

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	January 17, 2024	
HEARING DATE:	January 31, 2024	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2023-001563-(5)	
PERMIT NUMBER(S):	Tentative Parcel Map No. 84111 (RPPL2023002219)	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	2640 W. Avenue M-4, Quartz Hill	
OWNER:	Matthew J. Cohick	
APPLICANT:	Randy Gorman	
PUBLIC MEETINGS HELD:	1 OF 5	
INCLUSIONARY HOUSING ORDINANCE (IHO):	The project is not subject to the IHO because it does not meet the five-unit baseline density threshold.	
CASE PLANNER:	Erica G. Aguirre, AICP, Principal Planner eaguirre@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 PRJ2023-001563-(5), Tentative Parcel Map No. 84111 / RPPL2023002219 ("PM84111"), based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS 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 84111, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- PM84111 to create two single-family parcels on 5.03 gross (4.36 net acres) within the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) Zone pursuant to Los Angeles County (“County”) Code 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

PM84111, dated September 20, 2023, proposes to create two single-family parcels, on approximately 5.03 gross (4.36 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 law. The Project is located at the corner of 27th Street West and Avenue M-4. 27th Street is a 62-foot-wide private and future street, and Avenue M-4 is a 60-foot-wide private and future street. The Project is located within the unincorporated County community of Quartz Hill (“Project Site”). Parcel No. 1 will front 27th Street West and Avenue M-4, and Parcel No. 2 will only front 27th Street West.

Parcel No. 1 will be 2.51 gross (2.06 net) acres in size and Parcel No. 2 will be 2.52 gross (2.28 net) acres in size. Parcel No. 1 is developed with an existing single-family residence, a detached two-car garage, and ADU that will remain and comply with all applicable development standards as described below. No development is proposed for Parcel No. 2 at this time. There is also a chain-link fence around the rest of the property perimeter that will remain. The fence should be a maximum of 3.5 feet in the front yard area of both parcels along Avenue M-4 and 27th 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. Additionally, an existing chicken coop will need to be relocated to Parcel No. 1 as a condition of approval of the subdivision, prior to final map recordation.

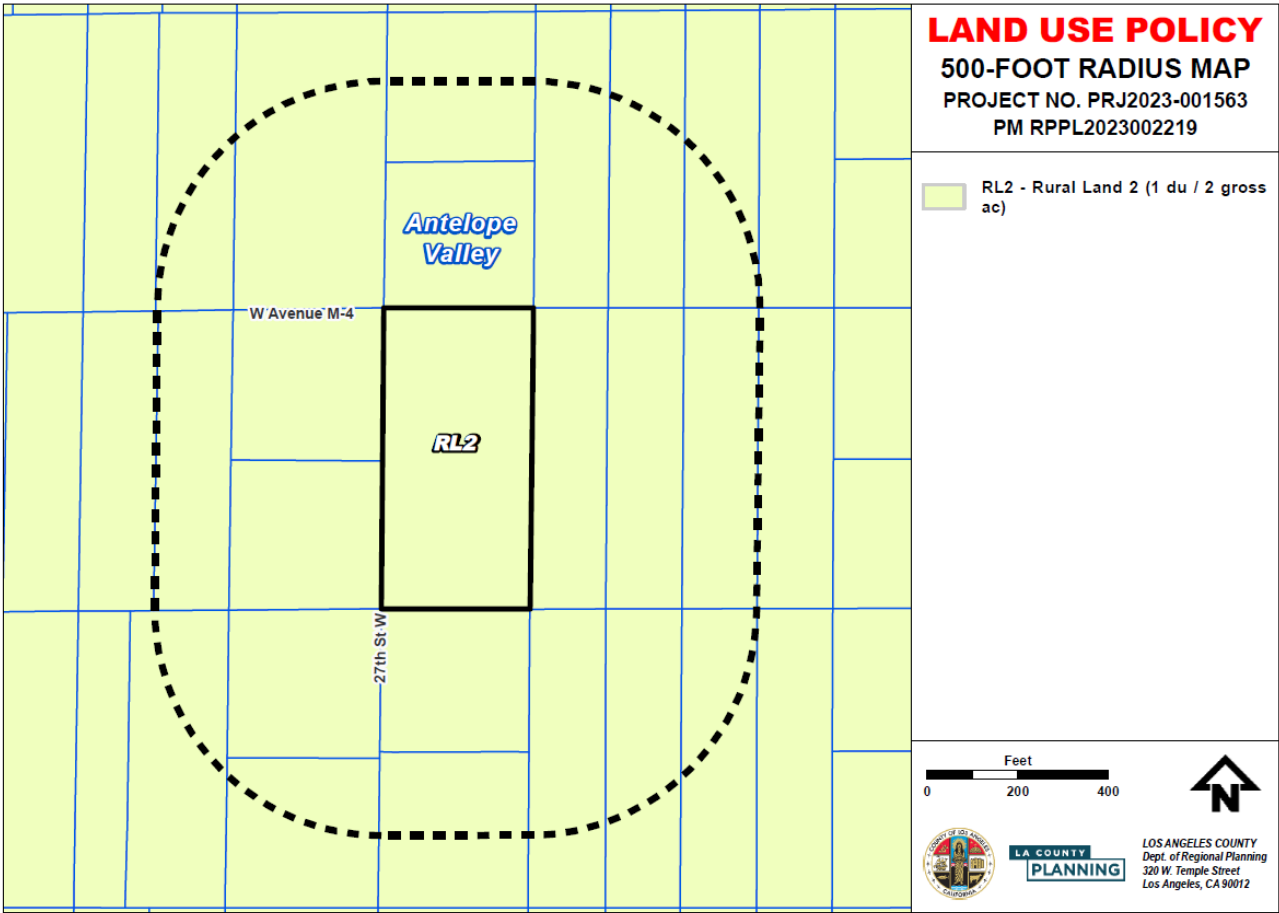
The applicant will be dedicating a 30-foot-wide portion of the private and future street along Avenue M-4 and a 32-foot-wide portion of the private and future street along 27th Street West, and a 10-foot-wide slope easement along both street frontages as well, to the satisfaction of the County Department of Public Works (“Public Works”) as a condition of this map. However, the applicant is requesting a waiver for street improvements along

