

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: July 31, 2024

HEARING DATE: August 14, 2024 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2023-000193-(5)

PERMIT NUMBER(S): Tentative Parcel Map No. 84008 (RPPL2023000275)

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: Northeast corner of West Avenue M-4 and 25th Street
West, Quartz Hill

OWNER: Carlos Torres

APPLICANT: Randy Gorman

PUBLIC MEETINGS HELD: 1 OF 5

INCLUSIONARY HOUSING ORDINANCE (“IHO”): The Project is not subject to the IHO.

CASE PLANNER: Michelle Lynch, Senior Regional Planner
mlynch@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 PRJ2023-000193-(5), Tentative Parcel Map No. 84008 (RPPL2023000275), (“PM84008”) based on the Findings (Exhibit C – Draft Findings) contained within this report and subject to the Conditions of Approval (Exhibit D – Draft Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND APPROVE TENTATIVE PARCEL MAP NUMBER 84008 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

PM84008 is a request to create two parcels on 5.03 gross acres (4.33 net acres) in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to County Code Chapter 21.48 (Minor Land Divisions), and Sections 21.48.010 (Tentative Map Required) and 22.16.010.B.1 (Agricultural, Open Space, Resort and Recreation, And Watershed Zones – Purpose). The project includes a request to waive street improvements pursuant to County Code Chapter 21.32 (Improvements).

B. Project

PM84008, dated August 9, 2023, is a request to create two single-family parcels on approximately 5.03 gross (4.33 net) acres (“Project”). Parcels zoned A-2-2 are intended to accommodate agricultural uses, as well as low-density, single-family residences and may allow several Accessory Dwelling Units (“ADU”) pursuant to County and State laws. The Project is located at the northeast corner of Avenue M-4 and 25th Street West in the unincorporated community of Quartz Hill (“Project Site”).

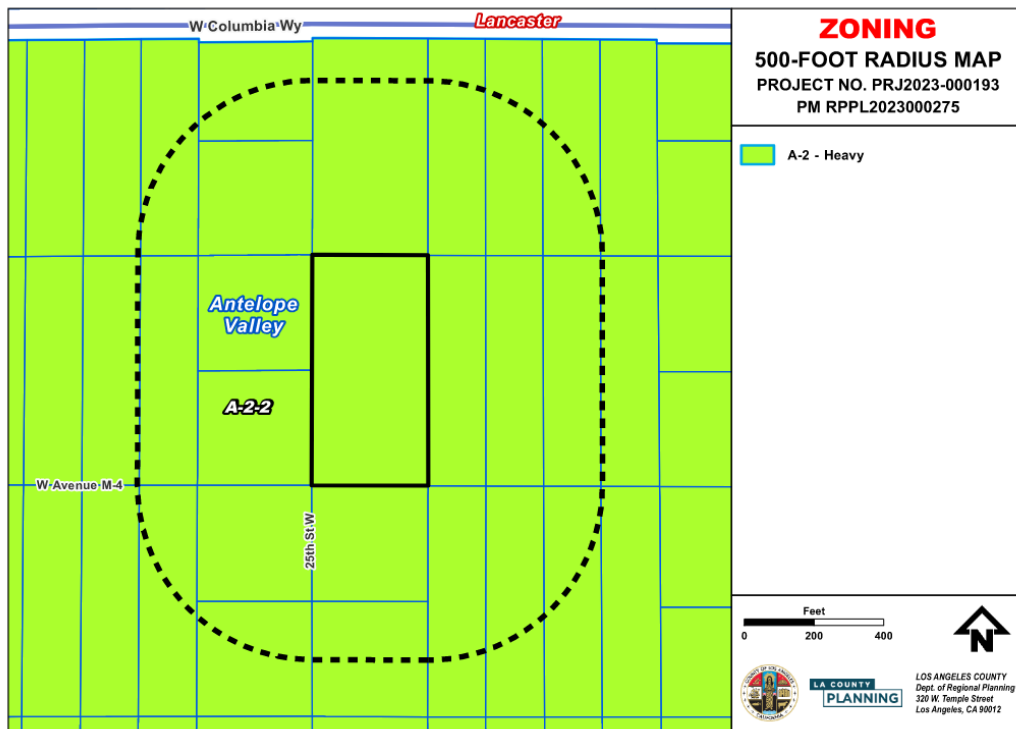
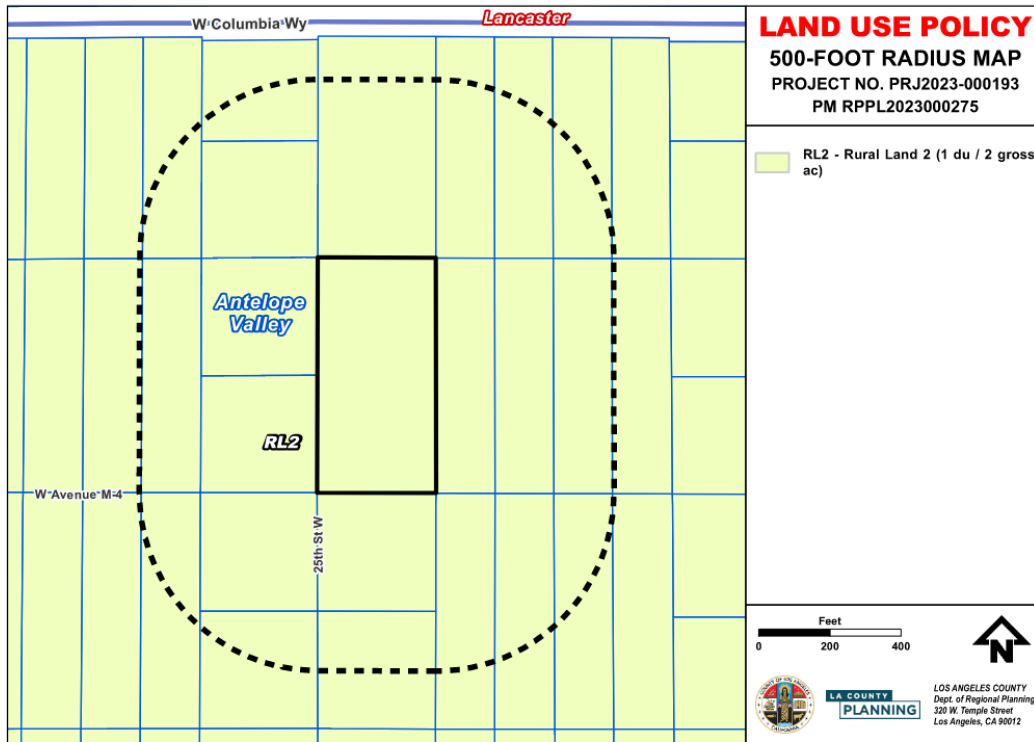
The proposed parcels will be accessible from Avenue M-4 and 25th Street West, which are private and future streets. Parcel No. 1 will be 2.51 gross (2.27 net) acres in size and Parcel No. 2 will be 2.52 gross (2.06 net) acres in size. No development is proposed for Parcel No. 1 at this time. There is a separate approval (RPPL2022011032) for a single-family residence (“SFR”) and ADU within the proposed boundaries of Parcel No. 2; however, there is no active construction at this time and is not within the scope of this subdivision. There is also a chain-link fence around the property perimeter that will remain. The fence must be a maximum of 3.5 feet in the front yard area of both parcels along Avenue M-4 and 25th Street West and a maximum of six feet high along the side and rear yard areas for both parcels. Currently, portions of the chain-link fence are over 3.5 feet in the 20-foot-wide front yard areas for both parcels. A condition of approval for the subdivision will require that the existing fencing be brought into compliance prior to final map recordation.

The applicant will be dedicating a 30-foot-wide portion of private and future street Avenue M-4 and a 32-foot-wide portion of private and future street 25th Street West as well as a 10-foot-wide slope easement along both street frontages to the satisfaction of the County Department of Public Works (“Public Works”) as a condition of this map. The applicant is requesting a waiver for street improvements along Avenue M-4 and 25th Street West. The Project does not include demolition, development, or grading.

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 Two Gross Acres)	A-2-2	Vacant Land
NORTH	RL2	A-2-2	Single-Family Residences, Vacant Land, Accessory Agricultural Use
EAST	RL2	A-2-2	Single-Family Residences, Vacant Land, Accessory Agricultural Use
SOUTH	RL2	A-2-2	Single-Family Residences, Vacant Land, Accessory Agricultural Use
WEST	RL2	A-2-2	Single-Family Residences, Vacant Land, Accessory Agricultural Use



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6009	A-2-2, Quartz Hill Zoned District	July 8, 1952

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2022011032	New Single-Family Residence and ADU	October 7, 2022
RTM-PM17363	Create Two Parcels	January 22, 1986, Expired

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the RL2 land use category of the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan, and is intended for single-family residences, equestrian and limited animal uses, and limited agricultural and related activities. This land use designation falls under “Rural Town Areas,” which is a part of the Area Plan’s Rural Preservation Strategy framework, supporting new residential development that is consistent with “various agricultural, equestrian, and animal-keeping uses where appropriate (Area Plan, Page 24).” The maximum density for RL2 is one residential unit per two gross acres of land. The Project Site is 5.03 gross (4.33 net) acres, yielding a maximum of three potential dwelling units. The Project will create two parcels but is not proposing new residential development as part of this subdivision (a separate application was filed and approved for an SFR and ADU). The existing uses are consistent with the land use category. Any future proposed development will need to comply with applicable County Code Title 22 (Planning and Zoning) requirements and development standards.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will result in the creation of two parcels with minimal visual impacts from private and future streets. The County Department of Public Health (“Public Health”) specified that parcels are suitable for a septic system and will be required to obtain an Onsite Wastewater Treatment System (“OWTS”) permit prior to any future installation. The Project is similar to the surrounding neighborhood, which consists mainly of agricultural and single-family residential development. The applicant will be dedicating 30 feet along private and future street Avenue M-4, and 32 feet along private and future street 25th Street West as well as a 10-foot-wide slope easement along both street frontages, as required by Public Works as a condition of this map. The Project Site meets the requirements per Chapter 21.32.050 (Minor Land Divisions-Requirements) and will not need to construct street improvements along Avenue M-4 and 25th Street West, which are currently unpaved private and future streets. The surrounding roads are in a similar

condition, and the existing systems and improvements adequately serve adjacent developed parcels. Therefore, Public Works is not requiring street improvements such as paving, sidewalks, and gutters. However, the County Department of Fire (“Fire”) does state that it is necessary to maintain the existing all-weather access which may require future paving.

