

DENIAL DUE TO INACTIVITY REPORT TO THE HEARING OFFICER

DATE ISSUED: February 19, 2026

HEARING DATE: March 3, 2026 AGENDA ITEM: 7

PROJECT NUMBER: 2020-000330

PERMIT NUMBERS: Vesting Tentative Parcel Map No. 82698
(RPPL2020000585)
Environmental Assessment No. RPPL2020000586

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 42810 Frazier Mountain Park Road, Lebec CA 93243

OWNER/APPLICANT: Pilot Travel Centers, LLC/Tujhmm Inc Lessee /
Cornerstone Engineering ("Applicant")

CASE PLANNER: Phillip Smith, Senior Regional Planner
psmith@planning.lacounty.gov

Item No. 7 is an application for a Vesting Tentative Parcel Map ("VTPM") to create two commercial lots developed with existing commercial uses within one building on 79.64 acres ("Project") in the C-RU (Rural Commercial) and A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Chapter 21.38 (Vesting Maps).

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") recommend DENIAL of this proposed VTPM No. 82698 based on the attached Findings (Exhibit A) contained within this report. Staff recommends the following motion:

SUGGESTED MOTION:

I, THE HEARING OFFICER, FIND THE DECISION STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND DENY VESTING TENTATIVE PARCEL MAP NO. 82698 DUE TO INACTIVITY, SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

The Project was initially filed on February 3, 2020, and the County Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation, and Public Health ("Public Health"), last issued its report with holds on March 5, 2020, stating that there are pending Items that need to be addressed.

LA County Plannings holds, included, but were not limited to, requests for the submittal of:

- a revised VTPM,
- a Conditional Use Permit application,
- an Exhibit “A”, and
- other documents pursuant to the California Environmental Quality Act ("CEQA")

Other SC holds included, but were not limited, to the following requests:

Public Works

- an approved geotechnical report,
- the provision of evidence that LA County Planning is prepared to recommend waiving the street frontage for Parcel 2,
- approval from Fire and Public Health for water well usage, and
- revisions to the VTPM.

Fire

- revisions to the VTPM.

Public Health

- a recorded agreement, copy of septic system operation plan and/or maintenance agreement,
- copy of a current, active wastewater discharge requirement permit, and
- submittal of an application for a “System Evaluation” review to the Environmental Health Land Use Program.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff (“Staff”) has determined the project application to be inactive.

NOTIFICATION

On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the Applicant of its intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the Applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

INACTIVE APPLICATION DETERMINATION

VTPM No. 82698 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format for Minor Land Divisions) and 21.48.050 (Written statements required) of the County Code, including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Thus, Staff is unable to determine if VTPM No. 82698 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County Code).

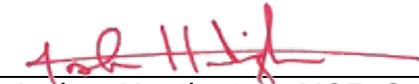
Therefore, Staff recommends that **VTPM No. 82698** be denied pursuant to the attached findings.

CEQA

Projects that are denied or recommended for denial would not impact the physical environment and are therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Draft Denial Findings
EXHIBIT B	Subdivision Committee Report (dated March 5, 2020)
EXHIBIT C	Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 2020-000330
VESTING TENTATIVE PARCEL MAP NO. 82698 (PPL2020000585)
ENVIRONMENTAL ASSESSMENT NO. RPPL2020000586**

1. **ENTITLEMENT REQUESTED.** The applicant, Pilot Travel Centers, LLC/Tujhmm Inc Lessee (Cornerstone Engineering), (“Applicant”) is requesting a Vesting Tentative Parcel Map (“VTPM”) to authorize the creation of two commercial parcels developed with existing commercial uses within one building on 79.64 acres (“Project”) in the C-RU (Rural Commercial) and A-2-2 (Heavy Agricultural- Two Acre Minimum Required Area) Zone pursuant to Los Angeles County (“County”) Code Chapter 21.38 (Vesting Maps).
2. **MEETING DATE.** March 3, 2026
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved*
4. **LOCATION.** The Project site is located at 42810 Frazier Mountain Park Road, Lebec, CA 93243 within the unincorporated community of West Antelope Valley in the Antelope Valley Planning Area.
5. **APPLICATION DATE.** The application was filed on February 3, 2020.
6. **PROJECT BACKGROUND.** The Project was initially filed on February 3, 2020, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire (“Fire”), Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on March 5, 2020, stating that there are pending Items that need to be addressed. LA County Plannings holds, included, but were not limited to, requests for a:
 - Revised VTPM,
 - Conditional Use Permit application,
 - Exhibit “A”, and
 - Other documents regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act (“CEQA”).

Other SC holds included, but were not limited, to the following requests:

Public Works

- An approved geotechnical report,
- The provision of evidence that LA County Planning is prepared to recommend waiving the street frontage for Parcel 2,
- Approval from Fire and Public Health for water well usage, and
- Revisions to the VTPM.

Fire

- Revisions to the VTPM.

Public Health

PROJECT NO. 2020-000330
VESTING TENTATIVE PARCEL MAP NO. 82698 (RPPL2020000585)
ENVIRONMENTAL ASSESSMENT NO. RPPL2020000586

- A recorded agreement, copy of septic system operation plan and/or maintenance agreement,
- Copy of a current, active wastewater discharge requirement permit, and
- Submittal of an application for a “System Evaluation” review to the Environmental Health Land Use Program.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff (“Staff”) has determined the project application to be inactive.

7. **NOTIFICATION.** On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the applicant of Its Intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframe.

8. **INCOMPLETE APPLICATION.** Staff does not have the required materials pursuant to County Code Sections 21.48.040 (Information and Documents Required for Minor Land Divisions) and 21.48.050 (Written statements required), including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Therefore, the advisory agency may disapprove the VTPM pursuant to County Code Section 21.40.160 (Advisory agency determination authority).
9. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, **VTPM No. 82698** is **DENIED**.

