



PROJECT NUMBER
PRJ2022-000176-(5)

HEARING DATE
October 28, 2025

REQUESTED ENTITLEMENT(S)
Minor Conditional Use Permit No. RPPL2022001360

PROJECT SUMMARY

OWNER / APPLICANT
Maria Patino Mandujano

MAP/EXHIBIT DATE
April 21, 2025

PROJECT OVERVIEW

The applicant is requesting a Minor Conditional Use Permit (“MCUP”) to authorize retroactive removal of native vegetation greater than 10 percent of the lot area within a 12-month period in the Acton Community Standards District. The vegetation removal is associated with retroactive grading of 3,500 cubic yards (1,750 cubic yards of cut and 1,750 cubic yards of fill balanced on-site) on-site and off-site on the easterly adjacent parcel. Revegetation consists of the application of seed mix on a total of 0.59 acres, including 0.46 acres on-site, within a graded area and replacement of five (5) Juniper trees removed at 1:1 ratio. The graded area on the adjacent parcel will be restored with approximately 18 cubic yards of fill with the adjacent property owner’s permission.

LOCATION

3156 Jenan Street, Acton

ACCESS

Jenan Street

ASSESSORS PARCEL NUMBER(S)

3208-003-039

SITE AREA

5 gross Acres (4.0 acres net)

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Soledad

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

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

ZONE

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

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (“CSD”)

Acton

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land
Class 33 Categorical Exemption – Small Habitat Restoration Projects

KEY ISSUES

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

CASE PLANNER:

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