C. Design Compatibility

The Project proposes to create one additional residential parcel for a total of two parcels that are zoned A-2-2 for low density residential uses in a rural area. The proposed plating is consistent with the neighborhood’s lot configuration of square-shaped lots fronting on private and future streets. Future proposed development will be subject to applicable development standards of Title 22 (Planning and Zoning) of the County Code and require a separate review and permit. Finally, all existing and future proposed development must comply with Chapter 22.80 (Rural Outdoor Lighting District).

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB330”) ACTS

The HAA applies to this Project. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government’s ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development’s, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact.

Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, one meeting will have occurred on the following dates:

- Regional Planning Commission Hearing held on August 14, 2024.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The proposed Project is required to comply with all applicable subdivision and zoning requirements.

The Project Site is zoned A-2-2, and pursuant to County Code Section 22.16.010 (Agricultural, Open Space, Resort and Recreation, And Watershed Zones – Purpose) is meant to “permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural activities and other such uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, outdoor recreational uses, and public and institutional facilities.” Parcel No. 1 will be 2.51 gross (2.27 net) acres in size and Parcel No. 2 will be 2.52 gross (2.06 net) acres size, meeting the gross acreage requirement of two gross acres.

The applicant is requesting a waiver for street improvements along Avenue M-4 and 25th Street West (which are unpaved private and future streets) pursuant to County Code Chapter 21.32 (Improvements). The surrounding roads are in a similar condition, and the existing systems and improvements adequately serve adjacent developed parcels. Therefore, Public Works is not requiring street improvements such as paving, sidewalks, and gutter.

However, Fire does state that it is necessary to maintain the existing all-weather access which may require future paving.

Consistency findings, including for the request to waive street improvements, can be found in the attached Findings (Exhibit C – Findings).

The Project is not subject to the IHO because the Project does not meet the density threshold of five units or more. A project subject to the IHO must meet certain applicability criteria. Depending on the submarket area, the project would then need to meet affordable housing requirements pursuant to a development agreement, specific plan, or local policy. In this case, the Project will result in the creation of one additional parcel and therefore would not meet the five-unit threshold with the potential future single-family residence.

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 the Subdivision Map Act (Government Code Sections 66474 and 66474.02) and is not required to provide improvements per County Code Chapter 21.32.050 (Minor Land Divisions-Requirements). The Tentative Map Findings with applicant's responses is attached (Exhibit D – Tentative Map Findings). Staff is of the opinion that the applicant has substantiated the requirements of the Subdivision Map Act and County Code.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for Categorical Exemption (Class 15 Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County Environmental Reporting Guidelines.

This Project qualifies as a Class 15 Minor Land Divisions Categorical Exemption on the basis that the Project involves subdividing four or fewer parcels, meeting the definition of a minor land division. Furthermore, the Project Site is designated as "urban" meeting Census Bureau (2016) thresholds. Additionally, the parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project does not require a variance or exceptions, and all public services and access are available. An environmental determination (Exhibit E – Environmental Determination) was issued for the Project. The Project Site fronts private and future streets, may be served by a private water company and can accommodate a septic system design requiring an OWTS Permit from Public Health prior to installation.

The Project Site is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain registered historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. Therefore, there are no exceptions to the exemption and therefore the Project is categorically exempt.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Subdivision Committee, comprised of the County Departments of Public Works, Fire, Parks and Recreation, and Public Health as well as LA County Planning, cleared Tentative Parcel Map No. 84008 dated August 9, 2023, and recommended the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations

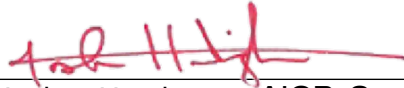
Staff has not received any comments at the time of report preparation.

C. Public Comments

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

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:

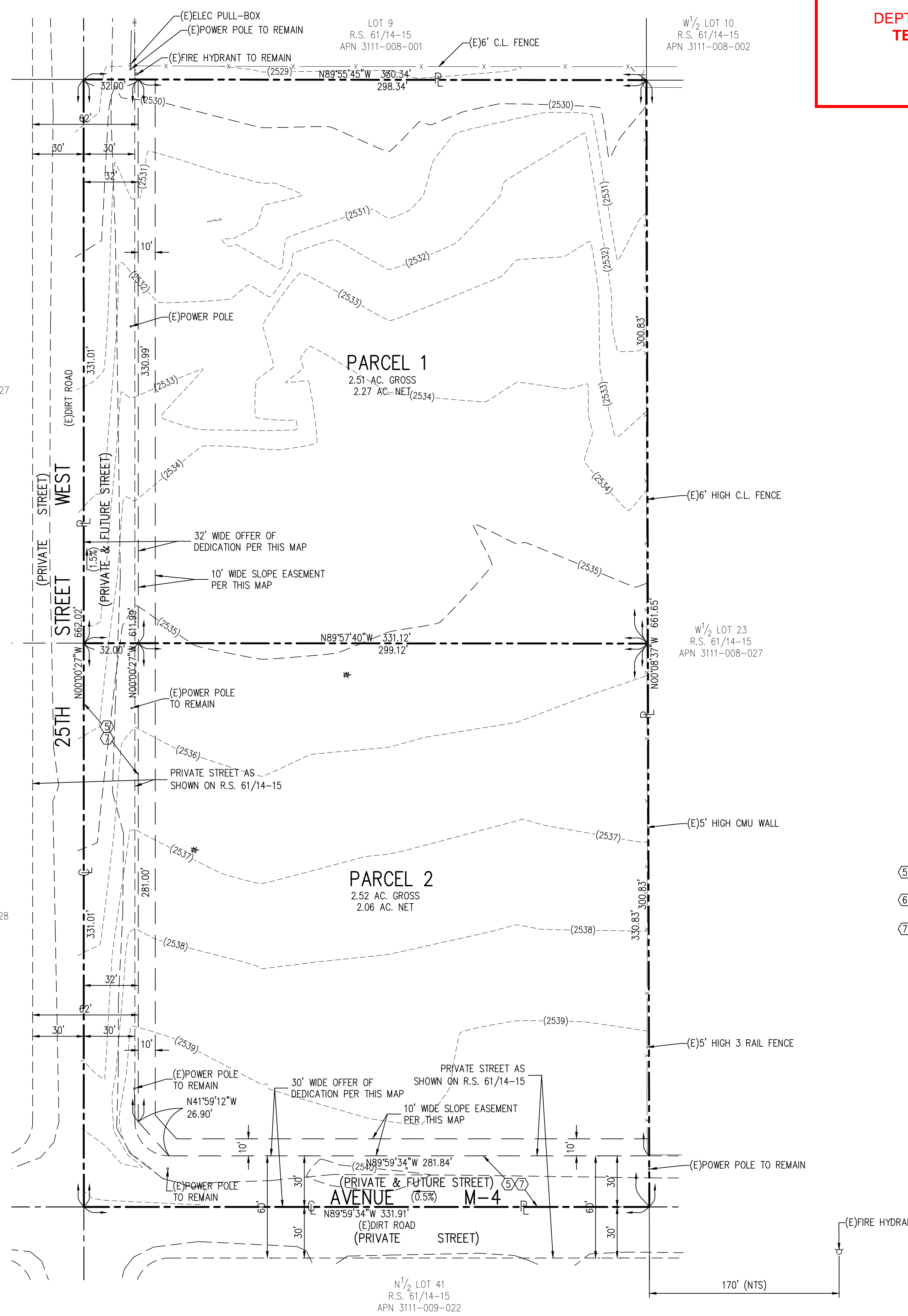


Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

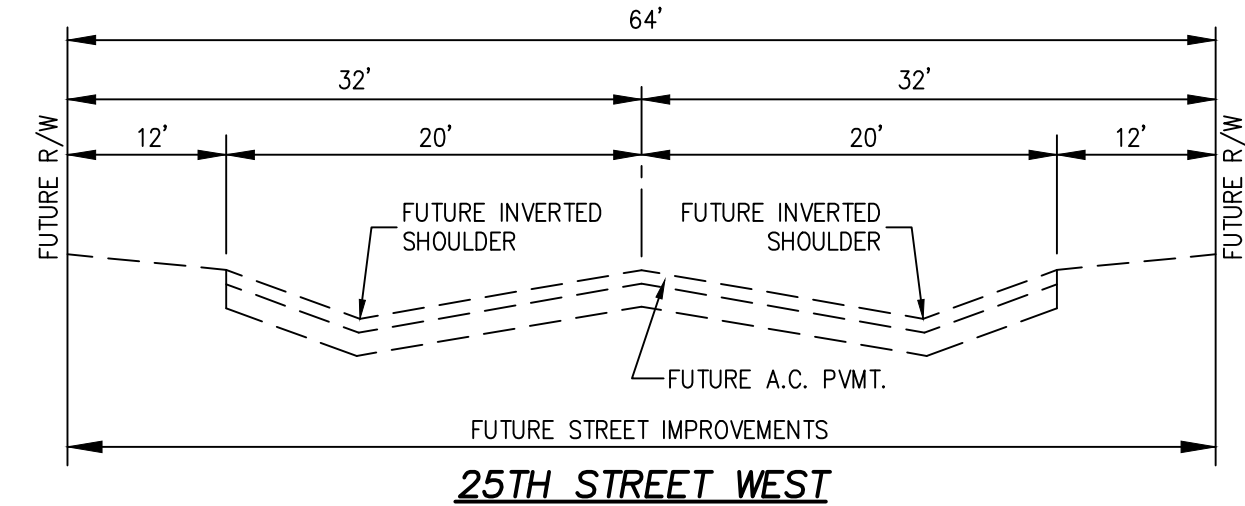
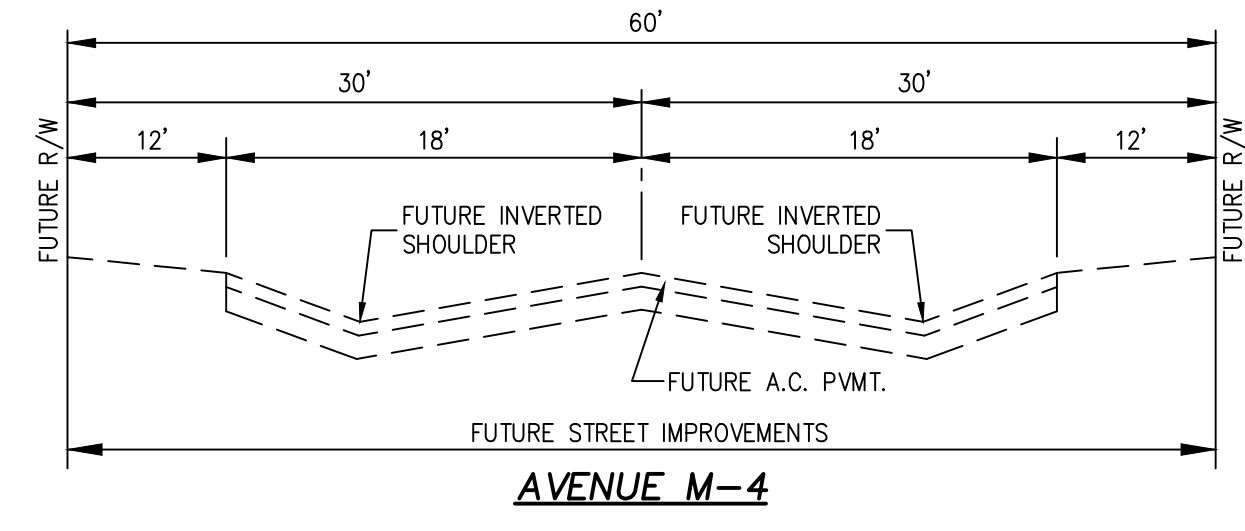
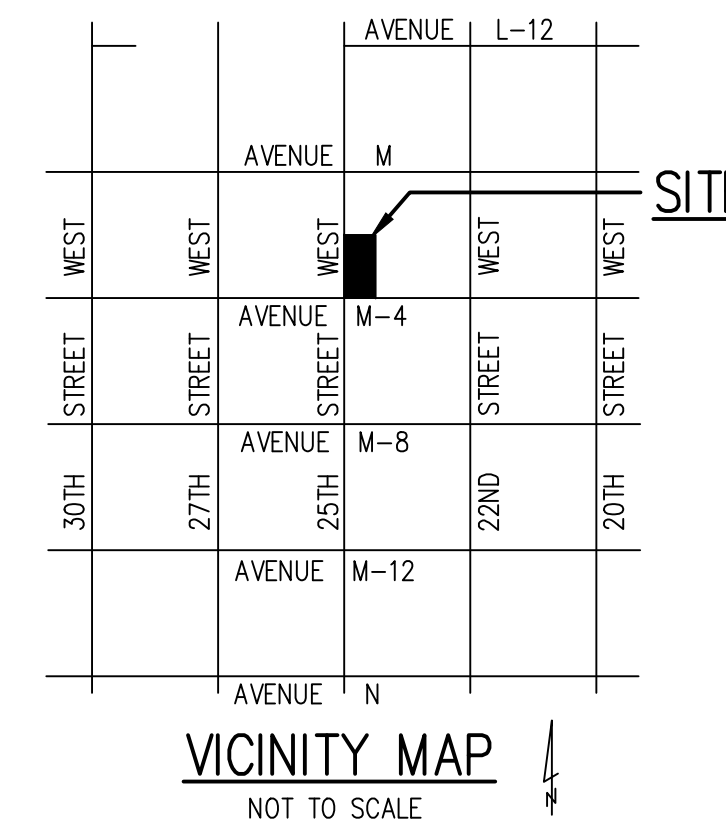
EXHIBIT A	Tentative Parcel Map No. 84008 dated August 9, 2023
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Tentative Map Findings
EXHIBIT F	Environmental Determination
EXHIBIT G	Photos

MINOR LAND DIVISION
 TENTATIVE PARCEL MAP NO. 84008
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



RECEIVED 8/9/23
 DEPT OF REGIONAL PLANNING
 TENTATIVE MAP PM84008

BENCH MARK: L 5604
 ELEV. 2523.187
 L&T IN N CB @ BCR NW COR
 AVE M & 22ND ST W 46' W &
 37' N/O C/L INT
 NAVD 88 DATUM
 BASELINE 2010 (2010 ADJUSTMENT)



APPLICANT
 CARLOS CONSTRUCTION, INC.
 13806 MAYPORT AVENUE
 NORWALK, CA. 90650

PROJECT DATA
 A.P.N. 3111-008-028
 LAND AREA 5.03 AC. GROSS
 ZONING A-2-2 (HEAVY AGRICULTURAL/2 AC. MIN)
 LAND USE POLICY RL-2 (1 D.U. PER 2 GR. AC.)
 INTENDED USE SINGLE FAMILY RESIDENTIAL HOUSING
 WATER WHITE FENCE FARMS
 SEWER PRIVATE (SEPTIC)
 ACCESS EXISTING DIRT ROADS
 ADDRESSES NONE ASSIGNED

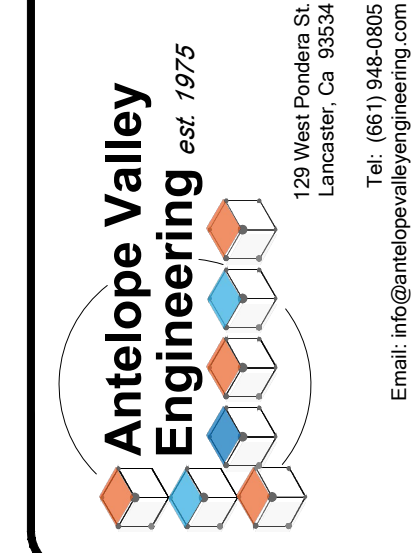
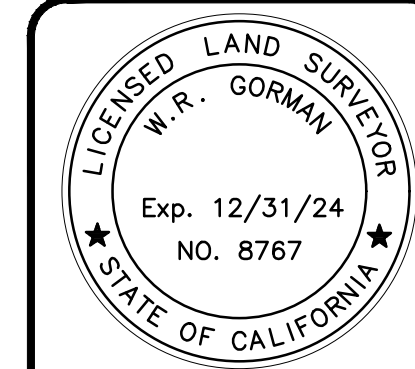
LEGAL DESCRIPTION
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 24 AS SHOWN ON A RECORD OF SURVEY MAP OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN: 3111-008-028

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°51'50"W FOR THE CENTERLINE OF AVENUE M BETWEEN 20TH STREET EAST AND 25TH STREET WEST, AS SHOWN AS S89°51'50"E ON RECORD OF SURVEY MAP FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS.

- NOTES**
- NO MONUMENTS HAVE BEEN PLACED OR ARE TO BE PLACED AS PART OF THE TENTATIVE MAP. REQUIRED MONUMENTS SHALL BE SET PRIOR TO FINAL MAP RECORDATION.
 - NET AREAS INCLUDE SLOPE EASEMENTS BUT EXCLUDE STREET OFFERS OF DEDICATION.
 - NO DEVELOPMENT IS PROPOSED AS A PART OF THIS LAND DIVISION.
 - NO PUBLIC IMPROVEMENTS ARE PROPOSED AS A PART OF THIS LAND DIVISION.
 - EXISTING DIRT ROADS TO BE USED FOR ALL WEATHER ACCESS. A FIRE ACCESS LETTER CERTIFYING THAT THE DIRT ROADS CAN SUPPORT A FIRE APPARATUS VEHICLE WILL BE PROVIDED UPON REQUEST.