JH:EGA:PS
2/19/26



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

2020-000330

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 82698 RPPL2020000585
Conditional Use Permit No. TBD
Environmental Assessment No. RPPL2020000586

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Pilot Travel Centers, LLC/Tujhmm Inc DBA Motel 6 (Cornerstone Engineering)

MAP/EXHIBIT DATE:

2/4/2020

SCM REPORT DATE:

3/5/2020

SCM DATE:

3/12/2020

PROJECT OVERVIEW

Subdivide existing parcel developed with the Flying J Travel Center and Motel 6 into separate parcels.

Subdivision: To create two commercial parcels developed with existing commercial uses within one building on 79.64 acres.

Conditional Use Permit: TBD.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: # Revision (requires a fee):

LOCATION

42810 Frazier Mountain Park Road, Lebec

ACCESS

Peace Valley Road/Ralphs Ranch Road

ASSESSORS PARCEL NUMBER(S)

3251-005-044

SITE AREA

79.64 acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Castaic Canyon

SUP DISTRICT

5th

LAND USE DESIGNATION

CR – Rural Commercial

RL20 – Rural Land 20

ZONE

C-RU (Rural Commercial)

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

CSD

N/A

PROPOSED UNITS

(DU)

0

MAX DENSITY/UNITS

(DU)

150 within CR

2 within RL20

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

[Indicate the overall status of the environmental review. Additional details can be described at the end of the report.]

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Phoenix Khoury (626) 458-4921 pkhoury@dpw.lacounty.gov
Fire	Hold	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov

SUBDIVISION COMMITTEE REPORT
PM82698, 3/5/20

Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Hold	Shayne LaMont (626) 430-5380 slamont@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:
Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

CUP 2335, CUP 99224, CUP 201100124, CUP RPPL2018000625, CUP RPPL2018003747

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map. Minimum lot size and access must be adequately addressed. Please read below for further details.*

Environmental Determination:

Cleared Hold

1. Requests for modifications and/or waivers (e.g., street frontage) may necessitate environmental review.

Tentative Map:

Cleared Hold

2. Add notes reflecting any proposed earthwork movement/grading, consistent with application.
3. Use County of Los Angeles Tax Assessor's approximation of 79.67 acres, or take appropriate steps to update the County's records.
4. Provide a lot/parcel table to show each proposed parcel's street frontage, acreage, uses and parking calculations.
5. Each proposed parcel must have street frontage of a minimum average width of parcel depicted. Please redesign to depict street frontage for proposed parcel no. 2, most likely adjoining Peace Valley Road/Ralph's Ranch Road. An easement only is insufficient to meet requirement pursuant to Sections 21.24.010, 21.24.290 and 21.24.300 of the Subdivision Ordinance.
6. Depict cross sections of the roads/highways adjoining the project area.
7. Front yard setbacks of 20 feet are required for proposed parcels along Peace Valley Road since agricultural zoning exists adjacent.
8. Water wells, tanks, pipelines and any use normal or accessory to the storage and/or distribution of water requires a conditional use permit ("CUP") concurrently filed, reviewed and processed with your tentative map project/process. Request the entitlement in your next map revisions application and the appropriate fee will be invoiced.

Exhibit Map/Exhibit "A":

Cleared Hold

9. An exhibit "A" will be required with the filing of a CUP request.

Conditional Use Permit:

Cleared Hold

10. Required.

Administrative/Other:

Cleared Hold

11. Additional entitlement request required.

RESUBMITTAL INSTRUCTIONS

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),
- Other materials requested by the case planner.
- Upload one digital copy of applicable materials to eReviews via [CSS online portal](#).
- Revision fee payment (for the 3rd revision and thereafter).

*NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at **213-974-6433** to schedule the appointment. Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.*

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82698

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TENTATIVE MAP DATED 02-04-2020

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Subdivision does not conform with section 12.24.290. Provide evidence that the Department of Regional Planning is prepared to recommend waiving street frontage for Parcel 2.
2. An approved geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (comment Nos. G1-G2 and S1-S4) for requirements.
3. The use of the water well to serve this proposed subdivision requires approval from the Fire Department and the Public Health Department. Please see attached Water review sheet for requirements.
4. Revisions to the tentative map are required to address the following additional items:
 - a. Provide the following title description:

MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 82698
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

- b. Provide a north arrow inside the vicinity map.
- c. The proposed new parcel line cannot cut through an existing building. Indicate the number of existing buildings on site. Show existing buildings' footprint ensuring that the proposed parcel line coincide with the separation of buildings.
- d. Under General Note 5, indicate the number of existing and proposed parcels.
- e. For the existing easements, include the names of the holders.
- f. For the mapped existing easements, provide the widths and delineate the limits of the easements, particularly within the "distinctive border."

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82698

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TENTATIVE MAP DATED 02-04-2020

- g. Provide cross sections for Frazier Mountain Park Road and Peace Valley Road.
- h. Please see attached Road review sheet and checked print for requirements.

Prepared by Kevin Godoy *KG*

Phone (626) 458-4921

Date 03-03-2020

pm82698L-NEW-RPPL2020000585.docx

[http://planning.lacounty.gov/case/view/project no. 2020 000330 tentative tract map no. 82698](http://planning.lacounty.gov/case/view/project%20no.%202020%20000330%20tentative%20tract%20map%20no.%2082698)

**County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803**

PCA LX001129 / A863
EPIC LA RPPL2020000585
Telephone: (626) 458-4925

Tentative Tract / Parcel Map _____	<u>82698</u>	Tentative Map Dated _____	<u>2/4/20</u>	Parent Tract _____
Grading By Subdivider? [N] (Y or N) _____	_____ yd ³	Location _____	<u>Lebec</u>	
Geologist _____	---	Subdivider _____	<u>Tujhmm Inc DBA Motel 6</u>	
Soils Engineer _____	---	Engineer/Arch. _____	<u>Cornerstone Engineering</u>	

