

**PROJECT NUMBER**

PRJ2023-000157

**HEARING DATE**

June 17, 2025

**REQUESTED ENTITLEMENT(S)**

Minor Conditional Use Permit No. RPPL2023000222

## PROJECT SUMMARY

**OWNER / APPLICANT**

Sigman and Maria Brichaux

**MAP/EXHIBIT DATE**

November 8, 2024

**PROJECT OVERVIEW**

The applicant, Sigman and Maria Brichaux ("Applicant"), is requesting a Minor Conditional Use Permit ("MCUP") to authorize a Restoration Permit for remedial grading to remove unpermitted fill, to provide erosion control and native landscaping to restore an area within a Significant Ecological Area ("SEA") ("Project") in the M-2 (Heavy Manufacturing) Zone. The proposed remedial grading includes 29,081 cubic yards of cut and 4,149 cubic yards of fill. The Project is categorically exempt (Class 33 - Small Habitat Restoration Projects) pursuant to CEQA reporting requirements.

**LOCATION**

7655 East Avenue T-8, Littlerock

**ACCESS**

East Avenue T-8

**ASSESSORS PARCEL NUMBER(S)**

3050-011-030

**SITE AREA**

10 Acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area Plan

**ZONED DISTRICT**

Littlerock

**PLANNING AREA**

Antelope Valley

**LAND USE DESIGNATION**

IH (Heavy Industrial)

**ZONE**

M-2 (Heavy Manufacturing)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT ("CSD")**

Southeast Antelope Valley

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 33 Categorical Exemption – Small Habitat Restoration Projects

**KEY ISSUES**

- Consistency with the Los Angeles County General 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 Requirements)
  - Chapter 22.340 (Southeast Antelope Valley CSD requirements)
  - Section 22.102.140 (Review Procedures for Habitat Restoration Projects)
  - Section 22.102.110.C (Enforcement-Restoration Permit)

**CASE PLANNER:**

Richard Claghorn

**PHONE NUMBER:**

(213) 893 - 7015

**E-MAIL ADDRESS:**

rclaghorn@planning.lacounty.gov