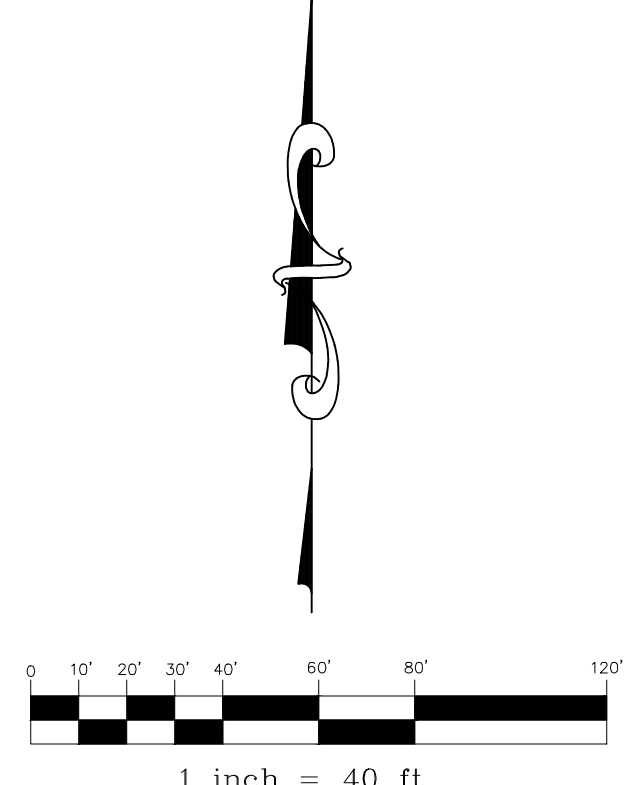
- EXISTING EASEMENTS**
- PRIVATE STREETS PER RECORD OF SURVEY FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS. 25TH STREET WEST & AVENUE M-4. TO REMAIN.
 - COVENANTS, CONDITIONS & RESTRICTIONS PER DOCUMENT RECORDED 10/14/48 IN BOOK 28408, PAGE 328 OF OFFICIAL RECORDS. NOTHING PLOTTED. TO REMAIN.
 - EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINES PER DOCUMENT RECORDED 2/24/49 AS INSTRUMENT NO. 1671 IN BOOK 28408, PAGE 328 OF OFFICIAL RECORDS. EASEMENTS ARE LOCATED WITHIN THE PRIVATE STREETS. TO REMAIN.
- NOTE: THERE ARE NO EXISTING ONSITE PUBLIC OR PRIVATE EASEMENTS

THIS MAP PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:
 W.R. GORMAN 3/1/23
 W.R. GORMAN DATE
 L.S. 8767 EXP. 12/31/2024



REQUEST FOR WAIVER OF STREET IMPROVEMENTS

REQUESTING WAIVER FOR THE INSTALLATION OF STREET IMPROVEMENTS AS REQUIRED FOR SUBDIVISIONS WHERE THE PARCELS ARE LESS THAN 5 ACRES. THE PARCEL SIZES SHOWN ON THIS MAP ARE CONSISTENT WITH THE SURROUNDING AREA AND NO STREETS WITHIN THE AREA ARE IMPROVED. THE EXISTING DIRT ROADS WILL SATISFY THE FIRE DEPARTMENT'S REQUIREMENT FOR 'ALL WEATHER ACCESS' FOR RESIDENTIAL STREETS UPON THE ISSUANCE OF AN 'ENGINEER'S CERTIFICATE OF ACCESS'.



DRAWN:	RG
DATE:	2/28/23
JOB No.:	22040
SHEET:	1
OF	1 SHEETS

F:\PROJECTS\22040\DWG\TPM\22040_TPM & LANDUSE.DWG Plot Date: 3/1/2023 By: Randy Dornon Last Saved: 8/28/2023



PROJECT NUMBER PRJ2023-000193-(5)
HEARING DATE August 14, 2024
REQUESTED ENTITLEMENT(S)
Tentative Parcel Map No. 84008
(RPPL2023000275)

PROJECT SUMMARY

OWNER / APPLICANT

Carlos Torres/Randy Gorman

MAP/EXHIBIT DATE

August 9, 2023

PROJECT OVERVIEW

Tentative Parcel Map No. 84008 is a request to create two parcels on 5.03 gross (4.33 net) acres. The project site is currently vacant. No development is proposed for Parcel No. 1 at this time. There is a separate approval for a single-family residence and accessory dwelling unit within the proposed boundaries of Parcel No. 2; however, that is not part of the project scope of this project, and there is no active construction at this time. The project does not include demolition, development, or grading. Street improvements are also not required.

LOCATION

Northeast corner of West Avenue M-4 and 25th Street West, Lancaster

ACCESS

West Avenue M-4 and 25th Street West

ASSESSORS PARCEL NUMBER

3111-008-028

SITE AREA

5.03 Gross (4.33 Net) Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

LAND USE DESIGNATION

RL2 (Rural Land 2-One Dwelling Unit per Two Gross Acres)

ZONE

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

PROPOSED LOTS

2

MAX DENSITY LOTS/UNITS

3

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Antelope Valley Area Plan
 - Satisfaction of the following portions of Title 21 and 22 of the County Code:
 - Section 21.32.050 (Minor Land Divisions-Requirements)
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.16.050 (Development Standards for A-1 and A-2)
-

CASE PLANNER:

Michelle Lynch, Senior Planner

PHONE NUMBER:

(213) 893-7005

E-MAIL ADDRESS:

mlynch@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-000193-(5),
TENTATIVE PARCEL MAP NO. 84008 (RPPL2023000275)

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on August 14, 2024 in the matter of Project No. PRJ2023-000193-(5), Tentative Parcel Map No. 84008 (RPPL2023000275) (“PM84008”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The subdivider, Carlos Torres ("subdivider"), requests PM84008 to create two parcels on 5.03 gross (4.33 net) acres (“Project”) on a property located at the northeast corner of W Avenue M-4 and 25th Street West in the unincorporated community Quartz Hill within the Antelope Valley Planning Area ("Project Site") pursuant to County Code Chapters 21.48 (Minor Land Divisions) and 21.32 (Improvements).
4. **ENTITLEMENT(S) REQUESTOR.** Unless otherwise apparent from the context, the subdivider or successor in interest (“subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LAND USE DESIGNATION** The Project Site is located within the RL2 (Rural Land 2 – Up to One Dwelling Unit Per Two Gross Acres) land use designation of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Quartz Hill Zoned District and is currently zoned A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area). Parcels zoned A-2-2 are intended to accommodate agricultural uses, as well as low-density single-family residential and may allow Accessory Dwelling Units (“ADU”) pursuant to County and state law.
7. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2	A-2-2	Single-Family Residences, Vacant Land, Accessory Agricultural Use
EAST	RL2	A-2-2	Single-Family Residences, Vacant

			Land, Accessory Agricultural Use
SOUTH	RL2	A-2-2	Single-Family Residences, Vacant Land, Accessory Agricultural Use
WEST	RL2	A-2-2	Single-Family Residences, Vacant Land, Accessory Agricultural Use

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 5.03 gross (4.33 net) acres in size and consists of one legal parcel. The Project Site is rectangular in shape with a relatively flat topography and is vacant. There is an existing chain-link fence that will remain around the property perimeter. The chain-link fence will need to be brought into compliance, and no higher than 3.5 feet along the front yard areas, as a condition of approval.

B. Site Access

The Project Site is accessible via W Avenue M-4, a 62-foot wide private and future street, and 25th Street West, a 60-foot wide private and future street. Primary access to the Project Site will be via Avenue M-4 and 25th Street West.

C. Tentative Map

PM84008 dated August 9, 2023, depicts two single-family parcels. Parcel No. 1 is proposed to be 2.51 gross (2.27 net) acres and a square shape lot 298.34 feet wide by 300.83 feet long, with access via 25th Street West, a 62-foot wide private and future street. A 32-foot street dedication is depicted for 25th Street West. Parcel No. 2 is accessible via 25th Street West and Avenue M-4, a private and future street, 2.52 gross (2.06 net) acres and a square shaped lot 299.12 ft wide by 300.83 feet long, a 60-foot wide private and future street. A 30-foot wide dedication is indicated from Avenue M-4 and a 10-foot-wide slope easement along both street frontages in a rural cross-section design.

D. Affordable Housing

The Project is not providing an affordable housing component. The Project is not subject to the Inclusionary Housing Ordinance (“IHO”), as it does not propose more than five dwelling units and therefore does not meet the required minimum threshold.

9. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") qualifies for Categorical Exemption (Class 15, Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County Environmental Reporting Guidelines.

This Project qualifies as a Class 15 Minor Land Divisions Categorical Exemption on the basis that the Project involves subdividing four or fewer parcels, meeting the definition of a minor land division. Furthermore, the Project Site is designated as "urban," per the Census Bureau's (2016) thresholds. Additionally, the parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts private and future streets, may be served by a private water company and can accommodate a septic system design requiring an Onsite Wastewater Treatment System ("OWTS") Permit from County Department of Public Health ("Public Health") prior to installation.

The Project Site is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain registered historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. Therefore, there are no exceptions to the exemption and therefore the Project is categorically exempt.

10. COMMUNITY OUTREACH. Prior to the Commission's public hearing on the Project, the Subdivider did not perform any public outreach.

11. PUBLIC COMMENTS. Prior to the publication of the report to the Commission, LA County Planning Staff had not received public comments.

12. AGENCY RECOMMENDATIONS.

Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation, and Public Health: Recommended clearance to public hearing with conditions regarding Tentative Parcel Map No. 84008 dated August 9, 2023.

