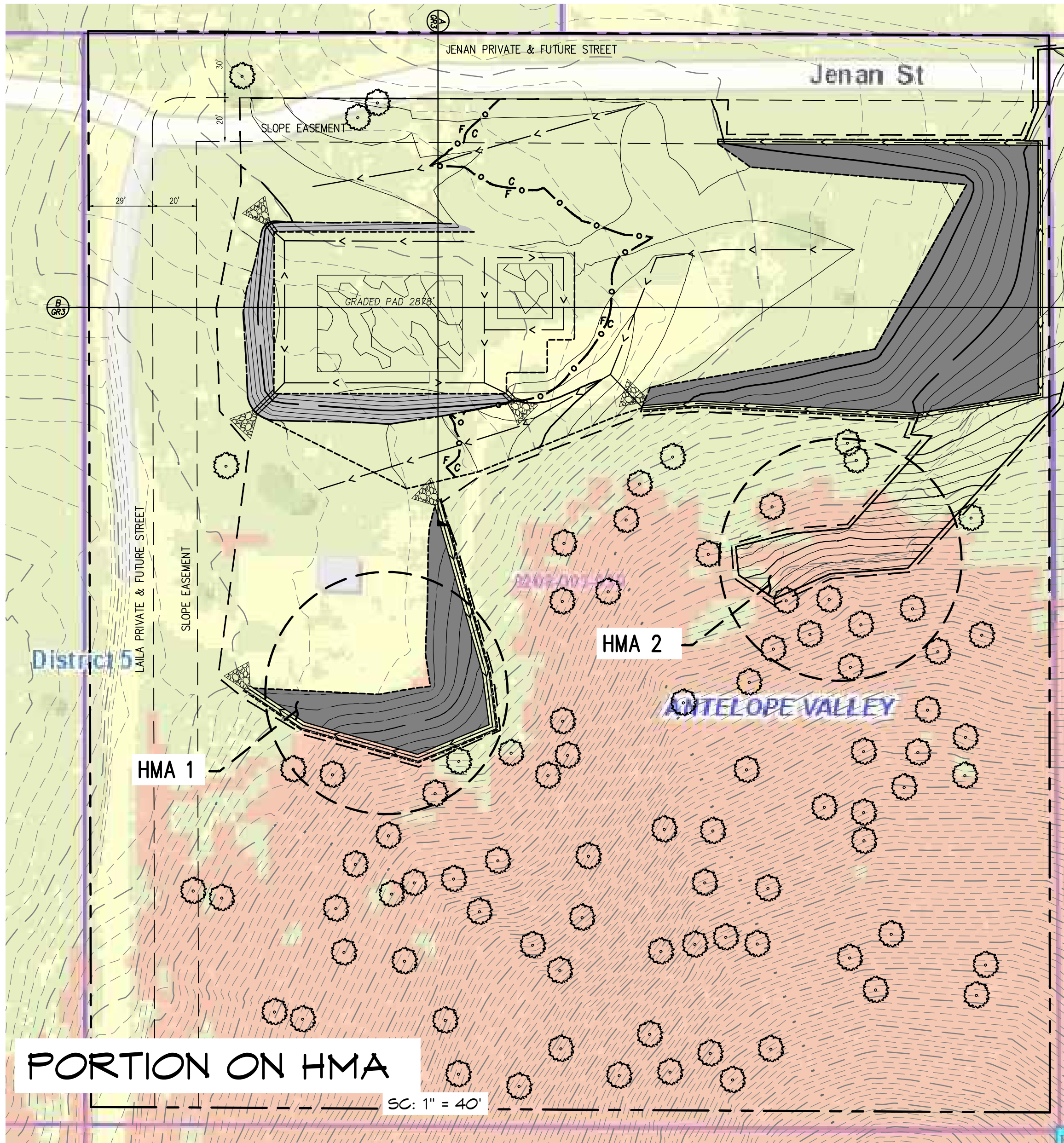
CAD File: 928- MANDUJANO RES.

SHEET

L2.3

3 OF 3 SHEETS

EMP2024000362



NOTES:

1. TYPE AND CONDITION OF NATIVE VEGETATION THAT PREVIOUSLY EXISTED:

A. VEGETATION ON SITE WAS NOT DENSE

B. SAGES SPREAD - NEEDS BETWEEN THE SAGES

2. DESIGNATED AREA ONSITE TO BE RESTORED - GRADING SLOPES WILL BE LANDSCAPED TO RESTORE NATIVE PLANTING.

REMOVED VEGETATION: 8 TREES

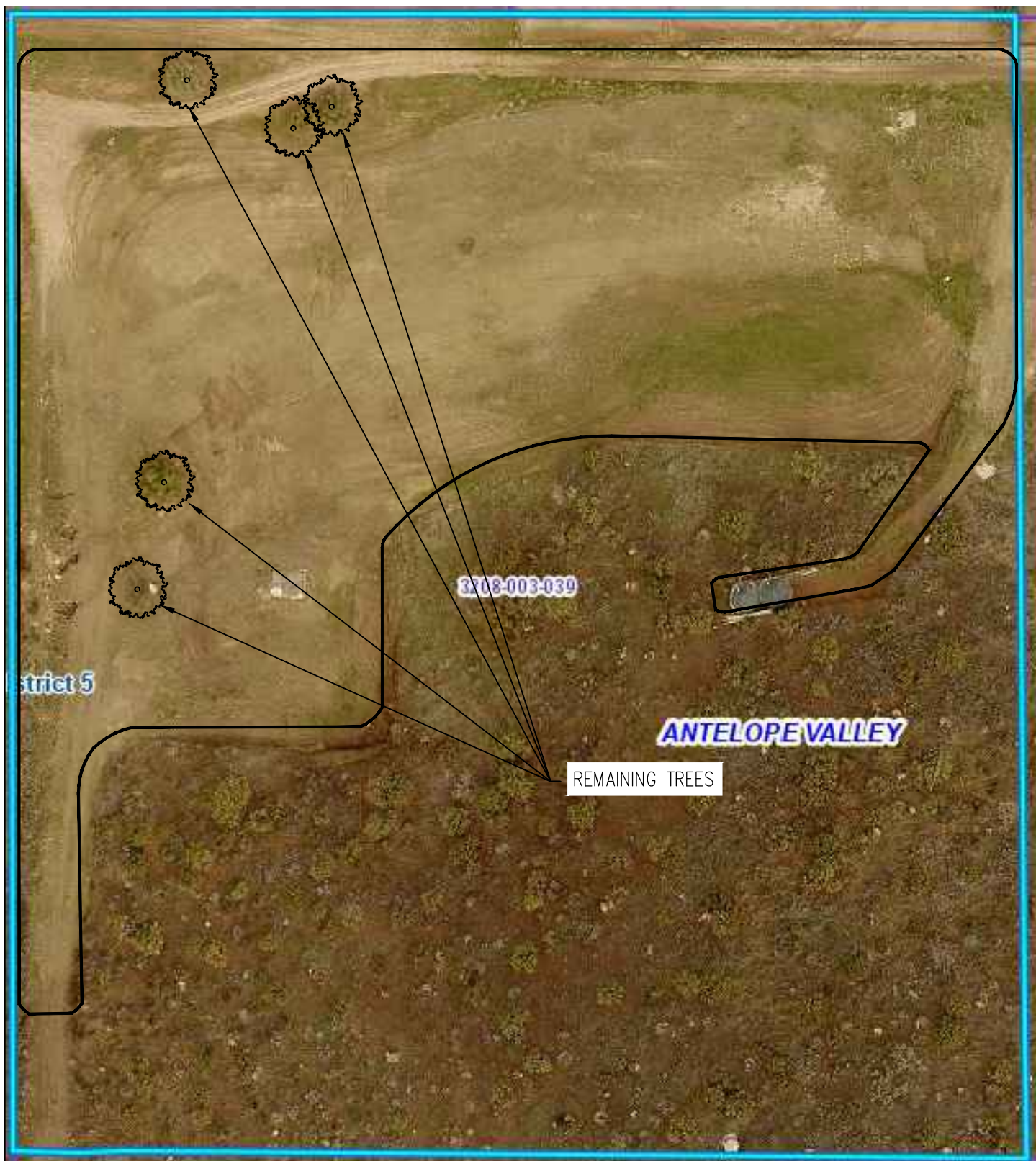
REMAINING VEGETATION: 5 TREES

TREE LEGEND		
	EXISTING	CALIFORNIA JUNIPER TREE
	REMOVED	CALIFORNIA JUNIPER TREE
	AREA OF REMOVED SAGE APPROX. 11% OF THE DISTURBED AREA	

JUNIPER TREES:

- 5 REMAINING AT THE VEGETATION REMOVAL LIMIT / DISTURBED AREA
- 8 REMOVED
- 0 TO BE REMOVED

* APPROXIMATELY 10,124 SF OF GROUND COVER (SAGE) WAS REMOVED DUE TO PREVIOUSLY DONE GRADING



ARCHITECTURAL CIVIL STRUCTURAL BUILD

CEI+B

CHALLMAN ENGINEERING INC. + CEI BUILD INC.
A DESIGN-BUILD COMPANY
41750 12TH STREET N, SUITE A
PALMDALE, CA 93551
TEL: (661) 524-0911 - EMAIL: CEI@CEIENGR.COM
WEBSITE: WWW.CEIENGR.COM

SEAL

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. CHALLMAN
No. 61872-72
CIVIL
STATE OF CALIFORNIA