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

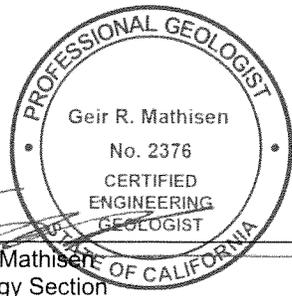
- G1. Provide an engineering geology report that addresses and evaluates the site and the proposed development. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available on the Internet at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. The subject site is located within an Alquist-Priolo Earthquake Fault Zone (APEFZ) as mapped by the California Geological Survey (CGS). In accordance with California Public Resources Code §2621-2630, and California Administrative Code §3600-3603, prior to the approval of a project in an APEFZ, a fault investigation must be conducted that complies with the provisions of CGS Note 49 and Special Publication 42. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>. Provide this office with a digital copy of the report for review and distribution to the State of California.
- S1. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S2. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
- S3. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S4. Please submit documents in response to this review using the EPIC-LA system at the following URL: <https://epicla.lacounty.gov/SelfService/#/home>. Please contact GMED staff at (626) 458-4925 if documents cannot be uploaded to the plan case.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by


George Molina
Soils Section




Geir R. Mathisen
No. 2376
CERTIFIED
ENGINEERING
GEOLOGIST

Geir Mathisen
Geology Section

Date 2/27/20

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 082698

Page 1/1

TENTATIVE MAP DATE SUBMITTED 02-04-2020

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

An updated Tentative map is required to show the following items:

See attached plan for comments.



Prepared by Sam Richards
pm082698r-new

Phone (626) 458-4921

Date 02-27-2020

VESTING TENTATIVE PARCEL MAP NO. 082698

BEING A DIVISION OF PARCEL A OF CERTIFICATE OF COMPLIANCE NO. 101256, RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 93-2050536, OF OFFICIAL RECORDS IN THE OFFICE OF THE LOS ANGELES COUNTY SURVEYOR; ALSO BEING A PORTION OF SECTIONS 3 & 4, TOWNSHIP 8 NORTH, RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEING A DIVISION OF ±80.85 GROSS/NET ACRES INTO TWO (2) PARCELS.

LAND SURVEYOR
DERRILL G. WHITTEN JR.
L.S. 7816
CORNERSTONE ENGINEERING INC.
208 OAK ST.
BAKERSFIELD, CA 93304
661.325.9474

OWNER
PILOT TRAVEL CENTERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

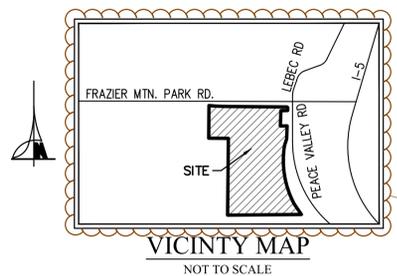
PW, LDD-SUB, KG: Provide the following title description:
MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 82698
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PW, LDD-SUB, KG: Provide a north arrow inside the vicinity map.

PW, LDD-SUB, KG: For the existing easements include the names of the holders.

PW, LDD-SUB, KG: Provide cross sections for Frazier Mountain Park Road and Peace Valley Road

ROAD SECTION IS UNABLE TO COMMENT DUE TO LACK OF INFORMATION ON THE PROPOSED LOT SPLIT



RECEIVED
DEPT OF REGIONAL PLANNING
TENTATIVE
04 FEB 2020
2 PAGES

- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ARE EXISTING. NO IMPROVEMENTS ARE PROPOSED.
 - ASSESSOR'S IDENTIFICATION NUMBER: 3251-005-044
 - ADDRESS: 42810 FRAZIER MOUNTAIN PARK ROAD, LEBEC, CA 93243
 - APPROXIMATE ACREAGE: 80.85 GROSS/NET ACRES
 - NUMBER OF PARCELS: 2
 - NUMBER OF BUILDABLE PARCELS: 2
 - BUILDINGS SHOWN ARE EXISTING. NO NEW STRUCTURES ARE PROPOSED.
 - WATER: WATER WELL (EXISTING)
 - 8.1. SHARED SYSTEM BETWEEN TRAVEL CENTER AND HOTEL
 - SEWER: SEPTIC (EXISTING)
 - 9.1. SHARED SYSTEM BETWEEN TRAVEL CENTER AND HOTEL
 - DRAINAGE: EXISTING FACILITIES IN COMPLIANCE WITH COUNTY OF LOS ANGELES STANDARDS
 - GAS: PG&E
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON
 - TELEPHONE: AT&T
 - FIRE PROTECTION: IN CONFORMANCE WITH COUNTY OF LOS ANGELES FIRE DEPARTMENT STANDARDS
 - EXISTING GP DESIGNATION: CR-RURAL COMMERCIAL
 - PROPOSED GP DESIGNATION: NO CHANGE
 - EXISTING ZONING: C-RU (RURAL COMMERCIAL) AND A-2-2 (HEAVY AGRICULTURE)
 - PROPOSED ZONING: NO CHANGE
 - CURRENT USES (PER CUP NO. RPPI 2018003747):
 - A. PARCEL 1: TRAVEL CENTER INCLUDING: RESTAURANTS, RETAIL, GAME ROOM, LOUNGE, SHOWERS, FUELING STATIONS
 - B. PARCEL 2: HOTEL (80-ROOMS) W/ 114 PARKING SPACES WITHIN PARCEL 2
 - PROPOSED USE: NO CHANGE
 - ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - THE DISTINCTIVE BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
 - THIS MAP WILL NOT BE PHASED.