13. LEGAL NOTIFICATION. Pursuant to Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing by mail, newspaper (The Antelope Valley Press) and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On June 27, 2024, Staff mailed a total of 83 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan and the General Plan. The Project is located within the RL2 land use category of the Area Plan and is intended for agricultural, equestrian and low-density housing categories. The maximum density for RL2 is one residential unit per two gross acres of land. The Project Site is 5.03 gross (4.33 net) acres, yielding a maximum of three potential dwelling units. The Project will create two lots and is not proposing to construct units as part of the subdivision. The Project is therefore consistent with the Area Plan maximum density for the Project Site.

15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the Area Plan and General Plan:

- *Area Plan Policy LU 1.2: Limit the amount of potential development in rural preserve areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.*
- *Area Plan Policy LU 1.3: Maintain the majority of the unincorporated Antelope Valley as Rural Land, allowing for agriculture, equestrian and animal-keeping uses, and single-family homes on large lots.*
- *General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and [Significant Ecological Areas (“SEAs”)].*

The Project is proposed in an area that allows for single-family homes on large lots. Any future development will allow one dwelling unit per two acres as long as it is consistent with the existing community character and allows for various agricultural, equestrian and low-density development, which is similar residential development surrounding the Project Site. Furthermore, the Project falls in line with this intent as future development will be limited to low density residential.

The Project will result in the creation of two large lots that are each more than two acres in size, and appropriate for single-family residences and accessory uses as well as agricultural, equestrian, and animal-keeping uses.

The Project Site is not located within an SEA, Very High Fire Hazard Severity Zone (“VHFHSZ”), Flood Zone, Hillside Management Area, landside or liquefaction zone, or Fault Trace area and no natural resources exist on Project Site.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-2 zoning classification as low-density residential is permitted in such zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-2).

17. **AREA.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (required Area and Width). The Project Site consists of 5.03 gross acres (4.33 net acres). Parcel No. 1 will be 2.51 gross acres (2

.27 net acres) and Parcel No. 2 will be 2.52 gross acres (2.06 net acres) in size, which are consistent with the two acres minimum lot size requirements of the A-2-2 Zone.

18. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.16.050 (Development Standards for Zones A-1 and A-2). While the subdivision does not propose development, the applicable yard setback requirements for development in the A-2 zone are as follows:

- Front yard setback minimum is 20 feet.
- Rear yard setback minimum is 15 feet.
- Side yard setback minimum is five feet.

19. **FENCES AND WALLS.** The Commission finds that the Project as conditioned is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls), which allow a maximum of six-foot-high walls and fences in the side and rear yard areas within the A-2-2 Zone, and 3.5-foot-high walls and fences in the front yard setback. There is an existing chain-link fence that will remain around the rest of the property perimeter. Currently, portions of the chain-link fence in the front yard area are taller than the required 3.5 feet high on both parcels. The Project will be required to bring front yard fence height in compliance with the County Code as a condition of approval prior to final map recordation. Any future residential development will also need to comply with this requirement.

20. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.48.040 (Items Required for Parcel Maps). No grading is proposed as part of this Project.

21. **STREET FRONTAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.24.300 (Minimum Frontage). The lot frontage at the right-of-way line shall be at least 40 feet or more and equal to or greater than the average lot width. Each parcel meets the required frontage for lots per Section 21.24.290 (Frontage for Lots) as both parcels are directly accessed from either 25th Street West or Avenue M-4 at the right-of-way which is equal to or greater than the average lot width which is more than 50 feet for each parcel as noted per 22.24.300 (minimum Frontage). Parcel No. 1 will front private and future streets on 25th Street West has a total frontage of 330.99 feet and Parcel No. 2 that fronts Avenue M-4 has a total frontage of 299.12 feet.

22. **RURAL OUTDOOR LIGHTING.** The Commission finds that the Project is consistent with the standards in Chapter 22.80 (Rural Outdoor Lighting District). No new development is proposed at this time. Any future residential development will need to comply with this requirement.

23. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which requires that one tree be planted for every 25 feet of street frontage. A total of 36 trees will be planted along the 892-foot-wide frontage in compliance with this requirement. Parcel No

. 1 will require a minimum of 13 trees and Parcel No. 2 will require a minimum of 23 tree within the front yard area.

24. **IMPROVEMENTS.** The Commission finds that the Project complies with the applicable requirements of County Code Section 21.32.050 (Minor Land Divisions-Requirements). Improvements are not required as a condition of approval when the existing systems and improvements adequately serve developed parcels. Access is provided by private and future streets that must provide all weather access (and may require paving) pursuant to Fire.

25. **INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from the IHO because the Project does not meet the minimum baseline unit requirement of five units.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

26. **The Commission finds that the map is consistent with the goals and policies of the Area Plan and General Plan.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the Project Site land use designation is RL2. New residential development is supported here so long as it is consistent with the existing community character and allows for various agricultural, equestrian, and animal-keeping uses. This Project falls in line with this intent as the Project Site is low-density residential. No new development is proposed as part of this subdivision. The Project's density is consistent with its RL2 land use designation, which allows up to three primary dwelling units on the Project Site and is intended for a variety of residential and agricultural uses. The two single-family parcels will each both be more than two gross acres in size. Furthermore, the Project Site is not located in a VHFHSZ, Flood Zone, Hillside Management Area, landside or liquefaction zone, Fault Trace area, or SEA.

27. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the Area Plan and General Plan.** The Commission finds that the subdivision is located in an area that supports new residential development and other agricultural, equestrian, and animal-keeping activities. The Project Site fronts on private and future streets, may be served by a private water company, and can each accommodate a septic system design requiring an OWTS Permit from Public Health prior to installation.

28. **The Commission finds that the site is physically suitable for the type of development.** The Project would subdivide 5.03 gross (4.33 net) acres into two single-family parcels that comply with applicable development standards for minimum lot size, and average lot width requirements. Additionally, the Project includes the dedication of a 30-foot-wide portion of the private and future street along Avenue M-4, and a 32-foot-wide portion of the private and future street along 25th Street West as well as proposing a 10-foot-wide slope easement along both street frontages to the satisfaction of Public Works as a condition of approval of this subdivision. Furthermore, the existing systems and improvements adequately serve adjacent developed parcels pursuant to County Code Section 21.32.050 (Minor Division – Requirements

29. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is physically flat, has little to no vegetation, contains no significant resources, and meets the minimum required lot area for development. Any future proposed development will need to comply with applicable County Code Title 22 (Planning and Zoning) requirements and development standards.
30. **The Commission finds the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** There is no proposed development for the parcels as part of the subdivision. The Project Site contains no trees; is located in an urban area as designated by the Census Bureau (2016); is not located within an adopted SEA; and will not affect natural resources, stream courses, or high value riparian habitat.
31. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal (septic), storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval, as considered, and cleared by the County Subdivision Committee. Public Health specified that parcels are suitable for a septic system and will be required to obtain an OWTS permit prior to any future installation.
32. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the tentative map provides adequate protection for any such easements. The subdivider will be dedicating a 30-foot-wide portion of the private and future street along Avenue M-4, and a 32-foot-wide portion of the private and future street along 25th Street West, as well as 10-foot-wide slope easements along both street frontages, to the satisfaction of Public Works as a condition of approval of this subdivision. The proposed improvements adequately serve adjacent developed parcels pursuant to County Code Section 21.32.050 (Minor Division – Requirements). Access is provided by private and future streets that must provide all weather access and may require paving, if needed.

ENVIRONMENTAL FINDINGS

33. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines. This Project qualifies as a Class 15 Minor Land Divisions Categorical Exemption on the basis that the Project involves subdividing four or fewer parcels, meeting the definition of a minor land division. Furthermore, although the Project Site is designated as “urban” meeting Census Bureau (2016) thresholds. Additionally, the parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts private and future streets, may be served by a private water company and can accommodate a septic system design requiring an OWTS Permit from Public Health prior to installation.

The Project Site is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain

registered historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. Therefore, there are no exceptions to the exemption and therefore the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

34. HOUSING ACCOUNTABILITY ACT. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

35. PUBLIC MEETINGS. The Commission finds that pursuant to SB 330, the number of publicly held meetings since January 1, 2020 do not exceed the five-meeting limit. One meeting occurred on the following date:

- Commission Hearing held on August 14, 2024.

36. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the Antelope Valley Area Plan and General Plan.
- C. The site is physically suitable for the type of development since the Project complies with all development standards of the A-2-2 zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed A-2-2 zoning.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. The site will not need to construct street improvements as determined by Public Works as the existing systems and improvements adequately serve adjacent developed parcels.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15315 (Class 15, Minor Land Divisions categorical exemption); and
2. Approves **TENTATIVE PARCEL MAP NO. 84008 (RPPL2023000275)**, subject to the attached conditions.

ACTION DATE: August 14, 2024

JSH:EGA:ML
07/31/2024

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-000193-(5)
TENTATIVE PARCEL MAP NO. 84008 (RPPL2023000275)**

PROJECT DESCRIPTION

Tentative Parcel Map No. 84008 dated August 9, 2023, is a request to create two single-family parcels on 5.03 gross (4.33 net) acres ("Project"). There is no proposed development as part of this subdivision. The Project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Subdivider" 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 Subdivider, and the owner of the subject property if other than the Subdivider, 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. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider 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 subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$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 the Subdivider or the Subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required 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.
 - B. At the sole discretion of the Subdivider, 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 Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Tentative Parcel Map No. 84008 shall expire August 14, 2026.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
 8. 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 Subdivider 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 Subdivider from compliance with these conditions and applicable regulations.
 9. If 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 Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
 10. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.264 of the County Code. The Subdivider shall pay the fees in effect at the time of payment, pursuant to Chapter 22.264. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

11. 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.
12. 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 (“Fire”).
13. All development pursuant to this grant shall conform with the requirements of County Public Works (“Public Works”) to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) 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 Tentative Map, or an approved Amendment Map.
15. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. 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. In the event of graffiti or other extraneous markings occurring, the Subdivider 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.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

16. This grant shall authorize the creation of two single-family parcels, as depicted on the Tentative Parcel Map No. 84008 dated August 9, 2023.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports for Tentative Parcel Map dated August 9, 2023 consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Grading

18. No grading is permitted as part of this approval.

Street Frontage

19. The Subdivider shall provide at least 40 feet of street frontage for both parcels (Parcel No. 1 and Parcel No. 2) on the private and future streets.