09/04/2025

ISSUE DATE

REVISION DATE

PROJECT

MANDUJANO NOV
APN: 3208-003-039
VAC/COR JENAN ST/
LAILA ST
ACTON CA 93510

SHEET TITLE

REMOVAL/
EXISTING
VEGETATION
PLAN

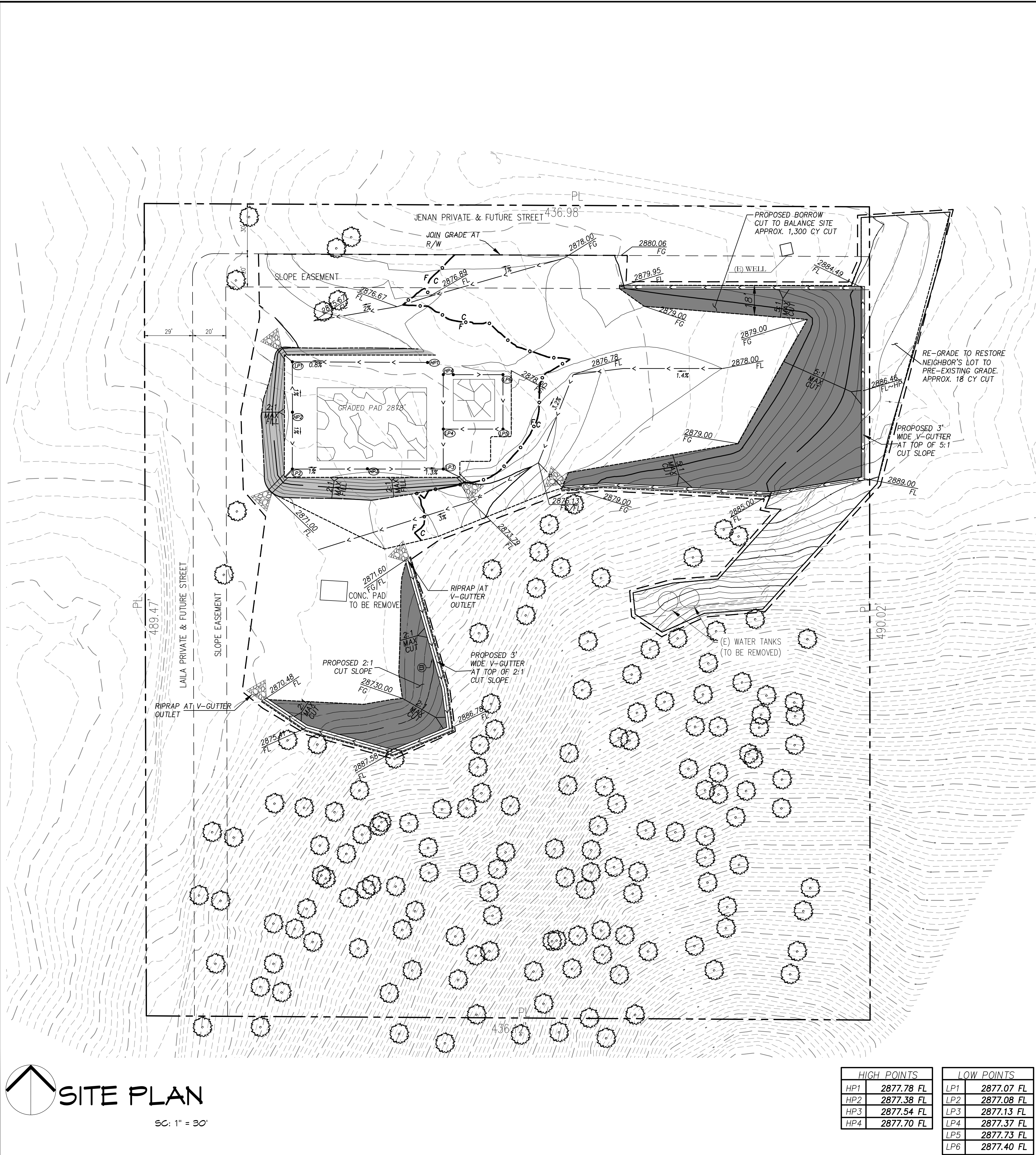
CONSULTANTS

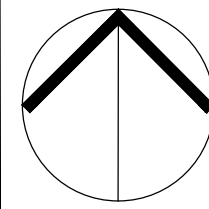
T24 CA ENERGY CALCULATIONS:
DARRELL HOVDE
HOVDE ENGINEERING
1201 COE ST. CAMARILLO, CA
(805) 388-7689

ROOF TRUSS CALCULATIONS
JIM BROWNE
ROSAMOND TRUSS
PO BOX 1876 ROSAMOND, CA.
(661) 256-8575

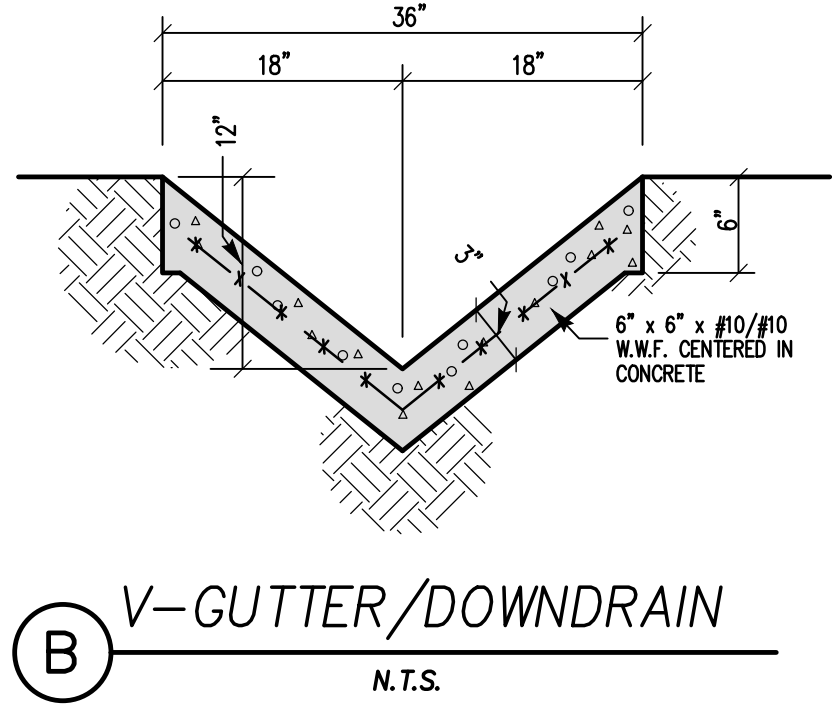
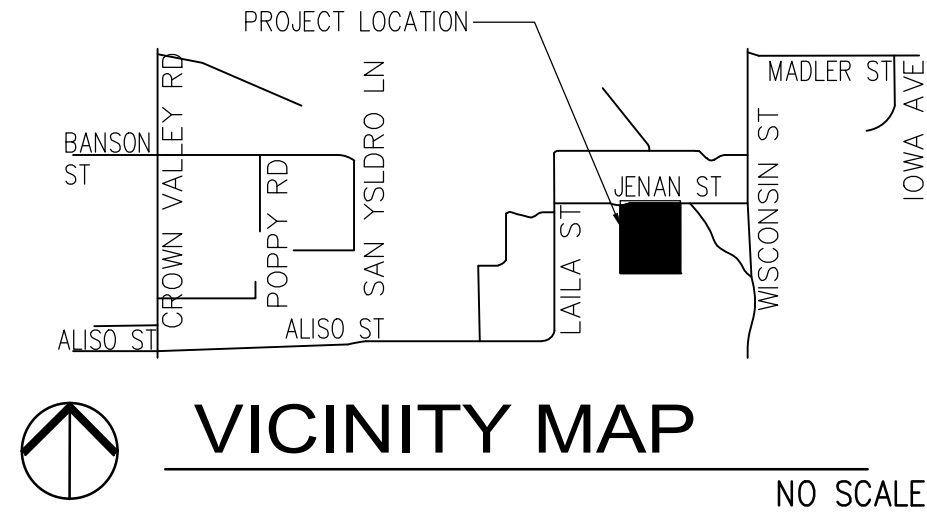
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PLAN CHECK NO. RPPL2022001360
DRAWN BY: H. ABANES
SCALE: AS NOTED
DATE: 22-114
SHEET NO. C1.1



 **SITE PLAN**
SC: 1" = 30'

HIGH POINTS		LOW POINTS	
HP1	2877.78 FL	LP1	2877.07 FL
HP2	2877.38 FL	LP2	2877.08 FL
HP3	2877.54 FL	LP3	2877.13 FL
HP4	2877.70 FL	LP4	2877.37 FL
		LP5	2877.73 FL
		LP6	2877.40 FL



PROJECT DESCRIPTION

CLEAR N.O.V.

EARTHWORK

GRADED PAD IS FOR A FUTURE BUILDING PAD, UNDER FUTURE SEPARATE PERMIT

PROJECT SITE:
TOTAL UNPERMITTED CUT/FILL: (BALANCED) 500 CY
(TO BALANCE SITE & FOR USE FOR GRADED PAD) TOTAL PROPOSED CUT: 1,550 CY
(GRADED PAD) TOTAL PROPOSED FILL: 1,550 CY

ADJACENT PARCEL:
TOTAL UNPERMITTED CUT: 22.80 CY
TOTAL UNPERMITTED FILL: 4.85 CY
(RE-GRADE) TOTAL PROPOSED CUT: 4.85 CY
(RE-GRADE) TOTAL PROPOSED FILL: 22.80 CY

LEGEND

FINISHED FLOOR	FF	
FINISHED GRADE	FG	
FINISHED SURFACE	FS	
HIGH POINT	HP	
LOW POINT	LP	
---	1140	EXISTING CONTOUR - MAJOR
---	1139	EXISTING CONTOUR - MINOR
---	1050	PROPOSED CONTOUR - MAJOR
---	1034	PROPOSED CONTOUR - MINOR
---		LIMITS OF OVEREXCAVATION
---		PROPERTY LINE
---		GRADING LIMITS
---		DAYLIGHT LINE
---		CUT/FILL LINE
---		PROPOSED FLOWLINE