FLOODPLAIN DESIGNATION
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FEMA MAP NUMBER: 06037C0025F
EFFECTIVE DATE: SEPTEMBER 26, 2008
LOS ANGELES COUNTY 065043

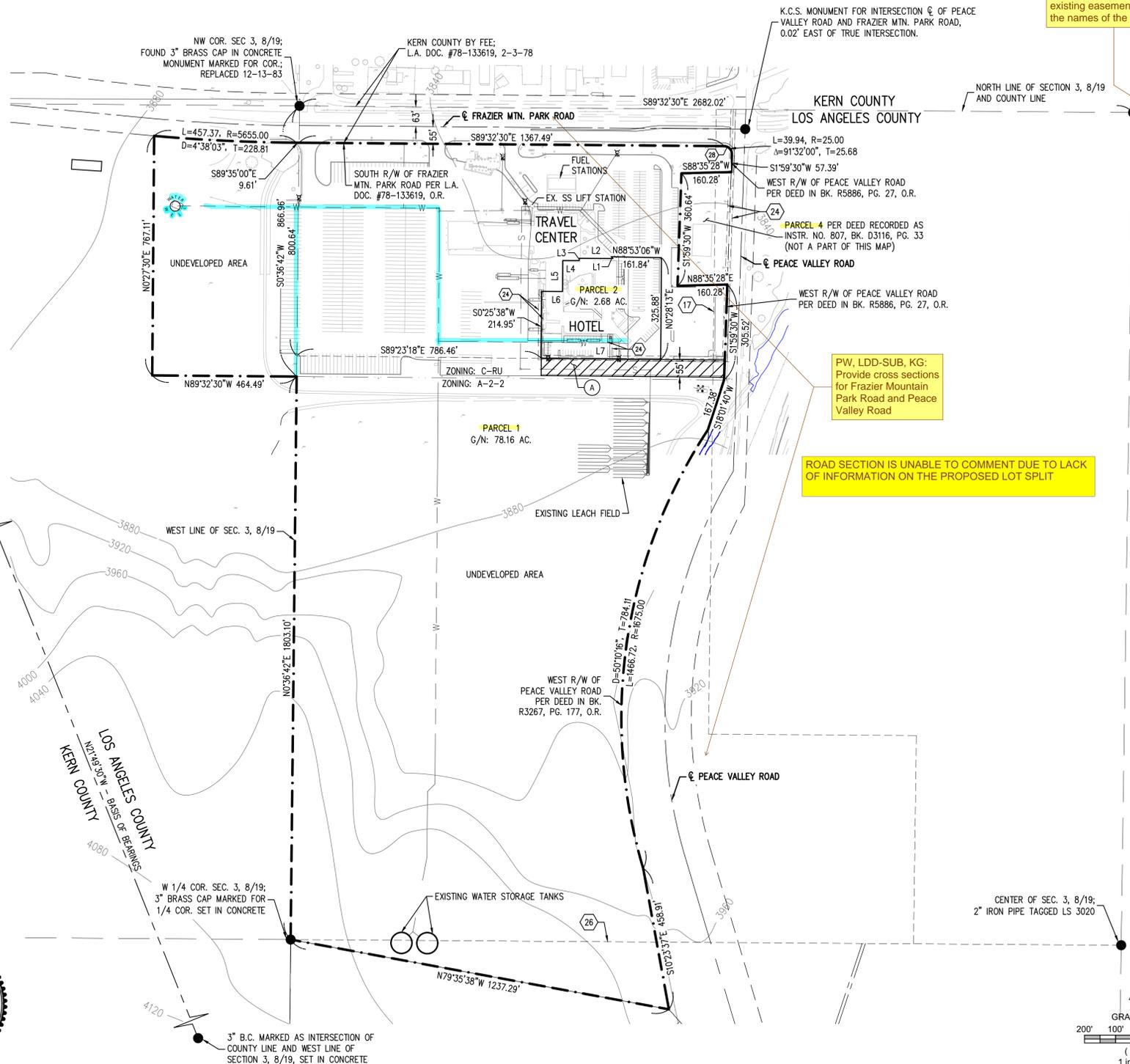
- LEGEND**
- EXISTING WATER WELL
 - MONUMENT FOUND AND ACCEPTED AS DESCRIBED, PER C.S. B.711-3, A-5 OF A-5, UNLESS OTHERWISE NOTED.
 - EXISTING FENCE
 - EXISTING WATER LINES
 - EXISTING SEWER LINES
 - DISTINCTIVE BORDER
 - RIGHT OF WAY
 - PARCEL LINES
 - SECTION LINES
 - COUNTY LINES
 - PRIVATE ACCESS EASEMENT TO BE RECORDED PER SEPARATE DOCUMENT

BASIS OF BEARINGS
THE BEARING OF NORTH 21°49'30" WEST FOR THE LOS ANGELES-KERN COUNTY LINE AS SHOWN ON C.S. B.-711-3, A-5 OF A-5 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LINE #	BEARING	DISTANCE
L1	S44°40'20"E	8.05'
L2	N89°41'13"W	108.60'
L3	S01°18'47"W	7.26'
L4	N89°41'24"W	52.99'
L5	S02°26'10"W	99.28'
L6	N89°31'40"W	66.71'
L7	S89°30'59"E	384.18'

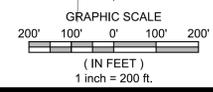
LICENSED LAND SURVEYOR'S STATEMENT
I, DERRILL G. WHITTEN JR., HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AND THAT THE SURVEY IS TRUE AND COMPLETE AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND ARE OF A CHARACTER AND DO OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DERRILL G. WHITTEN JR., P.L.S. 7816
11/20/2019
DATE