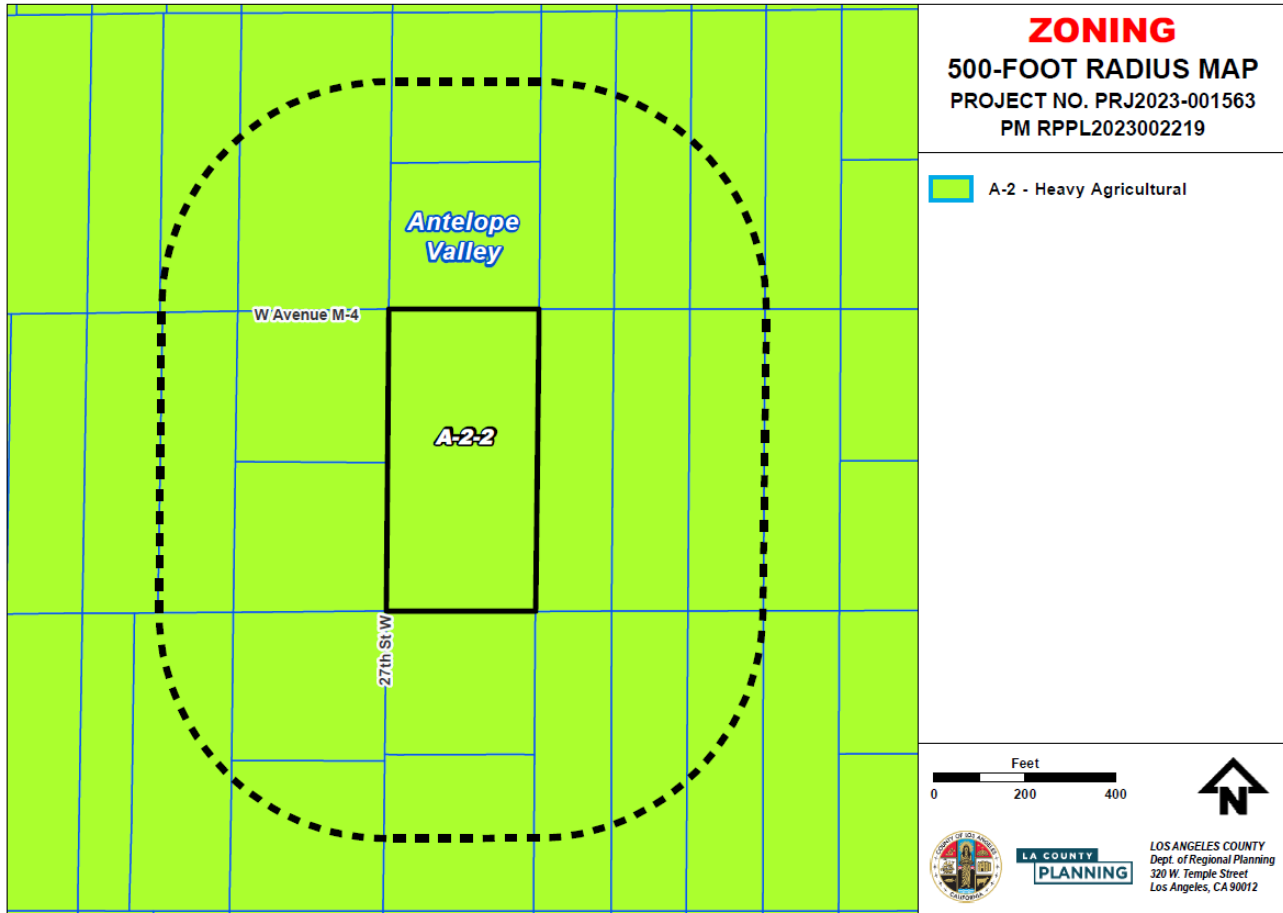
Avenue M-4 and 27th Street West. The project does not include demolition, development, or grading.

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 – Up to One Dwelling Per Two Gross Acres)	A-2-2	Single-Family Residence, Accessory Agricultural Use (Chicken Coop), ADU
NORTH	RL2	A-2-2	Single-Family Residence, Accessory Agricultural Use
EAST	RL2	A-2-2	Single-Family Residence, Accessory Agricultural Use
SOUTH	RL2	A-2-2	Single-Family Residence, Accessory Agricultural Use
WEST	RL2	A-2-2	Single-Family Residence, 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
RPPL2018006211	ADU and two-car garage	December 28, 2021

C. Violations

There are no current or past zoning violations on the Project Site.

ANALYSIS

A. Land Use Compatibility

The Project 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 Plans’ 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 (4.36 net) acres, yielding a maximum of three potential dwelling units. The Project will create two lots but is not proposing new residential development at this time. The existing uses are consistent with the land use category. Any future proposed development will need to comply with applicable Title 22 requirements and development standards.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will result in the creation of two parcels, consistent with the “Rural Town Area” as mentioned above, with minimal visual impacts from the private and future streets. The existing residential uses, which will remain, will continue to have existing respective septic systems and leach lines. The County Department of Public Health (“Public Health”) specified that Parcel No. 2 is also suitable for a future septic system with a leach line and will be required to obtain an Onsite Wastewater Treatment System (“OWTS”) Permit prior to any future installation. The Project Site also has access to private water services. The Project is similar to the surrounding neighborhood, which consists mainly of agricultural and single-family residential development. The applicant will be dedicating a 30-foot-wide private and future street along Avenue M-4, and a 32-foot-wide private and future street along 27th St. W. and proposing a 10-foot-wide slope easement along both street frontages as well, to the Public Works as a condition of this map. The applicant is requesting a waiver from street improvements along Avenue M-4 and 27th Street West, 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 gutter. However, the County Department of Fire (“Fire”) does state that it is necessary to maintain the existing all-weather access may require future paving. Finally, based on the total street frontage for each proposed parcel, a minimum of 36 trees will be required if not already existing, within the front yard areas for both parcels, adding long-term tree canopy and shade to the Project. Specifically, 23 trees are required to be planted on Parcel No. 1 and 13 trees for Parcel No. 2.