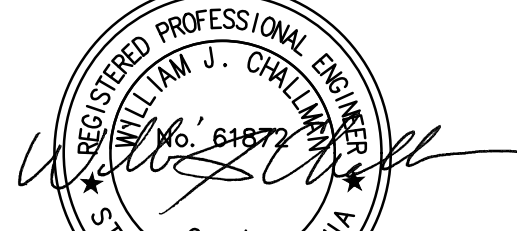
ARCHITECTURALCIVILSTRUCTURALBUILD

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SEAL

REGISTERED PROFESSIONAL ENGINEER
No. 61477
CIVIL
STATE OF CALIFORNIA



09/04/2025

ISSUE

DATE

REVISION

DATE

PROJECT

MANDUJANO
NOV
APN: 3208-003-039
VAC/COR JENAN ST/
LAILA ST
ACTON CA 93510

SHEET TITLE

SITE PLAN

CONSULTANTS

T24 CA ENERGY CALCULATIONS:
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HOVDE ENGINEERING
1201 COE ST. CAMARILLO, CA
(805) 388-7689

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PLAN CHECK NO: RPPL2022001360
DRAWN BY: H. ABANES
SCALE: AS NOTED
DATE:
JOB NO: 22-114

DESIGNED BY: WJC
SHEET NO: C1

**PROJECT NUMBER**

PRJ2022-000176-(5)

HEARING DATE

October 28, 2025

REQUESTED ENTITLEMENT(S)

Minor Conditional Use Permit No. RPPL2022001360

PROJECT SUMMARY

OWNER / APPLICANT

Maria Patino Mandujano / William Challman

MAP/EXHIBIT DATE

April 21, 2025

PROJECT OVERVIEW

The applicant is requesting a Minor Conditional Use Permit ("MCUP") to authorize retroactive removal of native vegetation exceeding 10 percent of the lot area within a 12-month period in the Acton Community Standards District. The vegetation removal is associated with retroactive grading activities, including 1,000 cubic yards (500 cubic yards of cut and 500 cubic yards of fill) on-site and 27.65 cubic yards (22.8 cubic yards of cut and 4.85 cubic yards of fill) on the adjacent easterly parcel. Restoration measures include revegetation with a seed mix over 0.46 acres onsite and 0.13 acres off-site area, as well as replacement of eight (8) Juniper trees at 1:1 ratio. In addition, the Project proposes grading of 3,100 cubic yards of grading on-site (1,550 cubic yards of cut and 1,550 cubic yards of fill to be balanced on site) and 27.65 cubic yards of grading on the adjacent parcel (4.85 cubic yards of cut and 22.8 cubic yards of fill) to support future development, slope stabilization, and drainage improvement.

LOCATION

3156 Jenan Street, Acton

ACCESS

Jenan Street

ASSESSORS PARCEL NUMBER(S)

3208-003-039

SITE AREA

5 gross Acres (4.0 acres net)

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Soledad

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

RL2 (Rural Land 2 – One Dwelling Unit per 2 Acres)

ZONE

A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT ("CSD")

Acton

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

Class 33 Categorical Exemption – Small Habitat Restoration Projects

KEY ISSUES

- Consistency with the General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.160.050 (Minor Conditional Use Permit Findings and Decision)
 - Section 22.16.030.C (Land Use Regulations for A-1, A-2, O-S, R-R, and W)
 - Chapter 22.302 (Acton CSD)

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

(213) 893 - 7021

E-MAIL ADDRESS:

schoi@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-000176-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2022001360

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Minor Conditional Use Permit (“MCUP”) No. **RPPL2022001360** on October 28, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Maria Patino Mandujano (“Permittee”), requests the MCUP to authorize retroactive removal of native vegetation within an area of approximately 1.8 acres on a five-acre vacant parcel within a 12-month period; associated on-site retroactive grading of 1,000 cubic yards (500 cubic yards of cut and 500 cubic yards of fill) and proposed grading of 3,100 cubic yards (1,550 cubic yards of cut and 1,550 cubic yards of fill to be balanced on site); and off-site retroactive grading of 27.65 cubic yards (22.8 cubic yards of cut and 4.85 cubic yards of fill) with proposed grading of an additional 27.65 cubic yards (4.85 cubic yards of cut and 22.8 cubic yards of fill); and restoration of the disturbed area with tree replacement and seed mix application within a 0.46-acre area on-site, (“Project”) on a property located at 3156 Jenan Street in the unincorporated community of Acton (“Project Site”) in the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) pursuant to Los Angeles County Code (“County Code”) Sections 22.16.030.C (Land Use Regulations for Agricultural Zones) and 22.302.060.B (Acton Community Standards District, Community Wide Development Standards).
4. **LOCATION.** The Project is located at 3156 Jenan Street within the Soledad Zoned District and within the Acton Community Standards District (“CSD”) in the Antelope Valley Planning Area. The Project Site is also identified as Assessor’s Parcel Number (“APN”) 3208-003-039.
5. **PREVIOUS ENTITLEMENT(S).** Parcel Map Waiver No. 19633 was recorded on four parcels, including the Project Site, on March 6, 1990. Lot Line Adjustment No. LL101051 was denied in 1991. Site Plan Review (“SPR”) RPPL200800404 authorized the construction of a new single-family residence (“SFR”) in 2008 on a vacant lot, which expired in 2010. After this MCUP was filed on February 3, 2022, SPR RPPL202300436 was filed for concurrent review of the construction of a new SFR with a detached garage and new water tanks on January 24, 2023. This SPR was withdrawn by the Permittee on September 2, 2025, to revisit the project phasing and timeline.

6. **ENTITLEMENT(S) REQUIRED.** Pursuant to County Code Section 22.302.060.B (Acton CSD, Community Wide Development Standards), an MCUP is required for removal of native vegetation on more than 10 percent of the lot area within any 12-month period. The Project Site is five (5) acres in size, and the total area where native vegetation has been removed between 2020 and 2021 is approximately 1.76 acres (76,666 square feet). Based on the observation and assessment of the vegetation coverage in the remaining area of the Project Site and the surrounding area, it is estimated that the 2.2-acre northern portion of the property that was disturbed was covered with approximately 80 percent native vegetation, or 1.8 acres, equating to 35.2 percent of the lot area. For site restoration, revegetation with a native hydroseed mix across 0.46 acres (20,180 square feet) of the Project Site and 0.13 acres (5,800 square feet) of the adjacent parcel is proposed primarily along the slopes associated with the grading.
7. **ENTITLEMENT(S) REQUIRED.** While the MCUP is to authorize retroactive native vegetation removal, the Project also includes retroactive grading of approximately 1,000 cubic yards on-site (500 cubic yards of cut and 500 cubic yards of fill) located primarily within an approximately 2.2-acre northern half of the property, and 27.65 cubic yards (22.8 cubic yards of cut and 4.85 cubic yards of fill) on the adjacent parcel to the east, within an approximately 4,237-square-foot gentle slope area; proposed grading of 3,100 cubic yards on-site (1,550 cubic yards of cut and 1,550 cubic yards of fill to be balanced on site) and 27.65 cubic yards on the adjacent easterly parcel (4.85 cubic yards of cut and 22.8 cubic yards of fill) to support future development, slope stabilization, and drainage improvement. No development is proposed on the Project Site.
8. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 - One Dwelling Unit per Two Acres) land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
9. **ZONING.** The Project Site is located in the Soledad Zoned District and is currently zoned A-2-2.

10. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2	A-2-2	Vacant, SFR
EAST	RL2, BLM (Bureau of Land Management)	A-2-2, O-S (Open Space)	Vacant
SOUTH	RL2, RL1 (Rural Land 1 – One Dwelling Unit per One Acre)	A-2-2, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	Vacant
WEST	RL2	A-2-2	Vacant

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is five (5) gross acres in size and consists of one legal lot, APN 3208-003-039. The Project Site is rectangular in shape with moderate sloping topography in the northern half, and steep topography with more than 25 percent slope in the southern half. The Project Site is currently vacant, and has been previously graded within an approximately 2.2-acre northern half of the property, for an approximate total of 1,000 cubic yards of grading (500 cubic yards of cut and 500 cubic yards of fill).

B. Site Access

The Project Site is accessible via Jenan Street to the north, an approximately 30-foot-wide unimproved private street, and Lalia Street to the west, an approximately 29-foot-wide unimproved private street.

C. Site Plan

The site plan for the Project consists of landscaping plan and grading plan.

The landscaping plan depicts the area of native vegetation removal within an approximately 1.76-acre area (or 76,666 square feet) area of an approximately 2.2-acre of northern portion of the property, where the unpermitted grading had occurred. The unpermitted activities resulted in the loss of eight (8) juniper trees and 0.23 acres (10,124 square feet) of sage scrub vegetation. The 2.2-acre area where unpermitted degrading occurred consisted of approximately 80 percent, or 1.78 acres, of native vegetation coverage, equating to 35.2 percent of the Project Site. This exceeds the 10 percent (0.5 acre) maximum allowable under the CSD. Revegetation will consist of a native hydroseed mix across 0.46 acres (20,180 square feet) of the Project Site and 0.13 acres (or 5,800 square feet) of the adjacent parcel, primarily along the slopes subject to grading. The seed mix will include eight (8) drought-tolerant native species such as pine bluegrass and California buckwheat as approved by the County Biologist. Eight (8) juniper trees will also be replanted at a 1:1 replacement ratio. While only the Project Site is subject to MCUP restoration requirements, the Permittee proposes voluntary application of the seed mix on the graded off-site parcel, with the adjacent property owner's consent to be recorded via covenant after the Project approval.

The grading plan depicts an approximately 2.2-acre area of northern portion of the Project where unpermitted grading occurred. The unpermitted grading consists of approximately 1,000 cubic yards on-site (500 cubic yards of cut and 500 cubic yards of fill) located primarily within the northern half of the property, and 27.65 cubic yards (22.8 cubic yards of cut and 4.85 cubic yards of fill) on the adjacent parcel to the east, within an approximately 4,237-square-foot area of gentle slope. Proposed grading consists of 3,100 cubic yards on-site (1,550 cubic yards of cut and 1,550 cubic yards of fill to be balanced on site) and 27.65 cubic yards on the adjacent easterly parcel (4.85 cubic yards of cut and 22.8 cubic yards of fill) to support any future development, slope stabilization, and drainage improvement.

12. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, the County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for Class 4 (Minor Alterations to Land), and Class 33 (Small Habitat Restoration Projects) categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, the Environmental Document Reporting Procedures and Los Angeles County Environmental Guidelines. Class 4 exemption is for minor alterations in the condition of land, water, and/or vegetation that do not involve the removal of healthy, mature, scenic trees. Class 33 exemption is for small habitat restoration projects that do not exceed five (5) acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The Project involves authorization of retroactive removal of vegetation and associated grading, site restoration, drainage improvements, and hydroseed mix application for landscaping, for 0.46 acres (20,180 square feet) on site and 0.13 acres (5,800 square feet) off-site areas, in a total of 0.59-acre (or 25,980 square feet) in size. No healthy, mature, or scenic trees are proposed for removal.

The area to be affected by the Project, including the graded areas, drainage improvements, and landscaping areas where hydroseed mix would be applied, is approximately 0.46-acre (or 20,180 square feet), thus remaining within the size limit for such projects. In order to qualify for the exemption, the Project must also satisfy the following criteria: (a) There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065 of the CEQA Guidelines, (b) There are no hazardous materials at or around the project site that may be disturbed or removed, and (c) The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. This Project will help to restore the habitat and drainage flow within the Project Site and will not result in any significant adverse impacts to any endangered, rare or threatened species or their habitat. The Project does not involve the use of hazardous materials, and no hazardous materials are known to exist at the Project Site. The Project will not result in significant impacts connected to any past or future Project on the Project Site or any other projects in the surrounding area. A Class 33 Exemption is not subject to the exception to the exemption based on location (Section 15300.2 (a) of CEQA Guidelines). The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. No exception to the Categorical Exemption is applicable and the Project can be considered exempt. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comment.
14. **AGENCY RECOMMENDATIONS.** Based on the scope of the Project, formal review by other County departments is not required prior to the public hearing for the Project.

The grading plan will be reviewed by County Department of Public Works prior to approval of a grading permit.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Area Plan. The RL2 land use designation is intended for SFRs and agricultural activities. While no new development is proposed at this time, the proposed revegetation and regrading are restorative in nature and will return the site to a condition compatible with the surrounding rural landscape. The restoration plan, which includes erosion control, slope stabilization, and re-establishment of native vegetation, is consistent with the intent of RL2 by supporting environmental stewardship and preparing the site for its appropriate long-term use.

16. **GOALS AND POLICIES.** The Hearing Officer finds that the following policies of the Area Plan are applicable to the Project.

- Policy COS 16.1: Except within Economic Opportunity Areas, require new development to minimize removal of native vegetation. Discourage the clear-scraping of land and ensure that a large percentage of land is left in its natural state.
- Policy COS 16.2: Maximize the use of native vegetation in landscaped areas, provided that vegetation meets all applicable requirements of the [County] Fire Department and the [County] Department of Public Works.
- Policy PS 1.3: Promote fire prevention measures, such as brush clearance and the creation of defensible space, to reduce fire protection costs.

The Project consists of authorizing the retroactive removal of vegetation and proposed revegetation of plant species in preparation for potential future residential development. The plant species that are recommended by the County Biologist for replanting consist of native plants in the region that are drought tolerant. The revegetation area will cover the cut slope to stabilize the graded area and restore the native vegetation. The remaining area will remain as is for potential future residential development and fuel modification that will be determined and approved by the County Fire Department at the time.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-2 zoning classification as the retroactive removal and a restoration of native vegetation without any proposed development is permitted on the Project Site with a MCUP pursuant to County Code Section 22.302.060 (Acton CSD, Community-Wide Development Standards). While this MCUP is for the retroactive removal of native vegetation that exceeds the amount permitted within the Acton CSD within a 12-month

period, the Project also includes retroactive and restorative grading, and drainage improvement, which are also consistent with the allowable uses of the A-2 Zone.

18. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the applicable standards identified in County Code Chapter 22.302 (Acton CSD). The request is to authorize retroactive removal of native vegetation exceeding 10 percent of the lot area pursuant to County Code Section 22.302.060.B (Community Wide Development Standards, Preservation of Native Vegetation). Revegetation as recommended by County Biologist will be monitored for maintenance. No development is proposed at the present time, and no other CSD provisions apply to the Project. The Project is consistent with the requirements listed under County Code Section 22.302.060.B.2 (Community Wide Development Standards, Preservation of Native Vegetation, Issuance Conditions) related to an MCUP for the removal of native vegetation exceeding 10 percent of the lot area within any 12-month period. These requirements are included below as additional MCUP findings.

MINOR CONDITIONAL USE PERMIT FINDINGS

19. **The Hearing Officer finds that 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.** The Project involves authorizing the retroactive removal of existing vegetation and retroactive grading with restoration. As part of the restoration, local native plants will be seeded to stabilize the cut area. Additional restoration methods such as weed control will also be implemented during the two-year monitoring period. Revegetation will help retain rainfall and mitigate potential risks from soil erosion or flooding while minimizing impacts from potential fire hazard and maintaining the rural character of the surrounding area. V-gutters and riprap are also proposed at the top and bottom of the cut slopes respectively for drainage control measures.
20. **The Hearing Officer finds 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While this MCUP is for the retroactive removal of native vegetation that exceeds the amount permitted within the Acton CSD within a 12-month period and retroactive grading, the five-acre Project Site has sufficient area to accommodate the revegetation within the 0.59-acre (or 25,980-square-foot) restoration area including both on-site and off-site areas. No new structure or land use development is proposed as part of the Project.
21. **The Hearing Officer 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 traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is accessible via 30-foot-

wide Jenan Street to the north and possibly using Laila Street and Back Acres Road to the west. Both streets are unimproved private streets. As no development is proposed as part of the Project, existing Jenan Street, Laila Street and Back Acres Road provide adequate access to the Project Site.

22. **The Hearing Officer finds that the performance of such work is consistent with the intent of this Subsection 22.302.060.B, Preservation of Native Vegetation, Acton CSD, to preserve native vegetation.** The required conditions include revegetation of native plant species through seed mix application and planting of eight (8) Juniper trees, or alternative trees as recommended by the County Biologist. The seed mix will be applied within a 0.59-acre (or 25,980 square feet) on-site and off-site area to minimize and reduce fire hazards while preventing erosion or flooding potential.
23. **The Hearing Officer finds that such work will not result in a flood or erosion hazard to this or other properties.** The revegetation will include both an application of a native seed mix consisting of at least eight (8) plant species, as well as planting of eight (8) Juniper trees or alternative trees. The seed mix application will occur within the cut slope in northeastern and central portions, as well as the graded area along the easterly parcel line on the adjacent parcel. This will help retain stormwater and prevent potential soil erosion on the Project Site that has moderate slope and minimize potential hazards to this and adjacent properties. The stormwater management and soil stabilization strategies will be reviewed by LA County Public Works in the future to ensure that they comply with all applicable County requirements.
24. **The Hearing Officer finds that the proposed work conforms with the requirements of other laws or ordinances.** The Project is not subject to the requirements of other laws or ordinances as no new development is being proposed and there are no plant species that are subject to such requirements. However, approval of the MCUP will bring the property into compliance.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15304 (Class 4 Exemption, Minor Alterations to Land) and 15333 (Class 33 Exemption, Small Habitat Restoration Projects). The Project involves the retroactive authorization of excessive native vegetation removal and revegetation of the 0.59-acre Project Site without any proposed development. The plant species to be seeded are native drought-tolerant to the region approved by the County Biologist. MCUP conditions will require revegetation of the Project Site and its monitoring for maintenance. Additionally, no species with special status have been observed or identified within the Project Site that may be adversely affected by the restoration activities. No exceptions to the Categorical Exemptions are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located on a hazardous waste site and does not contain any historical resources. The Project Site is not located adjacent to a dedicated state scenic highway or a locally designated scenic drive under the Area Plan. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. It is not a

reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. Therefore, there are no exceptions to the exemption applied to the Project, and therefore, Class 4 and Class 33 categorical exemptions are appropriate.

ADMINISTRATIVE FINDINGS

26. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to Section 22.228.040 (Type II Review – Discretionary, Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, and newspaper Antelope Valley Press. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On September 17, 2025, a total of 26 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 27 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

27. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County 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 North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The Hearing Officer finds that 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.
- B. The Hearing Officer finds 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 Title 22, or as is otherwise.
- C. The Hearing Officer 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 traffic such use would generate, and by other public or private service facilities as are required.
- D. The Hearing Officer finds that the performance of such work is consistent with the intent of County Code Subsection 22.302.060.B, Preservation of Native Vegetation, Acton CSD, to preserve native vegetation.
- E. The Hearing Officer finds that such work will not result in a flood or erosion hazard to this or other properties.

- F. The Hearing Officer finds that the proposed work conforms with the requirements of other laws or ordinances.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15304 (Class 4, Minor Alterations to Land categorical exemption) and 15333 (Class 33, Small Habitat Restoration Projects categorical exemption); and
2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2022001360**, subject to the attached conditions.

ACTION DATE: October 28, 2025

SD:SC

October 16, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-000176-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2022001360

PROJECT DESCRIPTION

The project is to authorize the retroactive removal of native vegetation in an approximately 1.76-acre area within a 12-month period on a five-acre vacant property, associated with retroactive grading of approximately 1,000 cubic yards on-site, 27.65 cubic yards on the adjacent easterly parcel; and proposed grading of approximately 3,500 cubic yards on-site and 27.65 cubic yards on the adjacent easterly parcel, in support of future development; as well as revegetation within 0.46-acre on-site with seed mix application and replanting of eight (8) Juniper trees within the Acton Community Standards (CSD”) subject to the following conditions of approval:

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 (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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.
4. 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 LA County 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 LA County 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.