PRIOR TO RECORDATION OF A FINAL MAP

Tree Planting

20. The Subdivider shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval, depicting the planting location, size and species of the 36 new, non-invasive tree plantings required by this grant. For Parcel No. 1, based on the street frontage, a minimum of 13 trees will be required within the front yard area, if not already existing. For Parcel No. 2, a minimum of 23 trees will be required if not already existing. A total of 36 trees will be provided for the total street frontage of 892 feet. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.
21. Fences and walls shall be modified to 3.5 feet within the front yard setback area and may not exceed six feet within the side and rear yard areas. The Subdivider shall provide proof of compliance prior to final map recordation.

OTHER CONDITIONS

22. A final parcel map is required. A parcel map waiver is not allowed.

Attachments:

Exhibit D-1 Department Conditions

The following report consisting of 9 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, Undergrounding 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.

8. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
9. Grant ingress/egress and utility easements to the public over the private and future or future streets.
10. 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.
11. 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.
13. 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 Justin Soo Hoo


Phone (626) 458-4921

Date 09-05-2023

pm84008-Rev1-RPPL2023000275



1. Approval of this map pertaining to grading is recommended (No Grading is proposed).


Name David Esfandi Date 08/16/2023 Phone (626) 458-7130
C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 84008.doc



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

PARCEL NO.: 084008

TENTATIVE MAP DATE: 08/09/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with the following conditions. There are no new improvements proposed.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Pay the Antelope Valley Drainage Area Fee. The fee is to be based upon the fee rate in effect at the time of recordation. The current fees are according to the following schedule and are subject to change:
 - \$7,712 per lot (single-family residential)
 - \$38,540 per acre (commercial, manufacturing, or industrial)
 - \$3,858 per unit (condos and apartments).

Review by:  Date: 08/10/2023 Phone: (626) 458-4921
Alex Mikhailpoor

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW
SHEET

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	84008	Tentative Parcel Map Dated	08/09/2023	Parent Tract	---
Grading By Subdivider?	[N] (Y or N)	Location	Palmdale	APN	3111-008-028
Geologist	---	Subdivider	Carlos Construction, Inc.		
Soils Engineer	---	Engineer/Arch.	Antelope Valley Engineering		

Review No. 2:

Geologic Report(s) Dated: ---

Soils Engineering Report(s) Dated: ---

Geotechnical Report(s) Dated: ---

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) 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>.

Prepared by

Hailey Ndubizu
Geotechnical Section



Phuong Schmit-Kallas
Geology Section

Date 08/23/2023

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.

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

1. Make an offer of Private and Future right of way 32 feet from centerline on 25th Street West.
2. Make an offer of Private and Future right of way 30 feet from centerline on Avenue M-4.
3. Provide 10 feet slope easement for all the Private and Future streets to the satisfaction of Public Works.



Prepared by Sam Richards
Pm84008r-rev1.

Phone (626) 458-4921

Date 08-29-2023




**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 84008

TENTATIVE MAP DATED 08-09-2023

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 or email Land Use Program at (626)430-5380 or dlanduse@ph.lacounty.gov for additional information and requirements.

Prepared by Justin Dulay
PM84008-rev1 

Phone (626) 458-4921

Date 08-24-2023

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

PARCEL MAP NO. 84008(Rev)

TENTATIVE MAP DATED 08-09-2023

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.



Prepared by Sam Richards
pm84008w-rev1.doc

Phone (626) 458-4921

Date 08-29-2023

**LOS ANGELES COUNTY PUBLIC WORKS
TRAFFIC SAFETY AND MOBILITY DIVISION
DEVELOPMENT REVIEW - STREET LIGHTING REQUIREMENTS**

Date: 8/24/2023

TO: Aracely Lasso
Project Entitlements and CEQA Section
Land Development Division

Attention Jose Cruz

FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division

Prepared by Sergio Chavez

STREET LIGHTING REQUIREMENTS

RPPL2023000275 APN: 3111-008-028 PM84008

- Project is located within County Lighting Maintenance District 1687 (CLMD 1687) and annexation is not required.
- Provide streetlights on concrete poles with underground wiring on all streets and highways within TR/PM/L - _____ and around to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
-
- Provide streetlight(s) on concrete pole(s) with underground wiring along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlight(s) shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
-
- Provide streetlights on concrete poles with underground wiring on non-gated "private and public future" street(s) along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
-
- Provide streetlights on concrete poles with underground wiring on gated "private and future" street(s) _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.
-
- New streetlights are not required.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

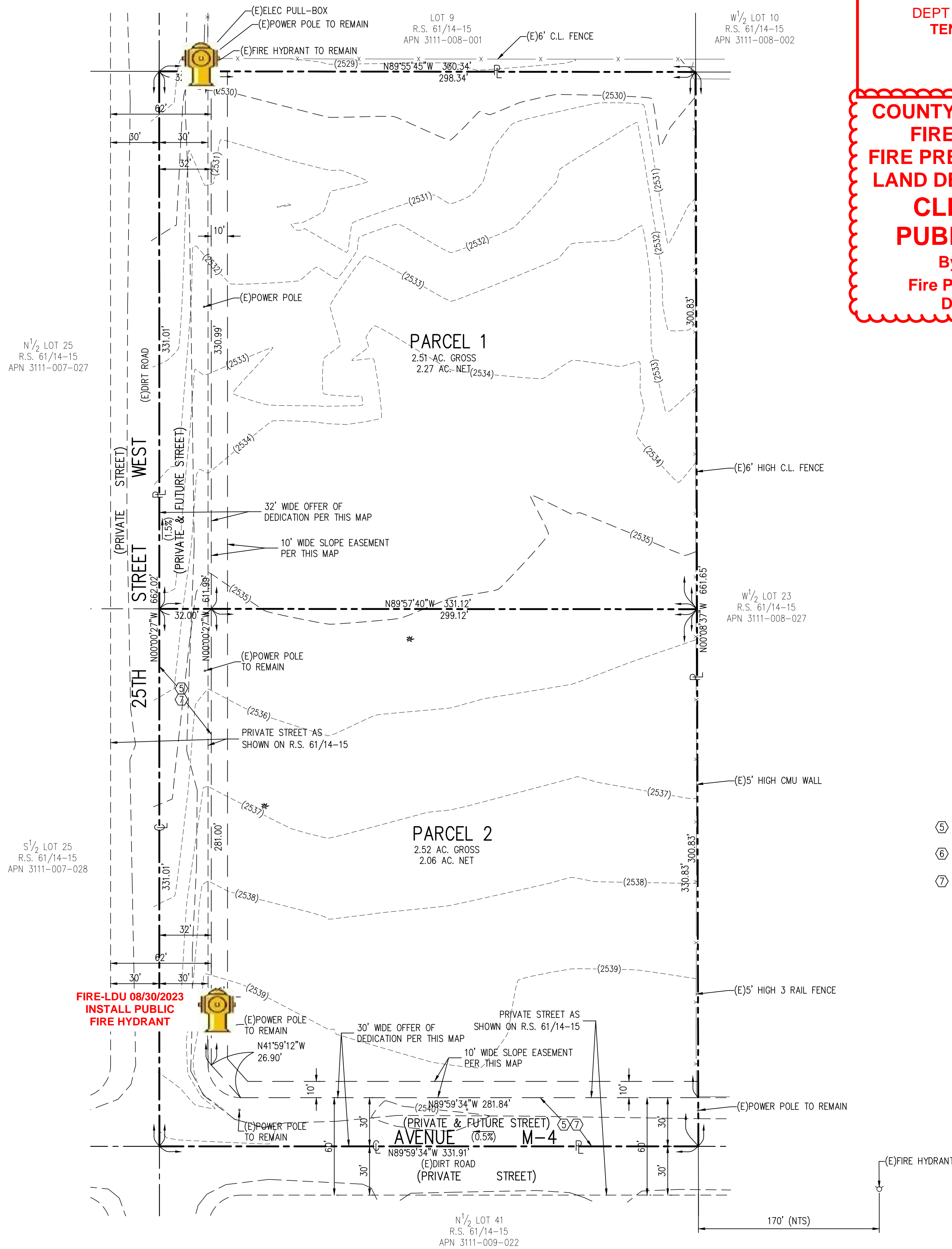
Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023000275 PROJECT NUMBER: PM84008
CITY/COMMUNITY: White Fence Farms STATUS: Cleared
PROJECT ADDRESS: 0 Vac/Ave M4/Cor 25th Street W DATE: 08/30/2023
Palmdale, CA 93551