C. Design Compatibility

The Project has sufficient net area to meet the minimum lot area requirement of two gross acres per lot pursuant to the A-2-2 Zone. Parcel No. 1 will be 2.51 gross (2.06 net) acres in size and Parcel No. 2 will be 2.52 gross (2.28 net) acres in size. Both parcels exceed the minimum lot width requirement of 50 feet pursuant to County Code Section

21.24.240 (Area and Lot Widths – Requirements Generally) measuring over 300 feet in width. The existing structures on Parcel No. 1 meet all applicable development standards for the A-2-2 Zone, including height and setbacks. (See Exhibit C – Findings). The existing fence and chicken coop will also be relocated as conditions of approval. Future proposed structures must also meet all development standards for the A-2-2 Zone. 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 Area Plan and General Plan. Consistency findings can be found in the attached Findings (Exhibit C – 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, 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 has occurred on the following date:

- Regional Planning Commission Hearing held on January 31, 2024.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

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 (2.06 net) acres in size and Parcel No. 2 will be 2.52 gross (2.28 net) acres size, meeting the gross acreage requirement of two gross acres.

The applicant is requesting a waiver from street improvements along Avenue M-4 and 27th Street West (unpaved private and future streets) pursuant to 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, the County Department of Fire (“Fire”) does state that it is necessary to maintain the existing all-weather access may require future paving

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

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by the Subdivision Map Act (Government Code Sections 66474 and 66474.2). The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies as both a Class 1 Existing Facilities and a Class 15 Minor Land Divisions Categorical Exemption pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project qualifies as a Class 1 Existing Facilities Categorical Exemption because there is an existing single-family residence, a detached two-car garage, and an Accessory Dwelling Unit on Parcel No. 1 that are to remain. No development is proposed for Parcel No. 2 at this time. There is also a request to waive street improvements along 27th Street West and Avenue M-4. And the Project does not include demolition, development, or grading.

This Project also 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 located within a Rural Town Area under the County’s Area Plan, it is still 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. An environmental determination (Exhibit E – Environmental Determination) was issued for the Project. The Project Site fronts private and future streets, is served by a private water company, and Parcel No. 2 can accommodate a septic system design requiring an OWTS Permit from Public Health prior to installation. The existing chicken coop on the Project Site will be relocated to Parcel No. 1 as a condition of approval.

The Project 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 any 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 Los Angeles County Subdivision Committee consists of representatives from LA County Planning, Public Works, Fire, County Department of Parks and Recreation, and Public Health. Based on tentative map dated September 20, 2023, the Subdivision Committee cleared the Project for public hearing in a report dated October 19, 2023.


B. Other Agency Comments and Recommendations

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

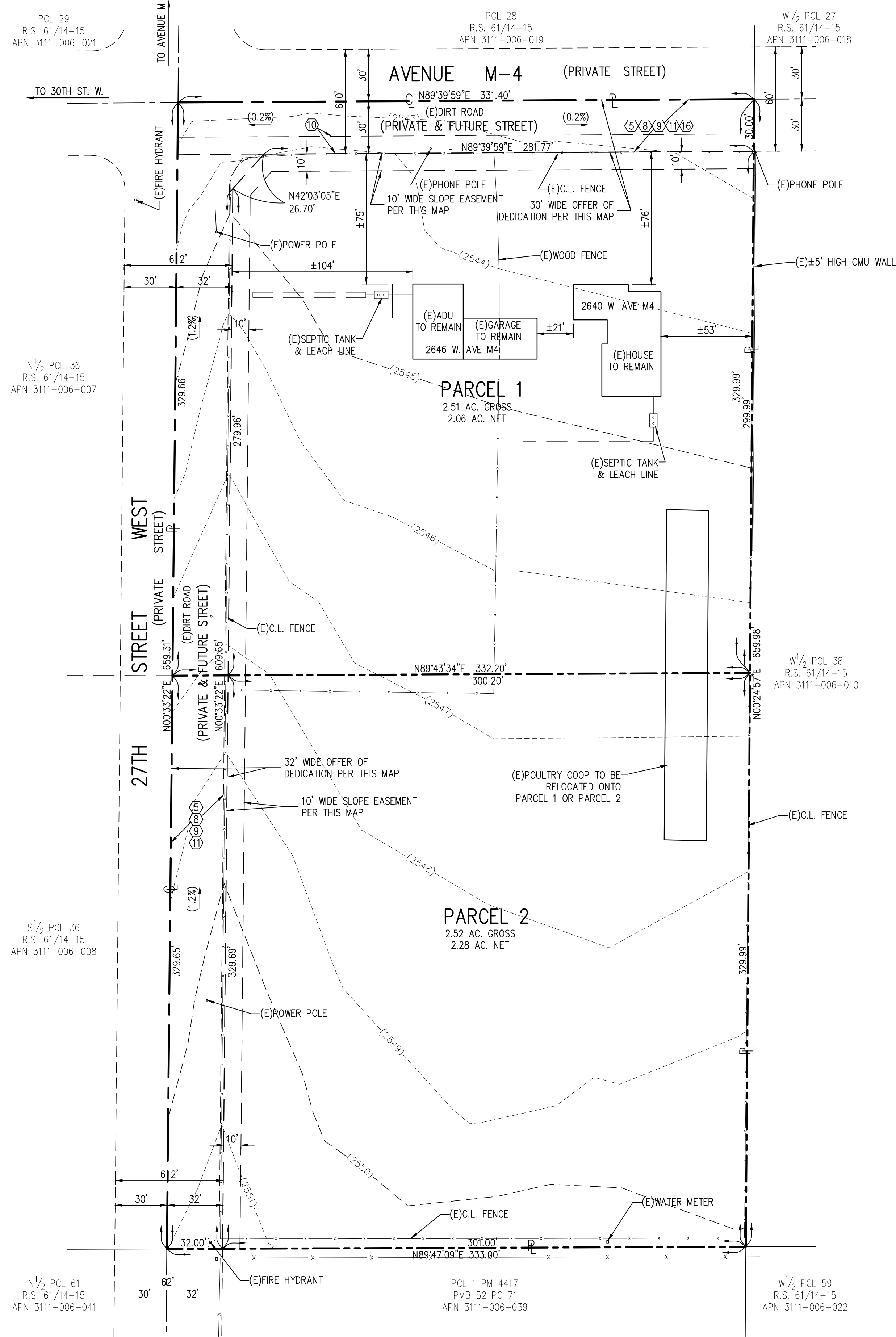
C. Public Comments

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

Report
Reviewed By: 
Josh S. Huntington, AICP, Supervising Regional Planner

Report
Approved By: 
Susie Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Parcel Map No. 84111 dated September 20, 2023
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos



ALL EXISTING EASEMENTS, EXCEPT EASEMENT #16, ARE LOCATED WITHIN THE PRIVATE & FUTURE STREETS AS SHOWN ON THE MAP.