5. 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.
6. 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 (i.e. Recorder's Office). 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. For the purpose of this provision, satisfaction of Condition No. 2 shall be considered the use of this grant.
7. 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. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. 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 \$912.00 which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for two (2) inspections to take place within the first five (5) years following the application of the seed mix pursuant to Condition No. 18 herein.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, \$388.00 per biologist's site visit, and \$502 per biologist review; or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

8. 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 22.238 of the County Code.
9. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
10. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
11. 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 LA County Planning ("Director").
12. 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.
13. 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 LA County Planning. These shall include any 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 48 hours of such notification, 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.

14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by December 28, 2025.**

15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. This grant shall authorize the following:
- a. Retroactive removal of native vegetation, including eight (8) Juniper trees and Sage, within an approximately 1.78-acre area of the Project Site.
 - b. Application of seed mix in the 0.46-acre graded area within the Project Site as shown on the Exhibit "A".
 - c. Planting of eight (8) Juniper tree using one-gallon container stock of Juniper if available or an alternative species as recommended by County Biologist, such as Tucker oak or holly leaf cherry.
 - d. Maintenance of existing vegetation outside the 1.78-acre removal area.
 - e. Retroactive grading of 1,000 cubic yards on-site (500 cubic yards of cut and 500 cubic yards of fill) and 27.65 cubic yards (22.8 cubic yards of cut and 4.85 cubic yards of fill) on the adjacent parcel to the east, as shown on the Exhibit "A".
 - f. Proposed grading of 3,100 cubic yards on-site (1,550 cubic yards of cut and 1,550 cubic yards of fill to be balanced on site) and 27.65 cubic yards on the adjacent easterly parcel (4.85 cubic yards of cut and 22.8 cubic yards of fill) as shown on the Exhibit "A".
17. The Project Site shall be relandscaped according to the conditions of this grant, within the 0.46 acres (20,180 square foot) graded area as depicted on the Exhibit "A".
18. Relandscaping shall consist of the following:
- a. Submit a final landscaping plan depicting the proposed location and area where seed mix will be applied; and proposed location for each of the Juniper trees or alternative trees to be planted, within 120 days of final approval of the grant.
 - b. Prior to applying seed mix, the Permittee shall submit proof, such as a list of seed mix prepared by retailer or wholesaler, to the Director demonstrating that the seed mix only includes the species from the Plant Species List attached herein.
 - c. Prior to or at the onset of the rainy season, apply a native seed mix in the 0.46-acre removal area to re-establish native vegetation and discourage re-occupation of the site by non-natives.
 - i. The seed mix shall include all eight (8) species as indicated on the Exhibit "A". If any of the species are not locally available, alternatives may be substituted as approved by the Director.

- ii. A minimum of one (1) California juniper shall replace one removed tree. A nursery stock Juniper tree shall be planted individually. If Juniper trees are not available locally, Tucker oak (*Quercus john-tuckeri*) or holly-leaf cherry (*Prunus ilicifolia* ssp. *ilicifolia*) may be planted as alternates.
 - d. The Permittee shall notify the Director the completion date of the seed mix application and planting of Juniper trees. The five (5)-year monitoring period will start from the completion date.
19. The monitoring of relandscaping shall consist of, but not limited to, the following:
- a. Juniper seedlings or alternative trees shall be sufficiently irrigated for the first three years of the monitoring period.
 - b. Starting in the fourth year of the monitoring period, irrigation for the replanted Juniper trees or alternative trees shall cease and they should survive on their own for the next two years. If any of the planted trees do not survive, additional Juniper trees or alternative trees shall be planted to maintain the eight (8) planted tree requirement. In such a case, the five-year monitoring period will restart when the alternative species are planted.
 - c. The seed mix shall be appropriately irrigated during the natural rainy season (November – April) until plants are sufficiently rooted and can grow naturally. Irrigation outside of the rainy season is not recommended, as it favors other species, including invasive non-native species that would frustrate the revegetation effort.
 - d. In the event that the required trees die, they shall be replaced at a rate of one to one (1:1) for each tree that was replanted but did not survive.
 - e. Invasive species, such as mustard and Russian thistle, shall be removed prior to relandscaping and during the monitoring period to help support growth of relandscaped plants.
20. The monitoring period may be extended for an additional two (2) years if the Director determines that the replanted vegetation was not sufficiently maintained for maturity and/or the relandscaped area needs further monitoring.
21. No more existing vegetation can be removed during the monitoring period. Only vegetation canopy acreage not exceeding 10 percent of the lot area may be removed thereafter, or an appropriate permit shall be submitted and approved.

Attachment:
Exhibit D-1: Plant Species List for Relandscaping

All seeds shall be sourced from local Southern California native seed providers. Make sure to include the two grass species listed, 2 legume species listed, and a minimum of 4 remaining species in the seed mix.

Grass (must use both listed):

- Pine Bluegrass - *Poa secunda*
- Nodding needlegrass - *Stipa cernua*

Legume (choose a minimum of 2 from any of the listed):

- Strigose bird's-foot trefoil – *Acemisson strigosus*
- Miniature lupine - *Lupinus bicolor*
- Elegant lupine - *Lupinus concinnus*
- Coulter's lupine - *Lupinus sparsifolius*
- Stinging lupine - *Lupinus hirsutissimus*

Others (choose a minimum of 4 from any of the listed below):

- Fiddleneck - *Amsinckia tessallata*
- Menzies' fiddleneck - *Amsinckia menziesii*
- California Buckwheat - *Eriogonum fasciculatum* var. *fasciculatum*
- California Buckwheat - *Eriogonum fasciculatum* var. *foliolosum*
- Angle-stem wild buckwheat - *Eriogonum angulosum*
- Mohave buckwheat - *Eriogonum fasciculatum* var. *polifolium*
- Linear leaved goldenbush - *Ericameria linearifolia*
- Rubber rabbitbrush- *Ericameria nauseosa*
- Acton's encelia - *Encelia actoni*
- Nevada jointfir - *Ephedra nevadensis*
- Chaparral yucca - *Hesperoyucca whipplei*

In addition, weed control the following:

- Short pod mustard - *Hirschfeldia incana*

Some local Nursery/Seed store locations (or use [Calscape link](#) to source local SoCal native seed providers):

Theodore Payne Foundation
10459 Tuxford St
Sun Valley CA 91352
<http://www.theodorepayne.org/>
Retail and Seed store

Stover Seeds
9180 San Fernando Rd
Sun Valley CA 91352
<http://www.stoverseed.com/>
Mail Order, Nursery, and Seed store

S&S Seeds Inc
P.O. Box 1275
Carpinteria CA 93014-1275
<http://www.ssseeds.com/>
Mail order, Retail, Seed store, and Wholesale
(biggest seed supplier)

Mandujano Project– Additional findings

Additional findings demonstrating that the proposed work satisfies:

1. That the performance of such work is consistent with the intent of CSD that is to preserve native vegetation.

The proposed grading plan restores compliance by reshaping the land using balanced on-site soil. Native vegetation will be replanted on the new slopes, aligning with the CSD's goal of preserving natural habitat. No structures are planned.

2. That such work will not result in a flood or erosion hazard to this or other properties.

The work will stabilize the site with engineered slopes and native revegetation, reducing runoff and erosion. Drainage will be properly managed to prevent impacts to neighboring properties.

3. That the proposed work conforms with the requirements of other laws or ordinances.

The project meets all applicable local and state regulations, including grading codes and environmental standards. The scope is limited to remediation and revegetation, with no new development proposed.

MINOR CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.160.050](#) (Findings and Decisions), the applicant shall substantiate the following:

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

1. The proposed use will be consistent with the adopted General Plan for the area.

The proposed grading correction aligns with the adopted General Plan by restoring and preserving the area's open space character and preventing erosion. No new structures or land use changes are proposed. The replanting of vegetation on constructed slopes supports environmental land stability, consistent with the plan's goals for responsible land management.

2. The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

- a. The proposed use will not adversely affect the health, peace, or welfare of nearby residents or businesses. The grading activity is corrective in nature, intended to stabilize the site and restore vegetation. There will be no increase in noise, traffic, or pollution.
- b. The corrective grading and vegetation restoration will improve the site's appearance and structural integrity, which may enhance the surrounding properties' value and enjoyment. Since no structures are planned, the project preserves the open character of the area and avoids any material detriment to neighboring land uses.
- c. The project supports public health and safety by addressing a grading violation and preventing erosion or slope instability. The replanting of vegetation mitigates environmental impact and promotes long-term site sustainability. There are no elements of the proposal that pose a threat or nuisance to the general welfare.

3. 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 site is adequate in size and shape to accommodate the proposed grading and re-vegetation. No new development features such as yards, fences, parking, or loading areas are required, as no structures are planned. The graded pad and balanced earthwork are designed to integrate seamlessly with the surrounding terrain, ensuring visual and functional compatibility with neighboring uses.

4. The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

The site is served by existing roads of sufficient width and capacity to accommodate any temporary traffic related to grading activities. No ongoing traffic generation is expected post-restoration. Public and private service facilities are already in place and sufficient for the limited scope of work, which involves only earth movement and vegetation replanting.