- EASEMENTS AFFECTING PROPERTY**
- AN EASEMENT FOR PIPES AND CONDUITS PURPOSES PER DOCUMENT RECORDED IN BOOK 5053, PAGE 173, OF DEEDS NON-PLOTTABLE
 - AN EASEMENT FOR PIPE LINE PURPOSES PER DOCUMENT RECORDED IN BOOK 55234, PAGE 346, OF OFFICIAL RECORDS NON-PLOTTABLE
 - AN EASEMENT FOR GAS LINE AND INGRESS AND EGRESS PURPOSES PER DOCUMENT RECORDED IN BOOK 3656, PAGE 156, OF OFFICIAL RECORDS NON-PLOTTABLE
 - AN EASEMENT FOR PIPE LINE PURPOSES PER DOCUMENT RECORDED IN BOOK 34199, PAGE 44, OF OFFICIAL RECORDS AFFECTING PARCEL AS SHOWN HEREON
 - AN EASEMENT FOR PIPE LINE PURPOSES PER DOCUMENT RECORDED IN BOOK 35375, PAGE 50, OF OFFICIAL RECORDS NON-PLOTTABLE
 - AN EASEMENT AND RIGHT-OF-WAY OF INGRESS AND EGRESS AND OTHER RIGHTS PER DOCUMENT RECORDED AS INSTRUMENT NO. 84-1160058, OF OFFICIAL RECORDS BLANKET IN NATURE; NOT SHOWN ON PLAN VIEW
 - AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED AS INSTRUMENT NO. 86-735908, OF OFFICIAL RECORDS AFFECTING PARCEL AS SHOWN HEREON
 - AN EASEMENT FOR TELECOMMUNICATION SYSTEMS PURPOSES PER DOCUMENT RECORDED AS INSTRUMENT NO. 89-595797, OF O.R. AFFECTING PARCEL AS SHOWN HEREON
 - AN EASEMENT FOR TELECOMMUNICATION SYSTEMS PURPOSES PER DOCUMENT RECORDED AS INSTRUMENT NO. 89-595798, OF OFFICIAL RECORDS BLANKET IN NATURE; NOT SHOWN ON PLAN VIEW
 - AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER DOCUMENT RECORDED AS INSTRUMENT NO. 90-2089148, OF O.R. AFFECTING PARCEL AS SHOWN HEREON
 - THE EFFECT OF A DEED TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES PER DOCUMENT RECORDED AS INSTRUMENT NO. 91-571378, OF OFFICIAL RECORDS NON-PLOTTABLE
 - THE EFFECT OF A DEED TO RESTRICT VEHICULAR ACCESS FROM PEACE VALLEY ROAD PER DOCUMENT RECORDED AS INSTRUMENT NO. 91-571379, OF OFFICIAL RECORDS NON-PLOTTABLE
 - AN EASEMENT FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS PURPOSES PER DOCUMENT RECORDED AS INSTRUMENT NO. 01-1982803, OF O.R. NON-PLOTTABLE

ALL EASEMENTS LISTED ABOVE ARE TO REMAIN IN PLACE THROUGH SUBDIVISION.



NO.	DATE	REVISION

CORNERSTONE ENGINEERING
CONSULTANTS • ENGINEERS • LAND SURVEYORS
208 OAK STREET, BAKERSFIELD, CA 93304
TEL: (661) 325-9474 FAX: (661) 322-0129
www.cornerstoneeng.com



DEVELOPMENT BY:
TUJHMM, INC.
6501 COLONY STREET
BAKERSFIELD, CA 93307
(661) 900-7017

VESTING TENTATIVE PARCEL MAP NO. 082698
42810 FRAZIER MTN. PARK RD., LEBEC, CA
APN: 3251-005-044

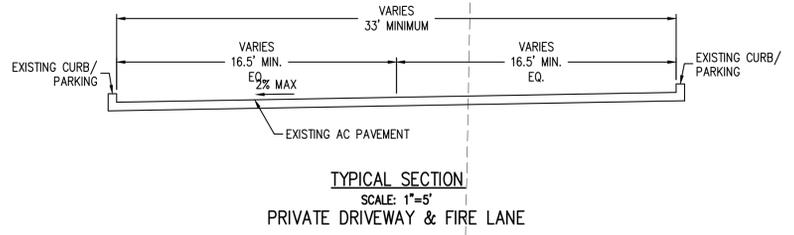
DESIGNER:	MAS
CHECKED BY:	DGW
DATE:	11/20/2019
DRAFTER:	MAS
SCALE:	AS SHOWN
COMP. NO.:	7570100_TPM
JOB NO.:	757-01-00
SHEET	1
TPM-1	OF 2

LEGEND

- EXISTING WATER WELL
- MONUMENT FOUND AND ACCEPTED, C.S. B.711-3, A-5 OF A-5, UNLES'
- X-X-X-X-X- EXISTING FENCE
- W- EXISTING WATER LINES
- S- EXISTING SEWER LINES
- - - - - DISTINCTIVE BORDER
- - - - - RIGHT OF WAY
- - - - - PARCEL LINES
- - - - - SECTION LINES
- - - - - COUNTY LINES
- FH EXISTING ON-SITE FIRE HYDRANT

RECEIVED
DEPT OF REGIONAL PLANNING
TENTATIVE
04 FEB 2020
2 PAGES

WHERE IS THE TYPICAL SECTION FOR FRAZIER MOUNTAIN RD



VESTING TENTATIVE PARCEL MAP NO. 082698

BEING A DIVISION OF PARCEL A OF CERTIFICATE OF COMPLIANCE NO. 101256, RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 93-2050536, OF OFFICIAL RECORDS IN THE OFFICE OF THE LOS ANGELES COUNTY SURVEYOR; ALSO BEING A PORTION OF SECTIONS 3 & 4, TOWNSHIP 8 NORTH, RANGE 19 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
BEING A DIVISION OF ±80.85 GROSS/NET ACRES INTO TWO (2) PARCELS.

