

**PROJECT NUMBER**

PM071006

HEARING DATE

June 11, 2025

REQUESTED ENTITLEMENT

Tentative Parcel Map No. 071006

Conditional Use Permit ("CUP") No. 201100056

Environmental Assessment No. 200900009

PROJECT SUMMARY

OWNER / APPLICANT

Raymond Duvernay

MAP/EXHIBIT DATE

January 15, 2020

PROJECT OVERVIEW

A request to create three single-family residential lots on approximately 18 gross (11 net) acres within a designated Hillside Management Area ("HMA"). The project includes a CUP for development within an HMA and for the removal of native vegetation within the Acton Community Standards District. Seventy-five percent (13.5 gross acres) of the gross project area will be maintained and preserved as open space in perpetuity as required by the HMA Ordinance and CUP. The project site is vacant except for an existing wireless communications facility that will remain in place on the northeastern portion of the project site. Access to the project site is from a 25-foot-wide shared private driveway and fire lane from Sierra Highway, which branch out into individual private driveways and fire lanes for each lot, including three fire department turnarounds, respectively. The project includes 18,000 cubic yards ("cy") of cut and 20,520 cy of fill, for a total of 38,520 cy of earthwork.

LOCATION

Vacant lot along the northside of Sierra Highway, between Listie and San Gabriel Avenues

**ACCESS
HAZARD**

Sierra Highway

VERY HIGH FIRE

Yes

ASSESSORS PARCEL NUMBER

3057-014-012

SITE AREA

18.04 gross acres /11.41 net acres

LOCAL PLAN

Antelope Valley Area Plan ("Area Plan")

PLANNING AREA

Antelope Valley

SUP DISTRICT AREA

5th

LAND USE DESIGNATION

RL2 (Rural Land 2: 0 to 2 Dwelling Units Per Acre)

ZONE

A-1-2 (Light Agricultural
- Two Acre Minimum Lot
Area)

ZONED DISTRICT

Soledad

PROPOSED LOTS

3 Lots

MAX DENSITY/LOTS

9

COMMUNITY STANDARDS DISTRICT ("CSD")

Acton CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study - Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Area Plan, a component of the General Plan, and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.16.050 (Development Standards for Agricultural Zones)
 - Chapter 22.104 (Hillside Management Areas)
 - Chapter 22.158 (Conditional Use Permits)
 - Chapter 22.302 (Acton Community Standards District)

CASE PLANNER:

Marie Pavlovic

PHONE NUMBER:

(213) 459 - 3586

E-MAIL ADDRESS:

mpavlovic@planning.lacounty.gov