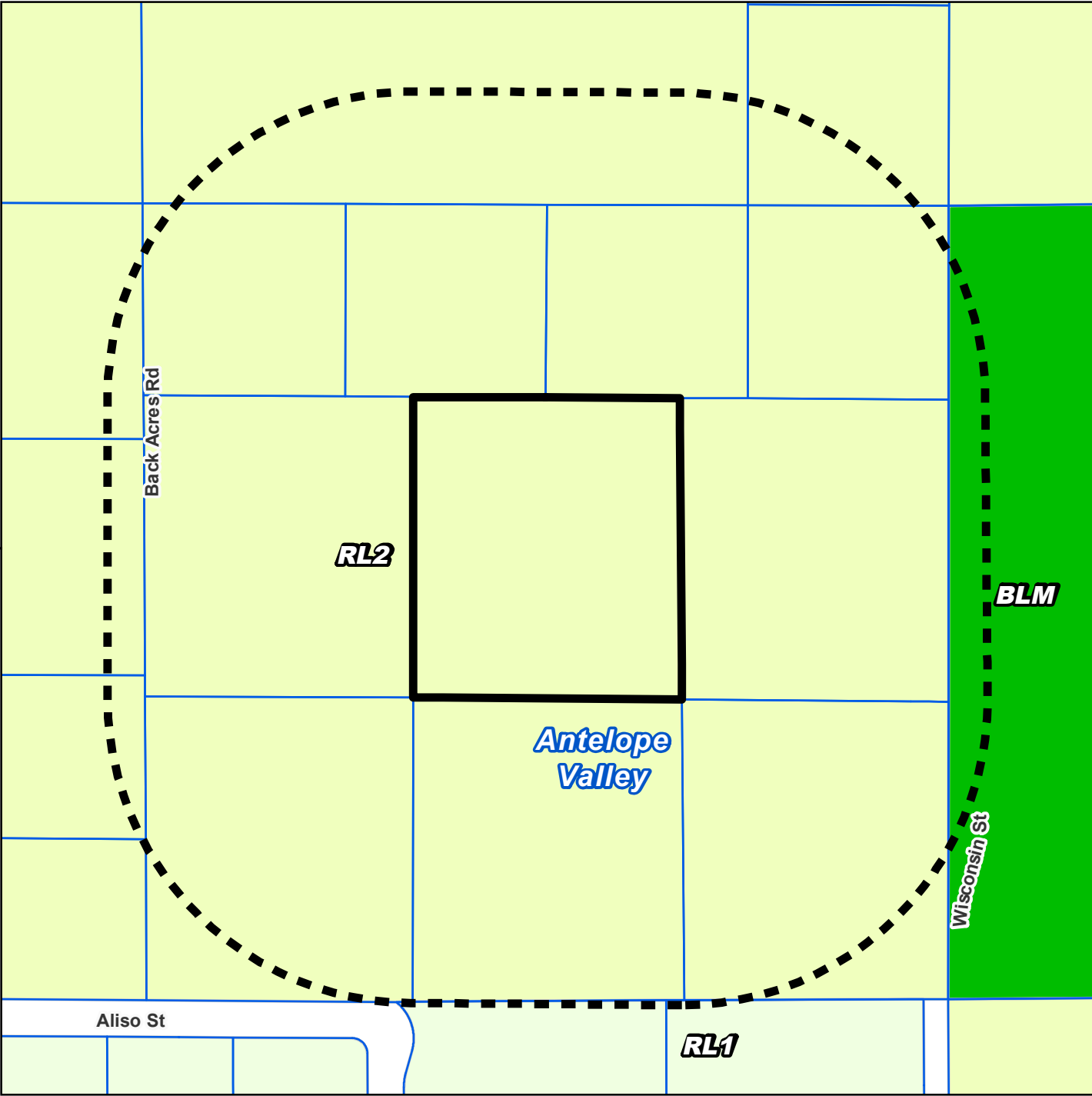
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 15, 2025
PROJECT NUMBER: PRJ2024-003620-(5)
PERMIT NUMBER(S): Minor Conditional Use Permit RPPL2022001360
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 3156 Jenan Street, Acton (APN 3208-003-039)
OWNER: Maria Patino Mandujano
APPLICANT: William Challman
CASE PLANNER: Soyeon Choi, Senior Regional Planner
 schoi@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as Class 4, Minor Alterations to Land (Section 15304) and Class 33, Small Habitat Restoration Projects (Section 15333) categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, the Environmental Document Reporting Procedures and Los Angeles County Environmental Guidelines. The Project involves authorization of restoration and revegetation of the disturbed ground where native vegetation removal has been removed within the Acton Community Standards District without any proposed development.

Class 4 exemption is for minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. Class 33 exemption is for small habitat restoration projects that do not exceed five (5) acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The Project involves the retroactive authorization of excessive native vegetation removal and revegetation of the 0.59-acre Project Site without any proposed development. The plant species to be seeded are native drought-tolerant to the region approved by the County Biologist. The Minor Conditional Use Permit conditions will require revegetation of the Project Site and its monitoring for maintenance. Additionally, no species with special status have been observed or identified within the Project Site that may be adversely affected by the restoration activities. No exceptions to the Categorical Exemptions are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located on a hazardous waste site and does not contain any historical resources. The Project

Site is not located adjacent to a dedicated state scenic highway or a locally designated scenic drive under the Antelope Valley Area Plan. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. It is not a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. Therefore, there are no exceptions to the exemption applied to the Project, and therefore, Class 4 and Class 33 categorical exemptions are appropriate.



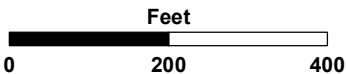
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-000176

MCUP RPPL2022001360

-  RL1 - Rural Land 1 (1 du / 1 gross ac)
-  RL2 - Rural Land 2 (1 du / 2 gross ac)
-  OS-BLM - Bureau of Land Management



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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

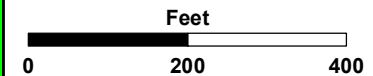
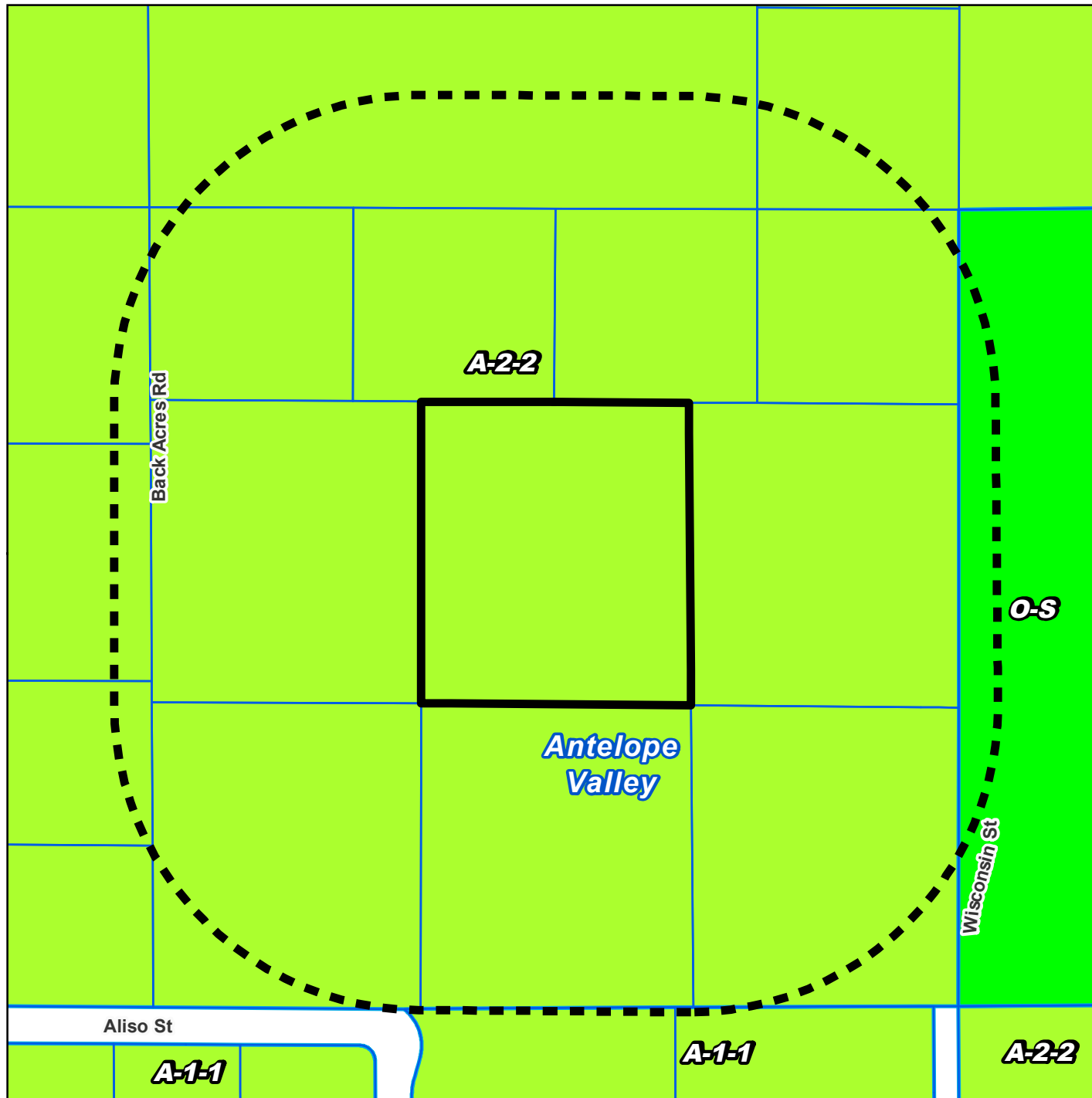
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-000176