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation.
2. Prior Final Map recordation, provide written verification stating the required public fire hydrants have been bonded for in lieu of installation. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan plan number.
3. A digital copy of the Water Plans for the required public fire hydrant shall be submitted to the Fire Department's Land Development Unit for review and approval. Compliance is required prior to project construction. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development-Water Plan & System Review.
4. Access shall comply with Section 503 of the County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
5. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
8. The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 GPM at 20 psi residual pressure for 1 hour with one public fire hydrant flowing. Any single-family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
9. The required fire flow for the public fire hydrants for one and two family dwellings, and Group R-3 buildings not located in a fire hazard zone may be reduced to a minimum of 500 gallons per minute once detailed information on the future residential structures is provided to the Fire Department prior to building permit issuance.
10. Install 1 public fire hydrant as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4

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



RECEIVED 8/9/23
DEPT OF REGIONAL PLANNING
TENTATIVE MAP PM84008

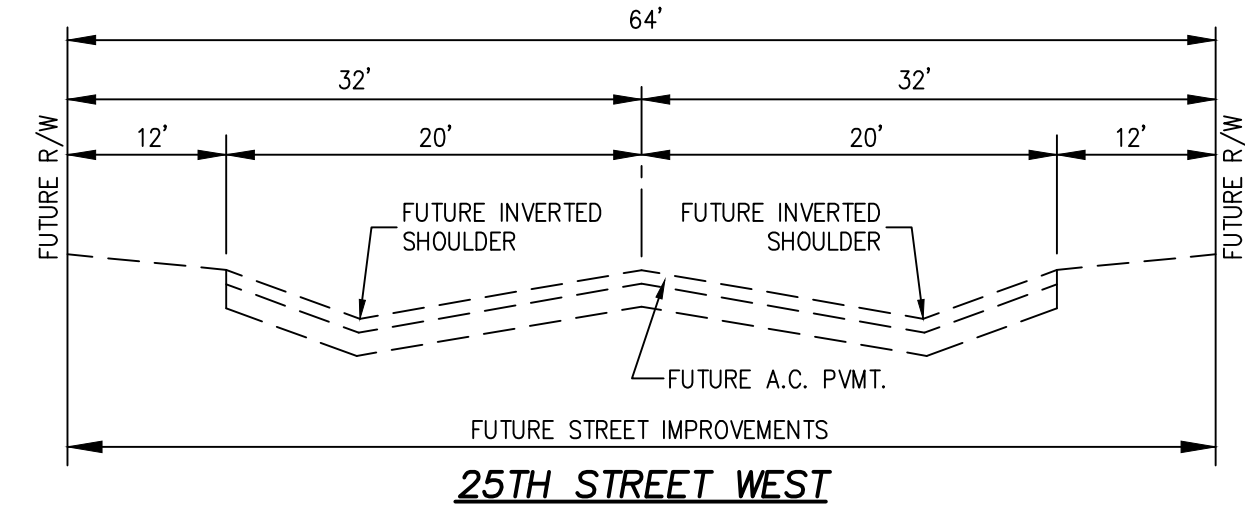
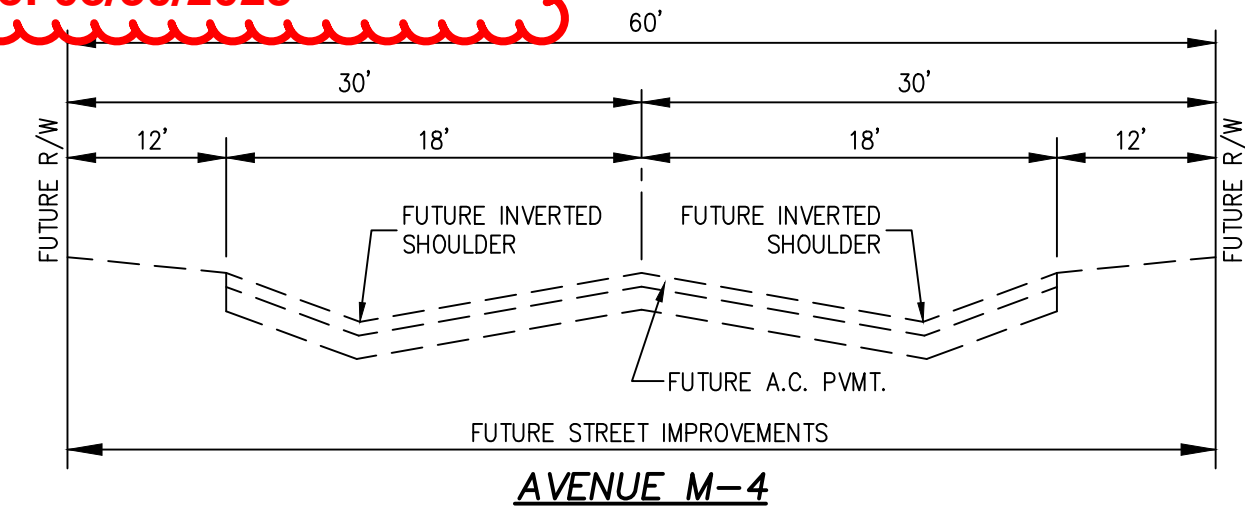
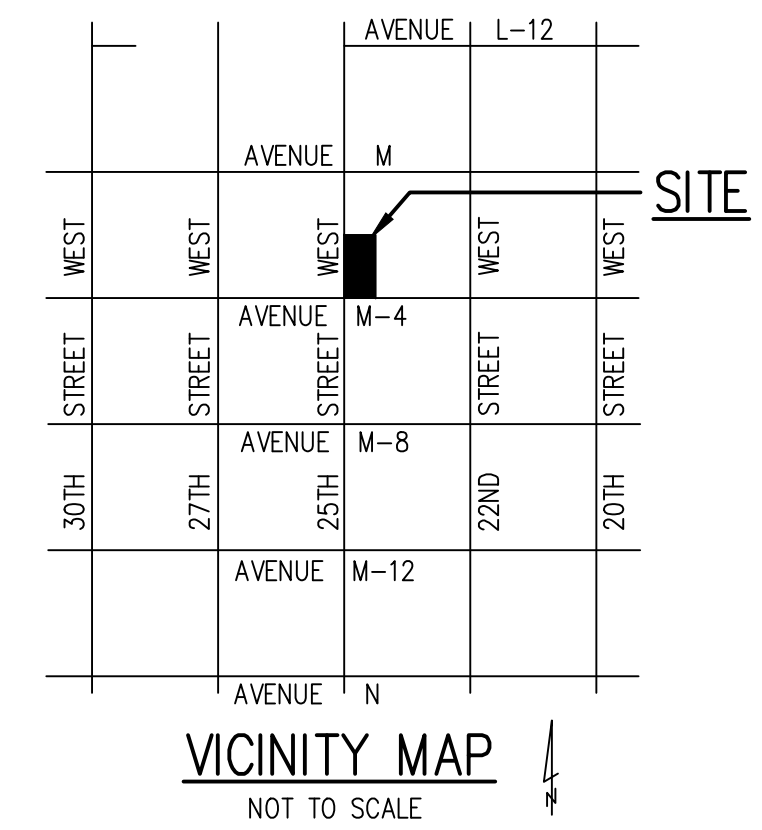
**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING**

By: Wally Collins
Fire Prevention Engineer
Date: 08/30/2023

**BENCH MARK: L 5604
ELEV. 2523.187**

L&T IN N CB @ BCR NW COR
AVE M & 22ND ST W 46' W &
37' N/O C/L INT

NAVD 88 DATUM
BASELINE 2010 (2010 ADJUSTMENT)



- EXISTING EASEMENTS**
- ⑤ PRIVATE STREETS PER RECORD OF SURVEY FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS. 25TH STREET WEST & AVENUE M-4. TO REMAIN.
 - ⑥ COVENANTS, CONDITIONS & RESTRICTIONS PER DOCUMENT RECORDED 10/14/48 IN BOOK 28408, PAGE 328 OF OFFICIAL RECORDS. NOTHING PLOTTED. TO REMAIN.
 - ⑦ EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINES PER DOCUMENT RECORDED 2/24/49 AS INSTRUMENT NO. 1671 IN BOOK 28408, PAGE 328 OF OFFICIAL RECORDS. EASEMENTS ARE LOCATED WITHIN THE PRIVATE STREETS. TO REMAIN.
- NOTE: THERE ARE NO EXISTING ONSITE PUBLIC OR PRIVATE EASEMENTS

**FIRE HYDRANT REQUIREMENTS
INSTALL 1 PUBLIC
6"x4"x 2 1/2" FIRE HYDRANT
Conforming to American Waterworks
Association Standard C503**

**PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR**

REQUEST FOR WAIVER OF STREET IMPROVEMENTS

REQUESTING WAIVER FOR THE INSTALLATION OF STREET IMPROVEMENTS AS REQUIRED FOR SUBDIVISIONS WHERE THE PARCELS ARE LESS THAN 5 ACRES. THE PARCEL SIZES SHOWN ON THIS MAP ARE CONSISTENT WITH THE SURROUNDING AREA AND NO STREETS WITHIN THE AREA ARE IMPROVED. THE EXISTING DIRT ROADS WILL SATISFY THE FIRE DEPARTMENT'S REQUIREMENT FOR 'ALL WEATHER ACCESS' FOR RESIDENTIAL STREETS UPON THE ISSUANCE OF AN 'ENGINEER'S CERTIFICATE OF ACCESS'.