EXISTING EASEMENT #16 IS BLANKET IN NATURE AND NOT USED IN DETERMINING THE NET PARCEL AREAS.

THE PROPOSED SLOPE EASEMENT IS LOCATED OUTSIDE THE PRIVATE & FUTURE STREETS BUT NOT USED IN DETERMINING THE NET PARCEL AREAS.

60'

30'

12'

18'

18'

12'

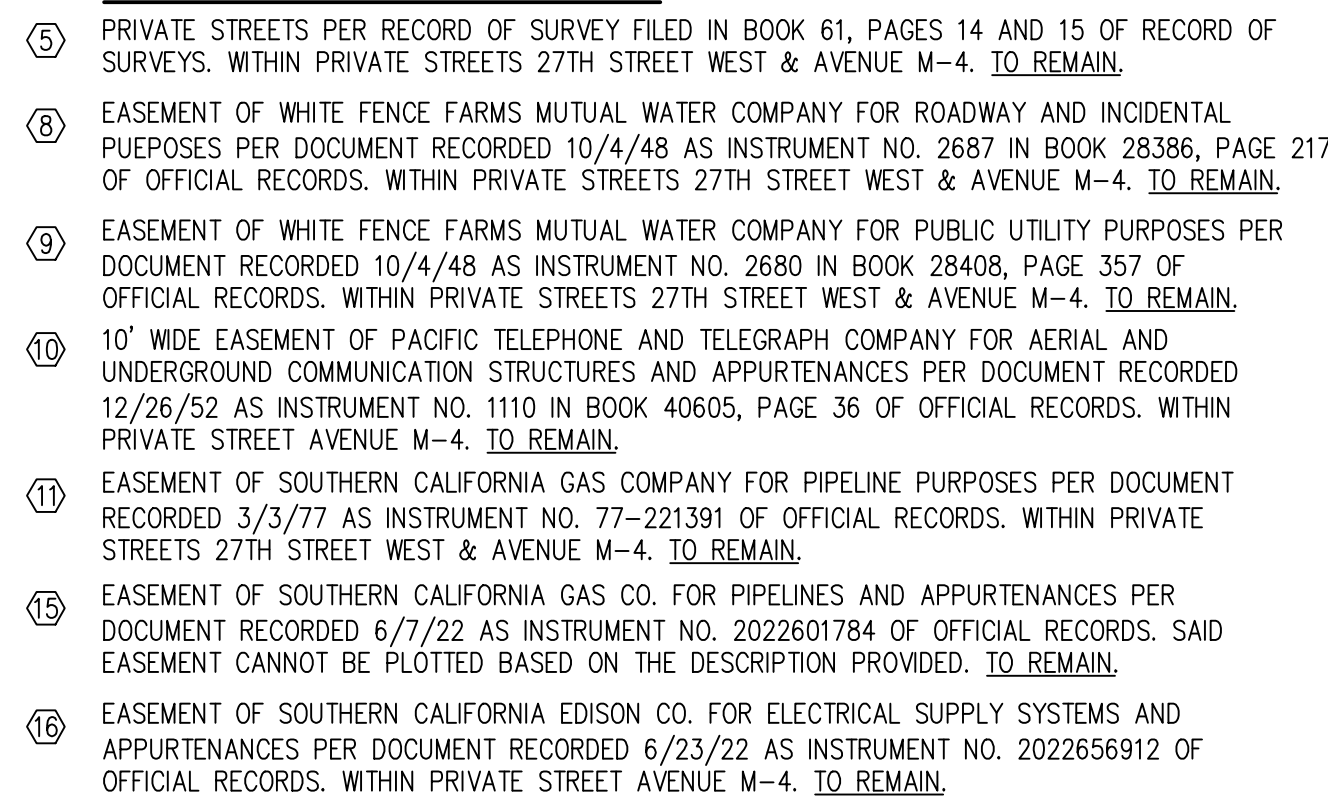
FUTURE INVERTED SHOULDER

FUTURE INVERTED SHOULDER

FUTURE A.C. P.V.M.T.

FUTURE STREET IMPROVEMENTS

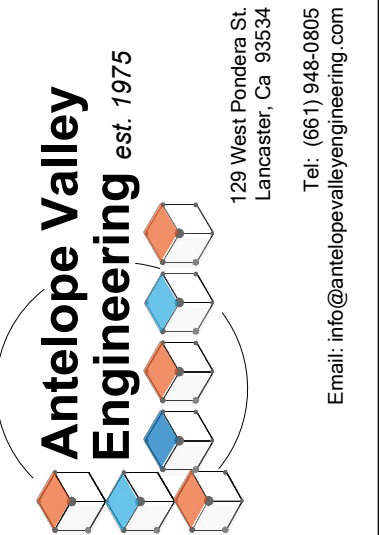
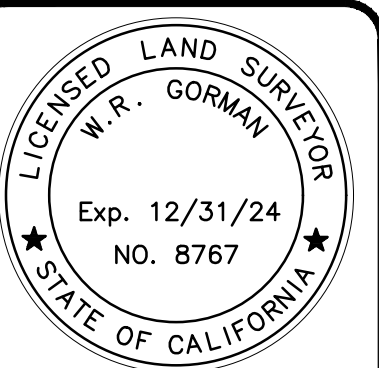
AVENUE M-4



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'.

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 GRADING OR 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.
6. EXISTING BUILDING PERMITS FOR STRUCTURES:
2640 W. AVE. M-4: PMT#JUNC-BLDR191114008772
2640 W. AVE. M-4: PMT#JUNC-BLDR190619004581
2640 W. AVE. M-4: PMT#JBL 100204005
2646 W. AVE. M-4: PMT#JUNC-BLDR191231009988

W.R. GORMAN 8/3/2023
W.R. GORMAN DATE
L.S. 8767 EXP. 12/31/2024



1

**PROJECT NUMBER** **HEARING DATE**

PRJ2023-001563-(5) January 31, 2024

REQUESTED ENTITLEMENT(S)

Tentative Parcel Map No. 84111

(RPPL2023002219)

PROJECT SUMMARY**OWNER / APPLICANT**

Matthew J. Cohick / Randy Gorman

MAP/EXHIBIT DATE

September 20, 2023

PROJECT OVERVIEW

Tentative Parcel Map No. 84111 ("PM84111") to create two single-family parcels on 5.03 gross acres. There is an existing single-family residence (SFR), a detached two-car garage, and an Accessory Dwelling Unit on Parcel No. 1 that are to remain. Other structures, including existing fencing and a chicken coop, are required to be brought into compliance and/or relocated to Parcel No. 1 as a condition of approval prior to final map recordation. No development is proposed for Parcel No. 2 at this time. There is also a request to waive street improvements along 27th Street West and Avenue M-4. The project does not include demolition, development, or grading.