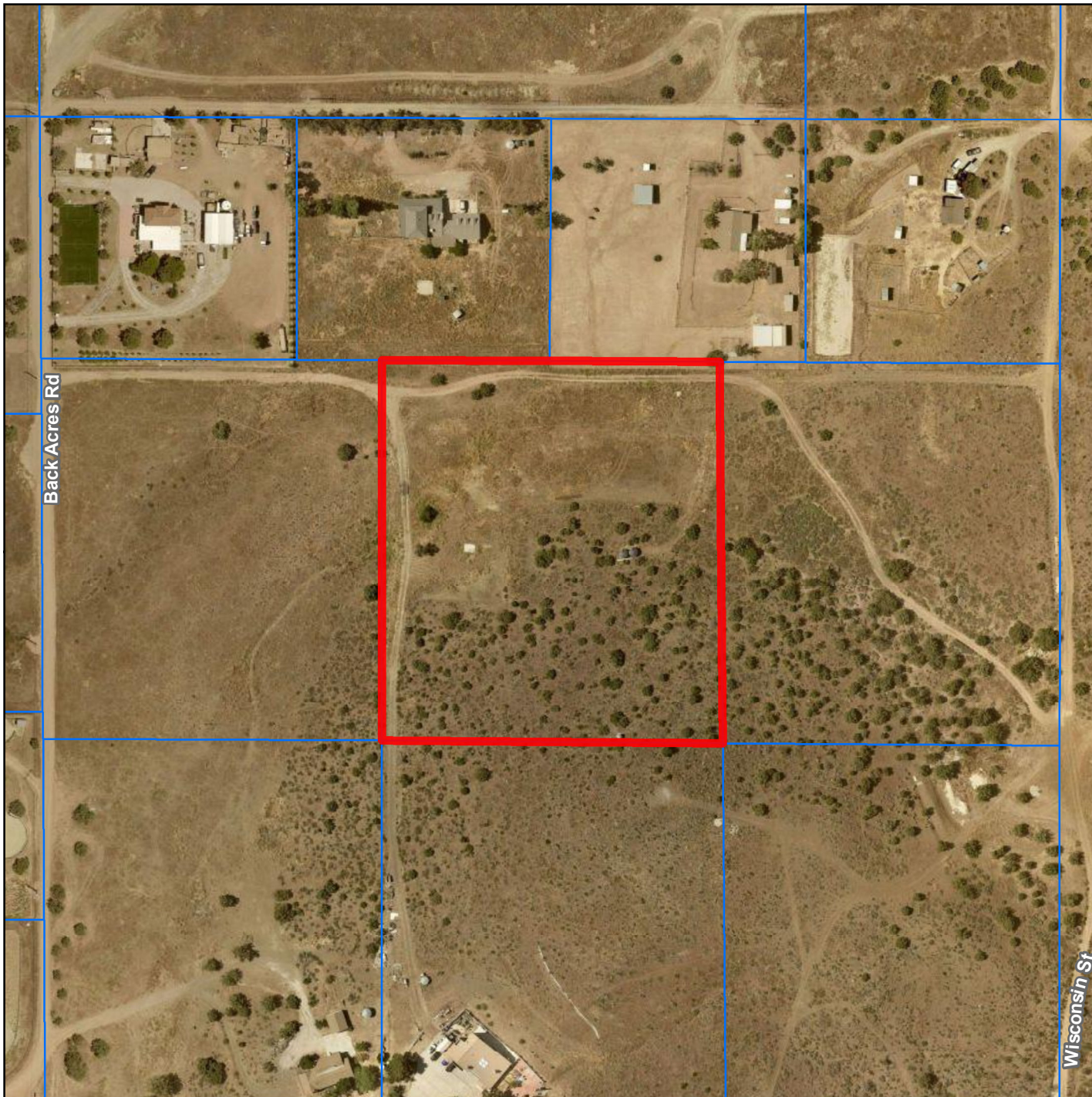
MCUP RPPL2022001360

-  A-1 - Light Agricultural
-  A-2 - Heavy Agricultural
-  O-S - Open Space



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AERIAL IMAGERY

SITE-SPECIFIC MAP

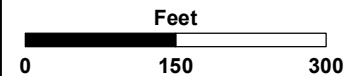
PROJECT NO. PRJ2022-000176

MCUP RPPL2022001360

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024

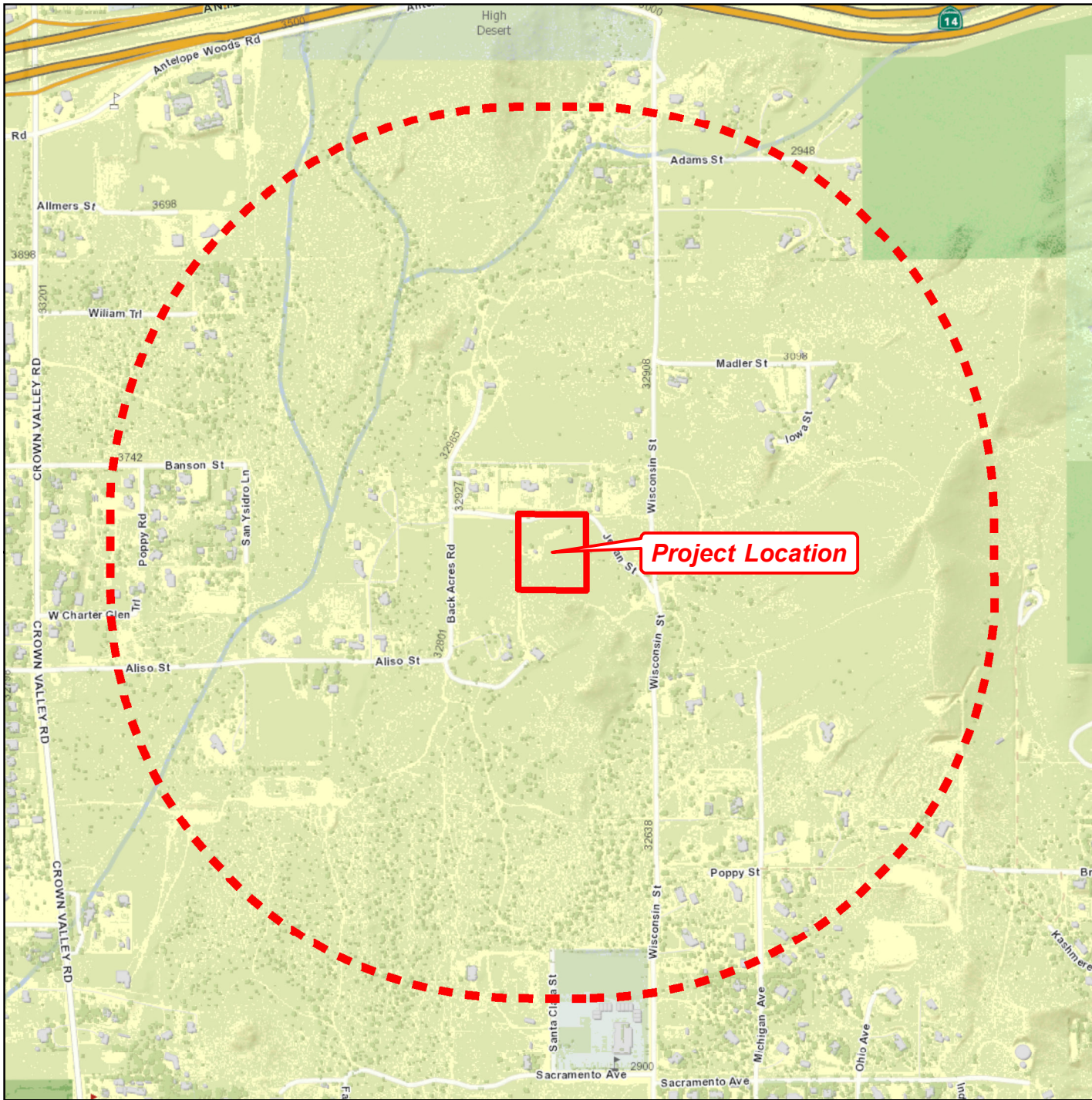
Back Acres Rd

Wisconsin St



LA COUNTY
PLANNING

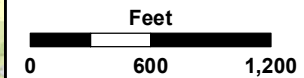
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HALF-MILE RADIUS