NOTES:

1. RECIPROCAL DRAINAGE EASEMENT OVER THE AUTOMOBILE PARKING AREAS TO BE RECORDED PER SEPARATE DOCUMENT.
2. COMMON USE, MAINTENANCE, AND ACCESS AGREEMENT/EASEMENT FOR THE SHARED UTILITIES (SEWER, WATER, AND FIRE SYSTEM) TO BE RECORDED PER SEPARATE DOCUMENT.
3. PRIVATE ACCESS EASEMENT SOUTH OF PARCEL 2 TO BE RECORDED PER SEPARATE DOCUMENT.
4. THERE ARE NO PROPOSED CHANGES TO THE EXISTING IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO:
 - FIRE LANES
 - FIRE APPARATUS (HYDRANTS, STAND PIPES, ETC.)
 - UTILITIES
 - PARKING AREAS
 - BUILDINGS/STRUCTURES
4. THERE ARE NO KNOWN PUBLIC FIRE HYDRANTS ADJACENT TO THE PROPERTY. ALL FIRE HYDRANTS SHOWN ARE ON-SITE, PRIVATE HYDRANTS.
5. WHERE FIRE LANE CHANGES DIRECTION, THERE IS A MINIMUM 32' CENTERLINE TURNING RADIUS.
6. MINIMUM WIDTH OF THE EXISTING FIRE LANE IS APPROXIMATELY 33- FEET.

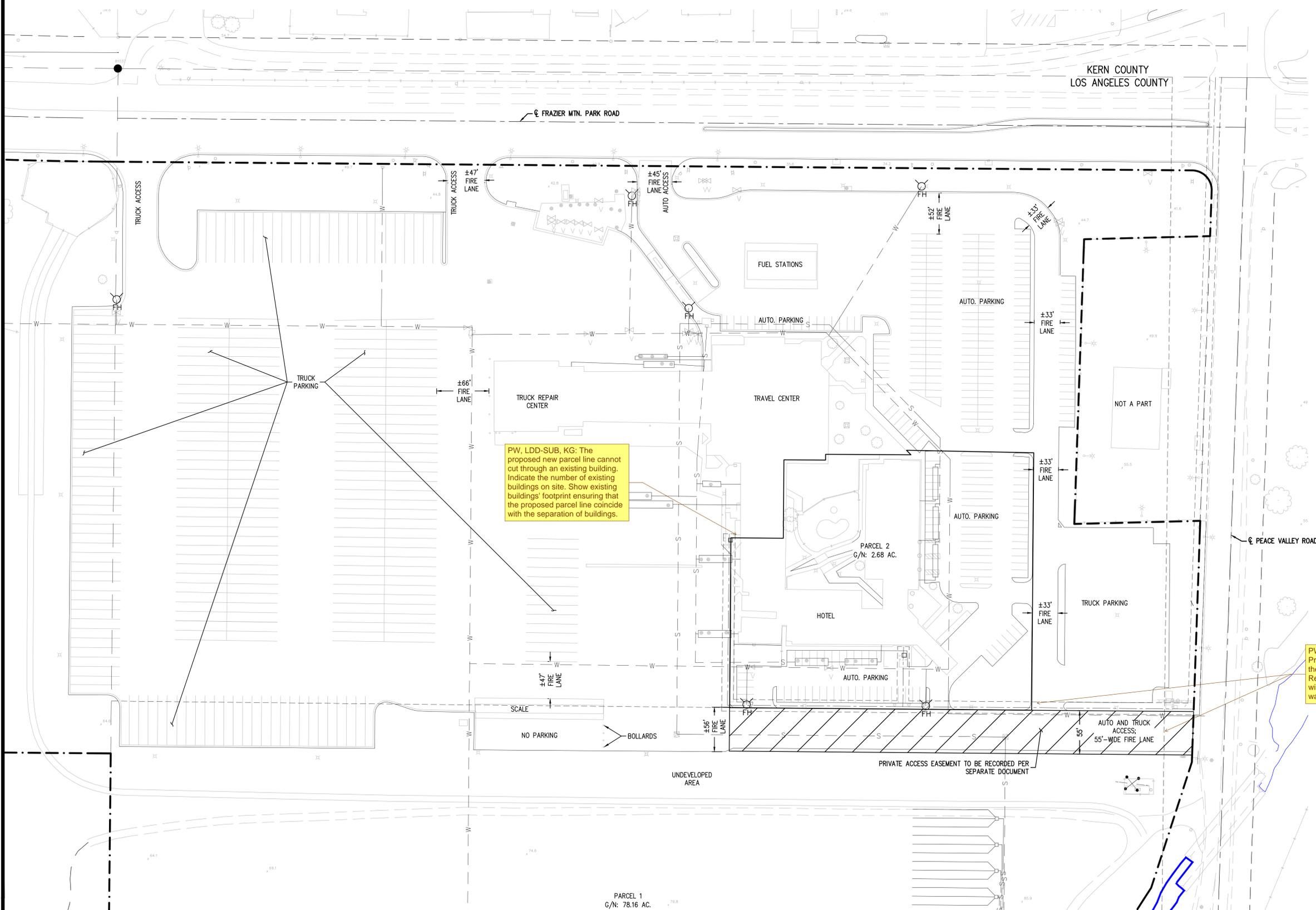


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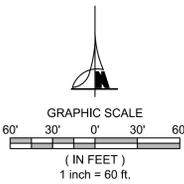
VESTING TENTATIVE PARCEL
MAP NO. 082698
42810 FRAZIER MTN. PARK RD., LEBEC, CA
APN: 3251-005-044

DESIGNER:	MAS
CHECKED BY:	DGW
DATE:	11/20/2019
DRAFTER:	MAS
SCALE:	AS SHOWN
COMP. NO.:	7570100_TPM
JOB NO.:	757-01-00
SHEET	2
OF	2



PW, LDD-SUB, KG: The proposed new parcel line cannot cut through an existing building. Indicate the number of existing buildings on site. Show existing buildings' footprint ensuring that the proposed parcel line coincide with the separation of buildings.