LOCATION

2640 W. Avenue M-4

ACCESS

27 Street West and Avenue M-4

ASSESSORS PARCEL NUMBER

3111-006-009

SITE AREA

5.03 gross (4.36 net) acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

LAND USE DESIGNATION

RL2 (Rural Land 2 - Up to One Dwelling Per Two Gross Acres)

ZONE

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

PROPOSED LOTS

2

MAX DENSITY/UNITS

3

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemptions: Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions)

KEY ISSUES

- Consistency with the Antelope Valley Area Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.32 (Improvements)
 - Chapter 21.48 (Tentative Parcel Map)
 - Section 22.16.050 (Development Standards for the Zones A-1 and A-2)

CASE PLANNER:

Erica G. Aguirre, AICP

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

eaguirre@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-001563-(5)
TENTATIVE PARCEL NO. 84111 (“PM84111”) RPPL2023002219**

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on January 31, 2024, in the matter of Project No. PRJ2023-001563-(5), consisting of Tentative Parcel Map No. 84111 (RPPL2023002219) (“PM84111”).
2. **ENTITLEMENT REQUESTED.** The owner, Michael J. Cohick (“subdivider”), requests PM84111 to create two single-family parcels on 5.03 gross (4.36 net) acres with a request to waive street improvements (“Project”) on a property located at 2640 W. Avenue M-4 in the unincorporated community of Quartz Hill (“Project Site”) pursuant to Los Angeles County (“County”) Code Chapters 21.32 (Improvements) and 21.48 (Minor Land Divisions).
3. **ENTITLEMENT(S) REQUESTOR.** Unless otherwise apparent from the context, 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.
4. **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.
5. **ZONING.** The Project Site is located in the Quartz Hill Zoned District and Antelope Valley Planning Area and is currently zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) Zone. Parcels zoned A-2-2 are intended to accommodate agricultural uses, as well as low-density single-family residences, and may allow Accessory Dwelling Units (“ADU”) pursuant to County and state law.
6. **SURROUNDING LAND USES AND ZONING.**

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2	A-2-2	Single-Family Residence, Accessory Agricultural Use
EAST	RL2	A-2-2	Single-Family Residence, Accessory Agricultural Use

SOUTH	RL2	A-2-2	Single-Family Residence, Accessory Agricultural Use
WEST	RL2	A-2-2	Single-Family Residence, Accessory Agricultural Use

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 5.03 gross (4.36 net) acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with one single-family home, a detached two-car garage and ADU, and a chicken coop. There is an existing chain-link fence that will remain around the property perimeter. The chain-link fence will need to be brought in compliance, and no higher than 3.5 feet along the front yard areas, as a condition of approval. The chicken coop will also be relocated to Parcel No. 1 as a condition of approval.

B. Site Access

The Project Site is accessed via 27th Street West., a 62-foot-wide private and future street to the west, and Avenue M-4 to the north, a 50-foot-wide private and future street. Ingress and egress to Parcel No. 1 and 2 is proposed be from W. Avenue M4, and ingress and egress to Parcel No. 2 will be from 27th Street W.

C. Tentative Parcel Map

PM84111 dated September 20, 2023, depicts two single-family parcels. Parcel No. 1 shows an existing single-family residence, a detached two-car garage and ADU that will remain, to comply with all applicable development standards as described below. No development is proposed for Parcel No. 2 at this time. The existing chicken coop will be relocated to Parcel No. 1 as a condition of approval, prior to final map recordation.

D. Affordable Housing

The Project is not subject to the Inclusionary Housing Ordinance (“IHO”) because it will result in the creation of two parcels and is not proposing any additional dwelling units. It therefore falls below the required five-unit baseline threshold required for IHO applicability.

E. Parking

Parcel No. 1 will continue to have a detached two-car garage, meeting the required parking for the existing single-family residence. There is no proposed development for Parcel No. 2 at this time and any future development would need to also comply with parking at that time.

F. Oak Trees

There are no oak trees on the Project Site.

8. CEQA DETERMINATION.

Staff recommends that this Project qualifies as both a Class 1 Existing Facilities and a Class 15 Minor Land Divisions Categorical Exemption pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project qualifies as a Class 1 Existing Facilities Categorical Exemption because there is an existing single-family residence, a detached two-car garage, and an Accessory Dwelling Unit on Parcel No. 1 that are to remain. No development is proposed for Parcel No. 2 at this time. There is also a request to waive street improvements along 27th Street West and Avenue M-4. And the Project does not include demolition, development, or grading.

The Project also 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 located within a Rural Town Area under the County’s Area Plan, it is still 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. An environmental determination (Exhibit E – Environmental Determination) was issued for the Project. The Project Site fronts private and future streets, is served by a private water company, and Parcel No. 2 can accommodate a septic system design requiring an OWTS Permit from Public Health prior to installation. The existing chicken coop on the Project Site will be relocated to Parcel No. 1 as a condition of approval.

The Project 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 any 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.

- 9. COMMUNITY OUTREACH.** Prior to the Commission’s public hearing on the Project, the subdivider did not perform public outreach.

- 10. PUBLIC COMMENTS.** Staff did not receive public correspondence at the time this report was prepared.

11. AGENCY RECOMMENDATIONS.

- A. The Los Angeles County Subdivision Committee (“Subdivision Committee”) consists of representatives from LA County Planning, County Department of Public Works (“Public Works”), Fire, County Department of Parks and Recreation, and Public Health. Based on tentative map dated September 20, 2023, the Subdivision Committee cleared the Project for public hearing in a report dated October 19, 2023.