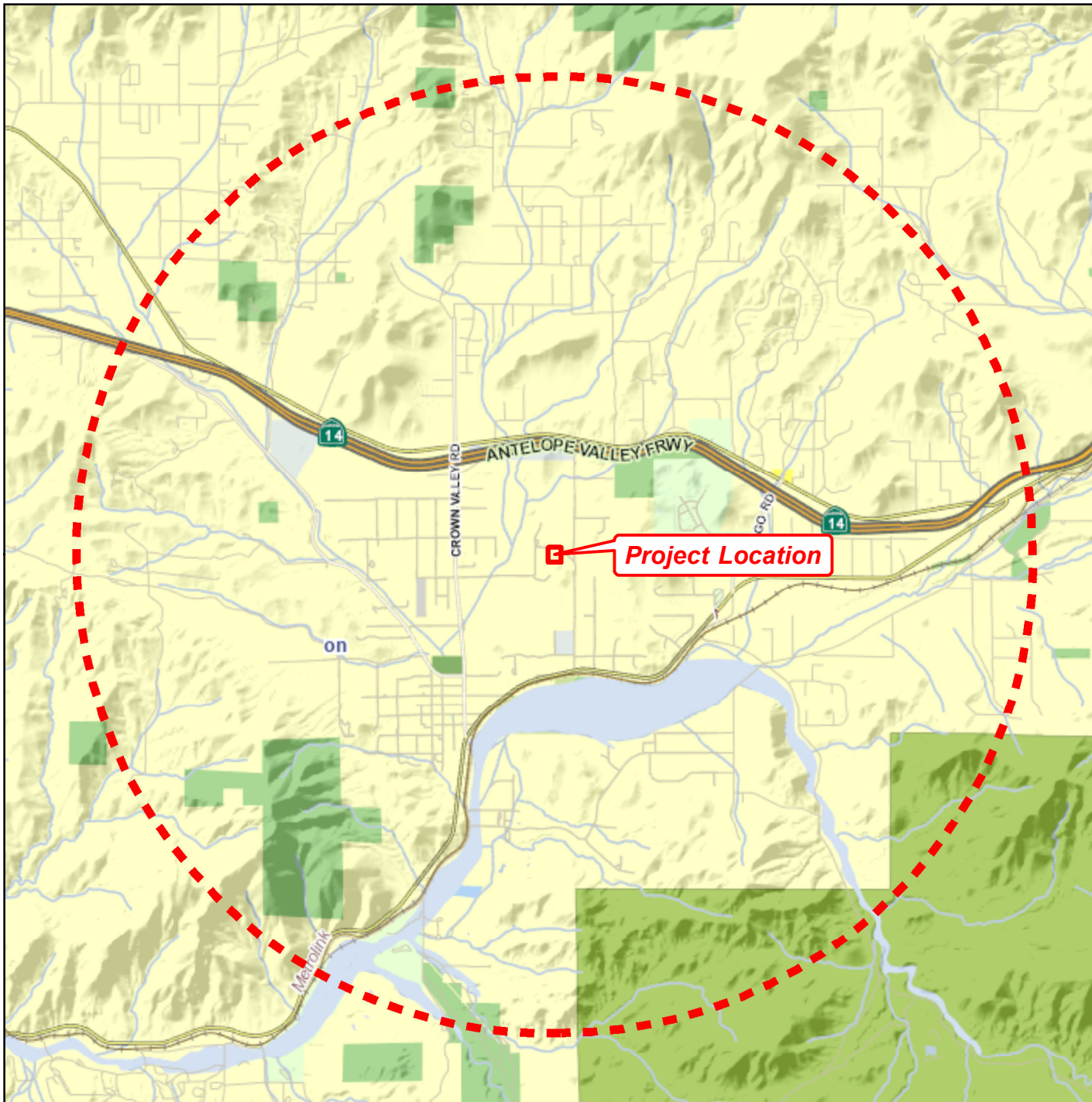
LOCATOR MAP

PROJECT NO. PRJ2022-000176
MCUP RPPL2022001360



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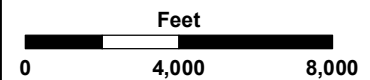


3-MILE RADIUS

LOCATOR MAP

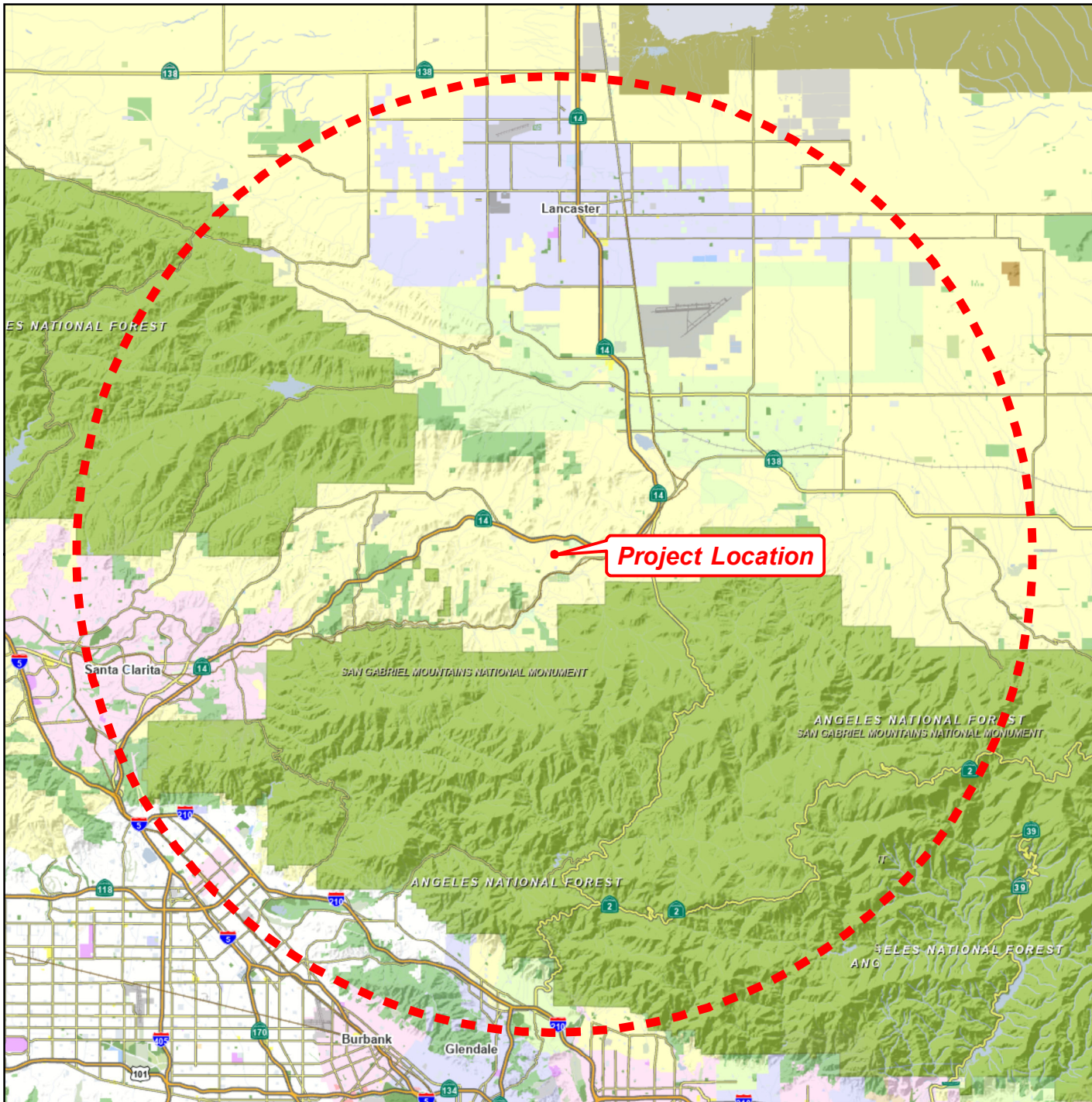
PROJECT NO. PRJ2022-000176

MCUP RPPL2022001360



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20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2022-000176
MCUP RPPL2022001360



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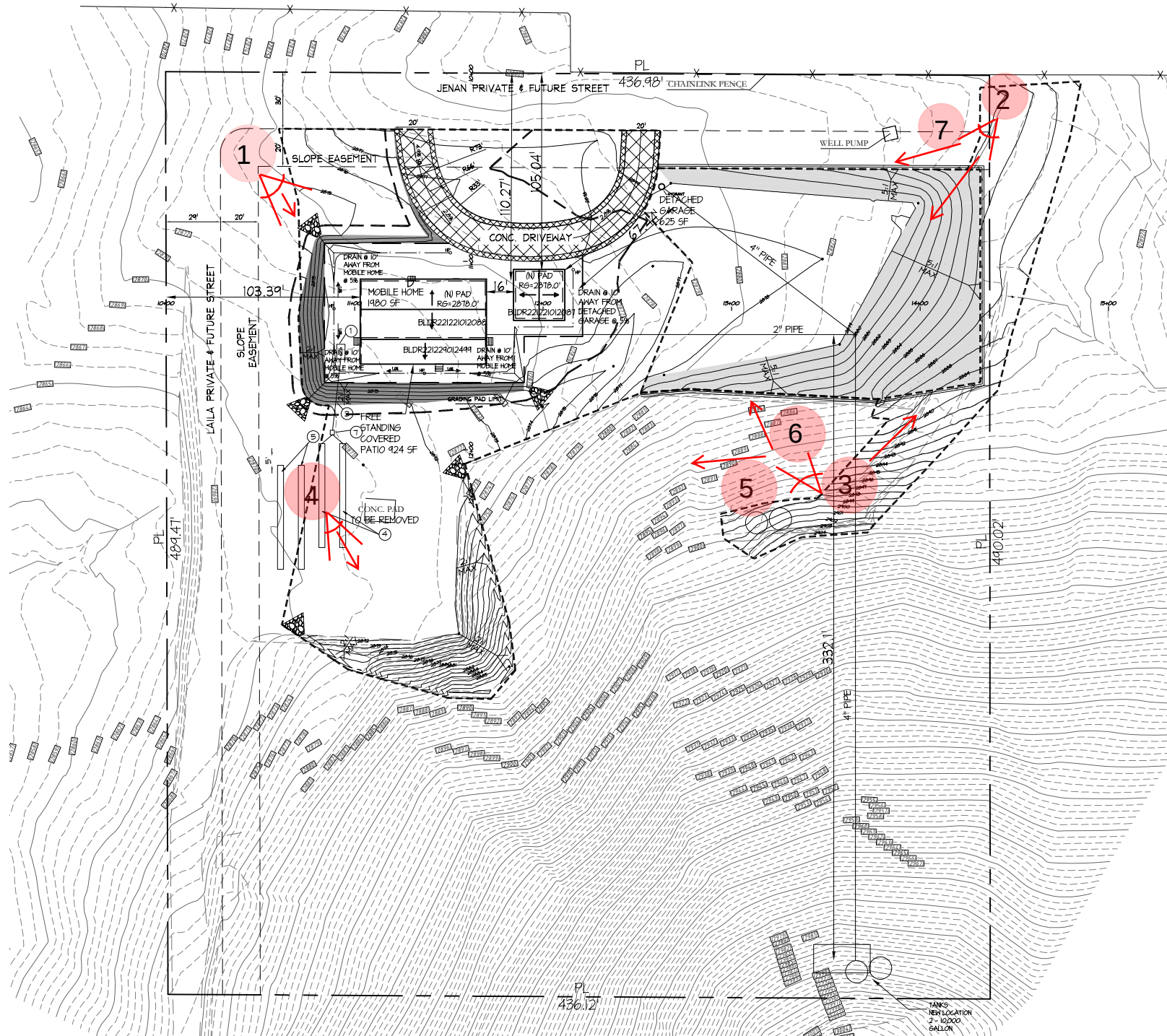




PHOTO #1

DATE TAKEN: August 25, 2023



PHOTO #2

DATE TAKEN: August 25, 2023



PHOTO #3

DATE TAKEN: August 25, 2023



PHOTO #4

DATE TAKEN: August 25, 2023



PHOTO #5

DATE TAKEN: August 25, 2023



PHOTO #6

DATE TAKEN: August 25, 2023



PHOTO #7

DATE TAKEN: August 25, 2023