PW, LDD-SUB, KG: Provide evidence that the Department of Regional Planning will recommend to waive street frontage.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 82698

Page 1/1

TENTATIVE MAP DATED 02-04-2020

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- Applicant is proposing utilizing on-site water well. To use water well for domestic use and fire protection, Public Health and Fire Department approval is required.



Prepared by Tony Khalkhali
pm82698w-new.doc

Phone (626)458-4921

Date 02-20-2020

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82698

Page 1/1

TENTATIVE MAP DATED 02-04-2020

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Kevin Godoy *KG*

Phone (626) 458-4921

Date 03-03-2020

pm82698L-NEW-RPPL2020000585.docx

[http://planning.lacounty.gov/case/view/project no. 2020 000330 tentative tract map no. 82698](http://planning.lacounty.gov/case/view/project_no.2020_000330_tentative_tract_map_no.82698)

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82698

Page 1/2

TENTATIVE MAP DATED 02-04-2020

The following report consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82698

Page 2/2

TENTATIVE MAP DATED 02-04-2020

8. Delineate proof of access to a public street for Parcel 2 on the final map.
9. The street frontage requirement for Parcel 2 needs to be waived by the Advisory Agency.
10. Reserve reciprocal easements for ingress/egress, right to grade, and maintenance purposes in documents over the private access easement, as shown on the tentative map dated 02-04-2020, to the satisfaction of Public Works.
11. The following note shall be placed on this parcel map with parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items: mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Kevin Godoy KGPhone (626) 458-4921Date 03-03-2020

pm82698L-NEW-RPPL2020000585.docx

<http://planning.lacounty.gov/case/view/project.no.2020.000330.tentative.tract.map.no.82698>



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 82698

PARCEL MAP DATE: 02/04/2020

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

AM

Review by:

A large, handwritten signature in black ink, appearing to read 'Nargiss Majrooh', written over a horizontal line.

Nargiss Majrooh

Date: 02/24/2020

Phone: (626) 458-4921

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 82698

Page 1/1

TENTATIVE MAP DATED 02/04/2020

1. Approval of this map pertaining to grading is recommended without conditions since all improvements are existing.

Name Nazem Said  Date 2/5/2020 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 82698 (New) TENTATIVE MAP DATE SUBMITTED 02-04-2020

Page 1/1

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Mr. Shayne LaMont of DPH at (626) 430-5380 or SLamont@ph.lacounty.gov for additional information and requirements.

PR
Prepared by Pedro Romero
RPPL2020000585 Sewer Conditions New.doc

Phone (626) 458-4957

Date 02-20-2020



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2020000585
PROJECT NUMBER: PM82698

MAP DATE: February 3, 2020
PLANNER: Steven Jones

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

HOLDS

ACCESS

1. The proposed property lines as shown on the site plan must comply with the California Building Code Sections 705 and Section 706.
2. All required openings must show compliance and be rated per CBC Section 602.
3. Provide a Door and Window schedule for all openings and required protections.
4. Provide wall section details per the Gypsum Board Manual, for proposed walls, to show compliance for rating of exterior walls.
5. Provide the type of construction, square footage and indicate the installation of automatic fire sprinkler systems to be installed.
6. Provide architectural elevation drawings for verify the existing height of the proposed building from grade to the top of the parapet. Fire Department vehicular access will be verified for compliance upon receipt of this requested information.
7. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. For portions of the required on-site access which traverse over property lines, a recorded access easement must be provided prior to the approval of the final map.

WATER

8. Hydrant spacing as shown on the site plan does not meet the requirements as prescribed per Appendix C of the CFC. Show all existing public and on-site fire



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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5823 Rickenbacker Road
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CASE NUMBER: RPPL2020000585
PROJECT NUMBER: PM82698

MAP DATE: February 3, 2020
PLANNER: Steven Jones

hydrants to within 300' of all property lines. Provide the distance dimensions and shown the location of all hydrants on the site plan.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **82698** DRP Map Date: **02/04/2020** SCM Date: **03/12/2020** Report Date: **02/24/2020**
Park Planning Area # **48** CSD: Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

This project is exempt from the park obligation requirements because:

Trails:

Comments:

This is a non-residential subdivision and is therefore exempt from the County's Quimby requirements.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **82698** DRP Map Date: **02/04/2020** SCM Date: **03/12/2020** Report Date: **02/24/2020**
 Park Planning Area # **48** CSD: Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030)\text{ Ratio} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
 Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 U = Total approved number of Dwelling Units.
 X = Local park space obligation expressed in terms of acres.
 RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **48**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.64	0.0030	0	0.00
M.F. < 5 Units	1.00	0.0030	0	0.00
M.F. >= 5 Units	1.22	0.0030	0	0.00
Mobile Units	2.65	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$33,800	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	\$33,800	\$0



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

March 4, 2020

CASE: RPPL2020000585

Project: PM82698

Planner: Jones, Steven

Location: 42810 Frazier Mountain Park Road Lebec CA 93243

The Department of Public Health-Environmental Health (EH) Division has reviewed the above project proposal to subdivide one commercial parcel containing a hotel and a travel center that are connected to the same septic system into two separate parcels. The proposal places the septic system and Travel Center on Parcel 1, while the Hotel and associated parking lot would be located on Parcel 2.

Public Health requires that the conditions or information requested below are addressed prior to agency approval.

Land Use Program: Wastewater

1. Parcels that will be served by the existing system shall comply with the following: Where all or part of the septic system is located on an abutting lot (Travel Center Parcel 1) other than the lot where the building is located (Hotel in Parcel 2), an instrument recording such action shall constitute an agreement that clearly states and exhibits the areas to be served and maintained as a unit during the time they are so used to the satisfaction of the Program. Such an agreement shall be recorded on both parcels in the office of the Los Angeles County Recorder as part of the conditions of ownership of said parcels and shall be binding on all heirs, successors, and assigns to such parcels regardless of responsible party designation or system parcel location.
2. Provide a copy of a septic system operation plan and/or maintenance agreement that details the responsibilities of each parcel owner with regards to the septic system to the satisfaction of the Program.
3. Provide a copy of a current, active Wastewater Discharge Requirement Permit and contact the Los Angeles Regional Water Quality Control Board for further directives concerning proposed changes and notify the Program of all Board required conditions.