- 12. HEARING PROCEEDINGS.** *Reserved.*

13. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), of the County Code, the community was properly notified of the public hearing by mail, newspapers (The Antelope Valley Press and the Daily Journal), and property posting. Additionally, the Project notice and case materials were posted on LA County Planning's website. On December 14, 2023, a total of 70 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 14 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 Area Plan's Rural Preservation Strategy seeks to achieve the Area Plan's Vision Statement through a framework of rural town centers, rural town areas, rural preserve areas, and economic opportunity areas (Antelope Valley Area Plan, Chapter 7, page 65). The Project is located within the RL2 land use category of the Area 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 area", which supports new residential development so long as it is consistent with "various agricultural, equestrian, and animal-keeping uses where appropriate" (Antelope Valley 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 (4.36 net) acres, yielding a maximum of three potential dwelling units. The Project will create two lots and not proposing additional units at this time. Any future proposed development will need to comply with applicable County Code Title 22 requirements and development standards.
15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goals and policies of the Area Plan:

Goals LU 1: A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley.

Policy LU 1.1: Direct the majority of the unincorporated Antelope Valley's future growth to rural town center areas and identified economic opportunity areas, through appropriate land use designations, as indicated in the Land Use Policy Map this 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 of this Area Plan.

The Project Site land use designation is RL2, which falls under "Rural Town Areas", which are meant to provide a transition between rural town centers and rural preserve areas. 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 existing uses on the Project Site are both low-density residential, including a single-family residence and ADU as well as a chicken coop on Parcel No. 1. No new development is proposed at this time.

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.

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 as well as agricultural, equestrian, and animal-keeping uses.

Policy LU 1.5: Provide varied lands for residential uses sufficient to meet the needs of all segments of the population, and allow for agriculture, equestrian uses, and animal-keeping uses in these areas where appropriate.

The Project will result in the creation of two large lots that are each more than two acres in size. No development is proposed for Parcel No. 2 at this time, but is appropriate for new single-family residences as well as agricultural, equestrian, and animal-keeping uses.

Goal LU 3: A land use pattern that minimizes threats from hazards, and several supporting land use policies.

The Project is not located in a Very High Fire Hazard Severity Zone, Flood Zone, Hillside Management Area, landside or liquefaction zone, Fault Trace area, or Significant Ecological Area ("SEA").

The Commission also finds that the Project is consistent with the following goal and policy of the General Plan:

General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.

The Project Site is not located within an SEA and no natural resources exist on Project Site.

Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project will result in the creation of for-sale or fee simple parcels that provide the opportunity for ownership or tenure type, expanding potential housing choices.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

16. PERMITTED USE IN ZONE. The Commission finds that the Project is consistent with the A-2-2 zoning classification intended to accommodate agricultural uses as well as

low-density single-family residences pursuant to County Code Section (22.16.010.B.1 (Agricultural, Open Space, Resort and Recreation, And Watershed Zones – Purpose). No changes in use are proposed to Parcel No. 1, which is already developed with a single-family residence, a detached two-car garage and ADU. No development is proposed for Parcel No. 2 at this time, and any future development will need to comply with the requirements of the A-2-2 Zone.

17. AREA AND WIDTH. The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and Lot Widths – Requirements Generally) and Section 22.110.130 (Required Area and Width). The A-2-2 zoning designation requires a minimum lot area of two gross acres per parcel. In this case, Parcel No. 1 will be 2.51 gross (2.06 net) acres in size and Parcel No. 2 will be 2.52 gross (2.28 net) acres in size, in compliance with this requirement. Parcels No. 1 and 2 also exceed the minimum lot width requirement of 50 feet.

18. REQUIRED YARDS. The Commission finds that the Project is consistent with County Code Section Table 22.16.050-A (Minimum Yard Depths for Agricultural Zones). The yard setback requirements for lots in the A-2-2 Zone are as follows:

- Front yard setback minimum yard depth is 20 feet.
- Side yard setback minimum is five feet.
- Rear yard setback shall not be less than 15 feet.

The existing single-family residence and detached two-car garage and ADU comply with the setback requirements on Parcel No. 1 as reviewed and approved by Site Plan Review No. RPPL2018006211. Structures are setback over 65 feet from the front property line and over 100 feet from the side property line. The chicken coop will also be relocated onto Parcel No. 1 as a condition of approval and will be required to meet yard setback requirements. No new development is being proposed on Parcel No. 2 at this time and future development will need to comply with these standards.

19. HEIGHT. The Commission finds that the existing single-family residence and detached two-car garage and ADU comply with the 35-foot maximum height requirement specified in County Code Section 22.16.050.B (Development Standards for Zones A-1 and A-2 - Maximum Heights) at 15 feet high, and as reviewed and approved by Site Plan Review No. RPPL2018006211. Any future residential development including Parcel No. 2, will also need to comply with this requirement.

20. DISTANCE BETWEEN BUILDINGS. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings) which requires six feet from main residential buildings to accessory buildings. For Parcel No. 1, the primary residence, detached two-car garage and ADU comply with this requirement, with a 20-foot-wide separation, as approved by Site Plan Review No. RPPL2018006211. There is no development proposed on Parcel No. 2 at this time. Any future residential development will also need to comply with this requirement.

21. **FENCES AND WALLS.** The Commission finds that the Project 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 A-2-2 Zone, excluding in the front yard setback areas. There is an existing chain-link fence that will remain around the rest of the property perimeter. Currently, portions of the chain-link fence are over the required 3.5 feet high in the 20-foot-wide front yard areas for both parcels. This will need to be brought in compliance with the County Code as a condition of approval. Any future residential development including Parcel No. 2, will also need to comply with this requirement.
22. **PARKING.** The Commission finds that the Project is consistent with the standards identified in Table 22.112.070-A (Minimum Required Parking Spaces) stating that primary dwelling units are required to have two covered parking spaces. In this case, the single-family dwelling unit on Parcel No. 1 will continue to have a detached two-car garage in compliance with this requirement. Any future development on Parcel No. 2 will need to comply with this standard.
23. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section standard identified in County Code Section 21.48.040 (Items Required for Parcel Maps). The Project does not include any grading, and this is noted on Tentative Parcel Map No. 84111 dated September 20, 2023.
24. **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, however, existing development complies with this requirement, as will any future development.
25. **TREE PLANTING.** The Commission finds that the Project must be consistent with the standards identified in County Code Section 21.32.195 (On-site Tree Planting). This requires one tree for each 25 feet of street frontage for a total of 36 new non-invasive tree plantings. For Parcel No. 1, based on the street frontage of over 588.43 feet, a minimum of 23 trees will be required within the front yard area, if not already existing. For Parcel No. 2, based on the street frontage of 329.69 feet, a minimum of 13 trees will be required if not already existing.
26. **INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from IHO requirements because the Project does not meet the minimum baseline unit requirement of five units.
27. **IMPROVEMENTS.** The Commission finds that the Project complies with the applicable requirements of Chapter 21.32 (Improvements). 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 27th 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 existing systems and 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, pursuant to the County Fire (“Fire”) Department, in compliance with County Code Section 21.32.080 (Street improvements for two and one-fourth acre minimum lot size—Alternate procedure), which also states that street lighting and sidewalk improvements are not required for parcels with a minimum of two and half acres or more.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