APPLICANT
CARLOS CONSTRUCTION, INC.
13806 MAYPORT AVENUE
NORWALK, CA. 90650

PROJECT DATA

A.P.N.	3111-008-028
LAND AREA	5.03 AC. GROSS
ZONING	A-2-2 (HEAVY AGRICULTURAL/2 AC. MIN)
LAND USE POLICY	RL2 (1 D.U. PER 2 GR. AC.)
INTENDED USE	SINGLE FAMILY RESIDENTIAL HOUSING
WATER	WHITE FENCE FARMS
SEWER ACCESS	PRIVATE (SEPTIC)
EXISTING DIRT ROADS	EXISTING DIRT ROADS
ADDRESSES	NONE ASSIGNED

LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 24 AS SHOWN ON A RECORD OF SURVEY MAP OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 3111-008-028

BASIS OF BEARINGS

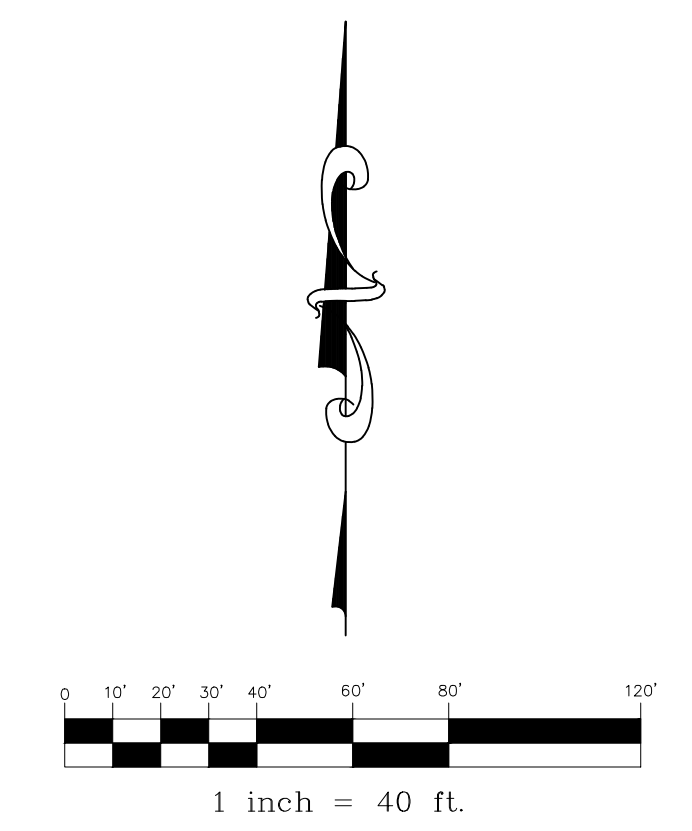
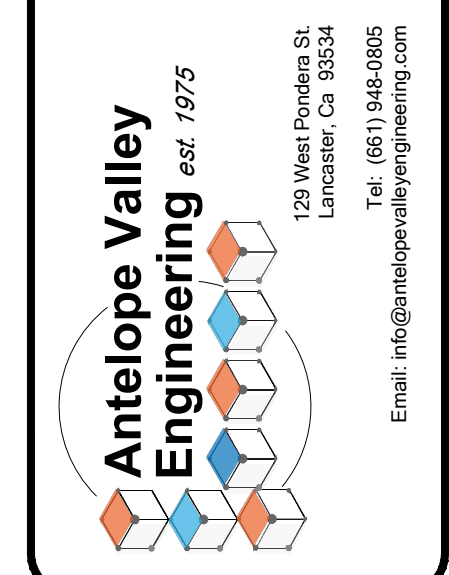
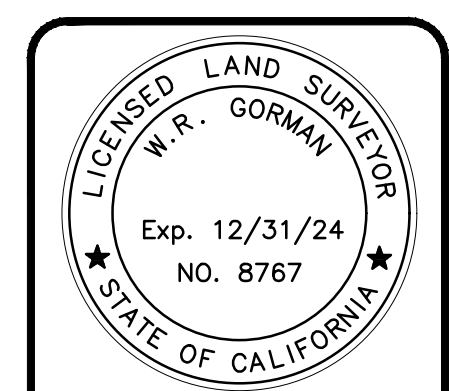
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°51'50"W FOR THE CENTERLINE OF AVENUE M BETWEEN 20TH STREET EAST AND 25TH STREET WEST, AS SHOWN AS S89°51'50"E ON RECORD OF SURVEY MAP FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS.

NOTES

1. NO MONUMENTS HAVE BEEN PLACED OR ARE TO BE PLACED AS PART OF THE TENTATIVE MAP. REQUIRED MONUMENTS SHALL BE SET PRIOR TO FINAL MAP RECORDATION.
2. NET AREAS INCLUDE SLOPE EASEMENTS BUT EXCLUDE STREET OFFERS OF DEDICATION.
3. NO DEVELOPMENT IS PROPOSED AS A PART OF THIS LAND DIVISION.
4. NO PUBLIC IMPROVEMENTS ARE PROPOSED AS A PART OF THIS LAND DIVISION.
5. EXISTING DIRT ROADS TO BE USED FOR ALL WEATHER ACCESS. A FIRE ACCESS LETTER CERTIFYING THAT THE DIRT ROADS CAN SUPPORT A FIRE APPARATUS VEHICLE WILL BE PROVIDED UPON REQUEST.

THIS MAP PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

W.R. Gorman 3/1/23
W.R. GORMAN DATE
L.S. 8767 EXP. 12/31/2024



DRAWN: RG
DATE: 2/28/23
JOB No.: 22040
SHEET: 1
OF 1 SHEETS

**MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 84008**
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

F:\PROJECTS\22040\DWG\TPM\22040_TPM_LANDUSE.DWG Plot Date: 3/1/2023 By: Randy Dornon Last Saved: 8/20/2023



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map # 84008	DRP Map Date: 08/09/2023	SCM Date: 02/23/2023	Report Date: 09/05/2023
Park Planning Area # 47A	CSD:		Map Type: Tentative Map - Parcel

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$2,236

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.

Trails:

Comments:

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 # **84008** DRP Map Date: **08/09/2023** SCM Date: **02/23/2023** Report Date: **09/05/2023**
 Park Planning Area # **47A** CSD: Map Type: **Tentative Map - Parcel**

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

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

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

- 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 = **47A**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.03	0.0030	2	0.02
M.F. < 5 Units	1.17	0.0030	0	0.00
M.F. >= 5 Units	1.40	0.0030	0	0.00
Mobile Units	1.73	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			2	0.02

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.02	\$122,975	\$2,236

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
0.02	0.00	\$122,975	\$2,236



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

August 23, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: SUBDIVISION REQUEST – TENTATIVE MAP – TRACT
CASE: RPPL2023000275
PROJECT: PM84008
APN:3111-008-028**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to subdivide a single lot into two parcels.

Public Health recommends the approval of the aforementioned project. The applicant provided a water “Will Serve” letter from White Fence Farms Mutual Water Company, Inc. dated February 21, 2023. Any change of methods for the provision of potable water shall invalidate this approval.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Adhere to applicable air quality Air Quality Management District regulations.

- Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled prior to final stage.
- Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Land Use Program: Wastewater

- 1.1 Submit all required documents listed on the review sheet dated June 29, 2023 and obtain Onsite Wastewater Treatment System (OWTS) approval for both Main House and Accessory Dwelling Unit (ADU) by Final Map.

For questions regarding wastewater, please contact Xiomara Santana, Land Use Program, at (626) 430-5380 or xsantana@ph.lacounty.gov

2. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

2.1 Noise

- 2.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

2.2 Air Quality Recommendation

- 2.2.1 During grading or excavation activities, if applicable, the application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding Environmental Hygiene, please contact Makkaphoem Em, Environmental Hygiene Program at (213) 494-0855 or mem@ph.lacounty.gov.

Joshua Huntington
August 23, 2023
Page 3 of 3

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_ APN3111-008-028_RPPL2023000275_08.23.2023

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

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

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.

The proposed subdivision will allow for parcels the same size as the surrounding parcels. The zoning allows for 2 acre min. parcel size and the Land Use Policy provides for 1 dwelling unit per 2 acres. The proposed subdivision complies with each.

b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.

No improvements are proposed as part of the subdivision. Once complete the parcels can be sold or developed as single family residential parcels.

c) The site is physically suitable for the type of development.

The proposed parcels are adequately sized for the development of single family residential houses.

d) The site is physically suitable for the proposed density of development.

The proposed parcels are adequately sized for the development of single family residential houses.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

No improvements are proposed as part of the subdivision. The parcels will use existing roads for access.

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

No improvements are proposed as part of the subdivision. The parcels will use existing roads for access.

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

No improvements are proposed as part of the subdivision. The parcels will use existing roads for access.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

N/A

i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

N/A

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 31, 2024
PROJECT NUMBER: PRJ2023-000193-(5)
PERMIT NUMBER(S): Tentative Parcel Map No. 84008 (RPPL2023000275)
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Northeast corner of W. Avenue M-4 and 25th Street West, Quartz Hill
OWNER: Carlos Torres
APPLICANT: Randy Gorman
CASE PLANNER: Michelle Lynch, Senior Regional Planner
mlynch@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).

This project qualifies as a Class 15 Minor Land Divisions Categorical Exemption on the basis that the project involves subdividing four or fewer parcels, meeting the definition of a minor land division. Furthermore, the project site is designated as “urban” per the Census Bureau’s 2016 thresholds. Additionally, the parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project does not require a variance or exceptions, and all public services and access are available. The project site fronts on private and future streets, may be served by a private water company and can accommodate a septic system design requiring an Onsite Wastewater Treatment System Permit from County Department of Public Health prior to installation.

The project site is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain registered historic resources. The project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. Therefore, there are no exceptions to the exemption and therefore the project is categorically exempt.