4. Submit an application for a “*System Evaluation*” review to the EH Land Use Program. The evaluation of the current system(s) by a qualified contractor is required and must indicate:
 - a. Verification that all components were constructed and installed properly, that all setbacks are met, and all components are intact and in good repair.
 - b. Verification of the structural integrity of the entire system, to include tank, baffles, plumbing lines, distribution box, diverter valves, and any other related components.
 - c. The report shall attest to the current condition of the dispersal field. For example, the extent which the perforated pipes for leach lines and the gravel below are clogged; the presence of organic build up in the seepage pit(s); the observed level of standing wastewater in seepage pit(s); and if the walls of the seepage pit(s) are stained due to constant contact with wastewater, etc.
 - d. The report shall also include a plot plan that clearly identifies and illustrates the entire OWTS to include the tank size dimensions and related details of the dispersal system. The application can be submitted at 26415 Carl Boyer Drive Santa Clarita 91350 or our main office at Baldwin Park.

To download a fillable PDF version of the Septic System Evaluation Form or for more information, please visit our website at www.lapublichealth.org/eh/EP/lu/lu_main.htm.

For questions regarding items 1-4 contact Vincent Gallegos, Land Use Program, at (626) 430-5391.

Drinking Water Program

5. Our records indicate that there is an approved public water system in the area. Submit a copy of a current (issued within the past 12 months) signed “Will Serve” letter from the approved public water system purveyor in the service area indicating that both parcels will receive approved and reliable water from the approved water system.

For questions regarding item 5, please contact Lusi Mkhitarian, Drinking Water Program, at (626) 430-5420.

For question regarding this report, please contact Shayne LaMont, Land Use Program, for any questions regarding this report: slamont@ph.lacounty.gov.

From: [Jessica Guillen](#)
To: "jag2mm@gmail.com"
Subject: RE: Follow-Up on Inactive Project – Request for Status Update: RPPL2020000585, 42810 Frazier Mountain Park Road, Lebec, CA 93243 (Tentative Map-Parcel)
Date: Tuesday, November 4, 2025 4:12:00 PM
Attachments: [image001.png](#)

Good afternoon,

Please note that it has been 30 days since our previous correspondence. Pursuant to County Code Sections 22.222.100 (Denial of Inactive Application), 22.222.200 (Findings & Decision), and 21.40.160 (Advisory Agency Determination Authority), an application may be denied if it remains incomplete or inactive.

To keep your application in active status and to avoid any potential denial due to inactivity, please continue to provide any outstanding or supplemental materials as soon as possible.

We understand that preparing the necessary documentation can take time, and we appreciate your ongoing efforts. If you need clarification on what items are still required or wish to discuss next steps, please don't hesitate to contact your assigned planner directly or by replying to this email.

Thank you again for your prompt attention and cooperation. We look forward to working with you toward the successful completion of your application.

JESSICA GUILLEN (she/her/hers)

CONTRACT ASSOCIATE PLANNER, Disaster Recovery Team/Subdivisions

Office: (213) 974-6411 • Direct: (213) 534-7937

Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning

projects.

From: Jessica Guillen

Sent: Tuesday, October 7, 2025 11:34 AM

To: jag2mm@gmail.com

Subject: Follow-Up on Inactive Project – Request for Status Update: RPPL2020000585, 42810 Frazier Mountain Park Road, Lebec, CA 93243 (Tentative Map-Parcel)

Good morning,

I hope this message finds you well.

I'm reaching out regarding your project, **RPPL2020000585 (Tentative Map- Parcel) 42810 Frazier Mountain Park Road Lebec, CA 93243**, which has been inactive for more than 60 days.

We wanted to check in to see whether you are planning to continue moving forward toward a public hearing or if you would prefer to withdraw the application at this time.

If there are any challenges or if you're currently stuck at a particular step in the process, please don't hesitate to let us know. We'd be happy to assist in any way we can to help you move forward.

Your response will help us keep our records up to date and ensure that we're providing the appropriate support and the project is still intended to be completed.

Thank you, and we look forward to hearing from you soon.

JESSICA GUILLEN (she/her/hers)

CONTRACT PLANNER, Subdivisions

Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

January 6, 2026

Tujhmm Inc.
51541 Ralphs Ranch Road
Lebec, CA 93243

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. RPPL2020000585
TENTATIVE PARCEL MAP NO. 82698
42810 FRAZIER MOUNTAIN PARK ROAD, LEBEC, CA 93243 (3251005044)

Dear Tujhmm Inc.:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Tentative Parcel Map to create two (2) commercial parcels at the above-referenced location. The most recent correspondence dated March 5, 2020, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on October 7, 2025, and November 4, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 (Denial of Inactive Application) of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a Tentative Parcel Map if such application does not contain the required information contained in Sections 21.40.110- (Matters Required to Complete Submittal and Filing) 22.222.070 (Application Filing and Withdrawal) and 22.222.090 (Initial Application Review) of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on March 3, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, Attention: Subdivisions. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with Title 21 and Title 22 Planning and Zoning Codes.

Tujhmm Inc.
January 6, 2026
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For questions or for additional information, please contact Jessica Guillen of the Subdivisions Section at (213) 534-7937 or jguillen@planning.lacounty.gov.

Sincerely,



Joshua Huntington
AICP Supervising Planner
Subdivisions

JH:JG

Enclosures: Incomplete Letter dated March 5, 2020
Email(s), dated October 7 and November 4, 2025

c: Tujhmm Inc.
Pilot Travel Centers, LLC