- 28. 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, which falls under “Rural Town Areas,” which are meant to provide a transition between rural town centers and rural preserve areas. 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 existing uses on the Project Site are low-density residential, including a single-family residence and ADU as well as a chicken coop. No new development is proposed on Parcel No. 2 at this time. 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 Very High Fire Hazard Severity Zone, Flood Zone, Hillside Management Area, landside or liquefaction zone, Fault Trace area, or SEA.
- 29. 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 a “Rural Town Area” of the Area Plan that supports new residential development and other agricultural, equestrian, and animal-keeping activities. The Project Site fronts private and future streets, is served by a private water company, and Parcel No. 2 can accommodate a septic system design requiring an OWTS Permit from Public Health prior to installation.
- 30. The Commission finds that the site is physically suitable for this type of development.** The Project would subdivide 5.03 gross (4.36 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 27th 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). Access is provided by private and future streets that must provide all weather access and may require paving in compliance with County Code Section 21.32.080 (Street improvements for two and one-fourth acre minimum lot size—Alternate procedure), which also states that street lighting and sidewalk improvements are not required for parcels with a minimum of two and half acres or more.

31. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is located within the RL2 land use category of the Area 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 Plans’ Rural Preservation Strategy framework, supporting new residential development that is consistent with “various agricultural, equestrian, and animal-keeping uses where appropriate” (Antelope Valley 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 (4.36 net) acres, yielding a maximum of three potential dwelling units. The Project will create two lots and does not include new residential development at this time. The current land uses are consistent with the land use designation. Any future proposed development will need to comply with applicable County Code Title 22 requirements and development standards.
32. **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.** Parcel No. 1 is developed with an existing single-family residence, a detached two-car garage, and ADU that will remain and comply with all applicable development standards as described below. There is no proposed development for Parcel No. 2 at this time. 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 any natural resources, stream courses, or high value riparian habitat.
33. **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 Subdivision Committee.
34. **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 the 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 27th 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 existing systems and 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 in compliance with County Code Section 21.32.080 (Street improvements for two and one-fourth acre minimum lot size—Alternate procedure), which also states that street lighting and sidewalk improvements are not required for parcels with a minimum of two and half acres or more.

ENVIRONMENTAL FINDINGS

The Commission finds this Project qualifies as both a Class 1 Existing Facilities and a Class 15 Minor Land Divisions Categorical Exemption pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project qualifies as a Class 1 Existing Facilities Categorical Exemption because there is an existing single-family residence, a detached two-car garage, and an Accessory Dwelling Unit on Parcel No. 1 that are to remain. No development is proposed for Parcel No. 2 at this time. There is also a request to waive street improvements along 27th Street West and Avenue M-4. And the Project does not include demolition, development, or grading.

The Project also qualifies for 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 located within a Rural Town Area under the County’s Area Plan, it is still 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. An environmental determination (Exhibit E – Environmental Determination) was issued for the Project. The Project Site fronts private and future streets, is served by a private water company, and Parcel No. 2 can accommodate a septic system design requiring an OWTS Permit from Public Health prior to installation. The existing chicken coop on the Project Site will be relocated to Parcel No. 1 as a condition of approval.

The Project 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 any 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

35. 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.

36. PUBLIC MEETINGS. The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. One meeting occurred on the following date:

- Regional Planning Commission Hearing held on January 31, 2024.

37. 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 Commission finds that the map is consistent with the goals and policies of the Area Plan and General Plan.
- B. The Commission finds that 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 Commission finds that 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 Commission finds that the site is physically suitable for the proposed density of development since the Project is consistent with the Antelope Valley Area Plan and General Plan, within the maximum allowable density, and complies with all development standards of the prescribed A-2-2 zoning.
- E. 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.
- F. The Commission finds that 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 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.

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 1, Existing Facilities and Class 15, Minor Land Divisions categorical exemption); and
- 2. Approves **TENTATIVE PARCEL MAP NO. 84111**, subject to the attached conditions.

ACTION DATE: January 31, 2024

JSH:ACB:EGA

1/17/24

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-001563-(5)
TENTATIVE PARCEL MAP NO. 84111 ("PM84111") RPPL2023002219

PROJECT DESCRIPTION

The project is a proposal to create two single-family parcels on 5.03 gross (4.36 net) acres ("Project"). The existing single-family residence detached two-car garage, and Accessory Dwelling Unit ("ADU") on Parcel No. 1 will remain. There is no proposed development for Parcel No. 2 at this time. 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 up to a minimum 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. 84111 shall expire on January 31, 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 \$426.00 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 Parcel 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 dated September 20, 2023.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Los Angeles Subdivision Committee Reports for Tentative Parcel Map dated September 20, 2023, including letters and reports from Public Works, Fire, and County Department of Parks and Recreation, and County Department of Public Health.

Grading

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

Street Frontage

19. The Subdivider shall provide at least 50 feet of street frontage for both parcels (Parcel No. 1 and Parcel No. 2).

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 of 588.43 feet, a minimum of 23 trees will be required within the front yard area, if not already existing. For Parcel No. 2, based on the street frontage of 329.69 feet, a minimum of 13 trees will be required if not already existing. 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.

Existing Structures

21. Prior to final map recordation, the Subdivider shall submit a site plan showing the new location for the existing chicken coop on Parcel No. 1 and compliant fencing. The Subdivider shall provide photographs and/or other evidence satisfactory to the Director that the chicken coop has been relocated, and that the fencing for both parcels is code compliant.

OTHER CONDITIONS

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

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1-14)

Exhibit D-1 Subdivision Committee Report (Pages 1 - 14)

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84111

Page 1/2

TENTATIVE MAP DATED 09-20-2023

The following report consisting of 8 pages are the recommendations of Public Works.

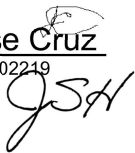
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. 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 Jose Cruz

pm84111L-New-RPPL2023002249
N/A



Phone (626) 458-4921

Date 10-11-2023



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

PARCEL NO.: 084111

TENTATIVE MAP DATE: 09/20/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by:

A handwritten signature in black ink, appearing to be 'AM' or similar initials, written over a horizontal line.

Alex Mikhailpoor

Date: 09/21/2023 Phone: (626) 458-4921

PCA LX001129 / A863
EPIC LA RPPL2023002219
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Parcel Map	84111	Tentative Map Dated	9/20/2023	Parent Tract	
Grading By Subdivider? [N]	yd ³	Location	Lancaster		
Geologist	---	Subdivider	Matthew Cohick		
Soils Engineer	---	Engineer/Arch.	Antelope Valley Engineering		

Review of:

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

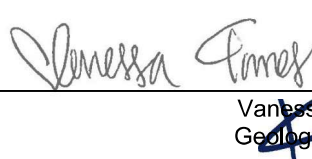
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

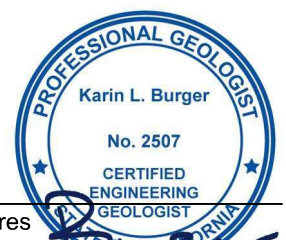
- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by


Jose J. Urquiza
Geotechnical Section




Vanessa Torres
Geology Section



Date 09/26/2023

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.


84111, Lancaster, 2023-09-26, PM-2-A.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 84111 REV1

Page 1/1

TENTATIVE MAP DATED 09-20-2023

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


Name David Esfandi Date 10/11/2023 Phone (626) 458-7130
C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 84140.doc

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 27th 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 beyond offer of dedicating for all the Private and Future streets to the satisfaction of Public Works.

Prepared by Pemaneh N Abaghi ^{PA} Phone (626) 979-5417
Pm84111r-new.

Date 10-02-2023



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 84111

TENTATIVE MAP DATED 09-20-2023

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

Prepared by Justin Dulay
PM84111-rev1

A handwritten signature in black ink, appearing to read 'Justin Dulay', written over a horizontal line.

Phone (626) 458-4921

Date 10-02-2023

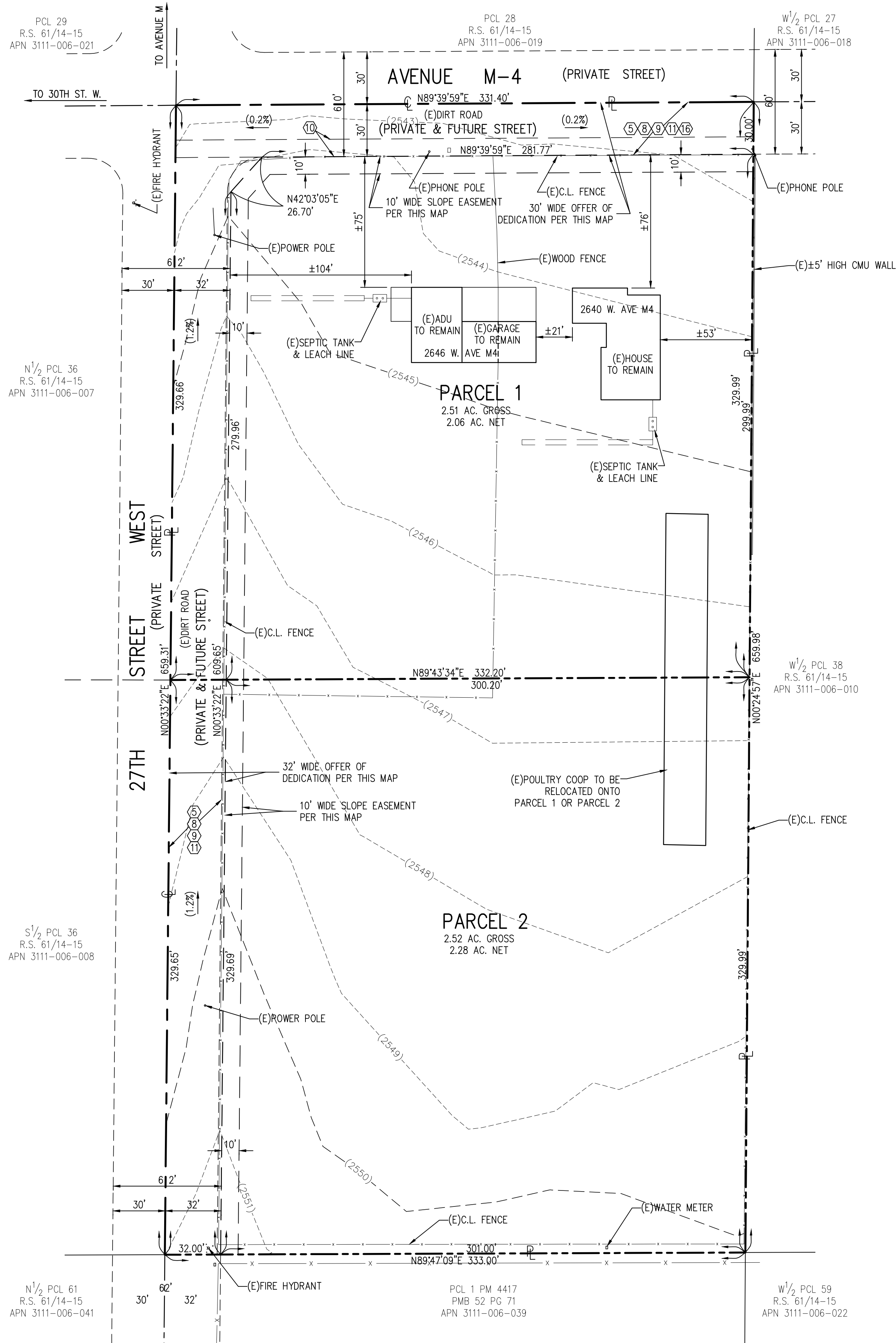
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve Letter dated February 21, 2023, from the White Fence Farms Mutual Water Company to the satisfaction of Public Works. The Will Serve Letter will expire on February 21, 2024, and It shall be the sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration and abide by all requirements of the water purveyor.

Prepared by Pemaneh N Abaghi^{PA}
Pm84111w-new.

Phone (626) 979-5417

Date 10-02-2023



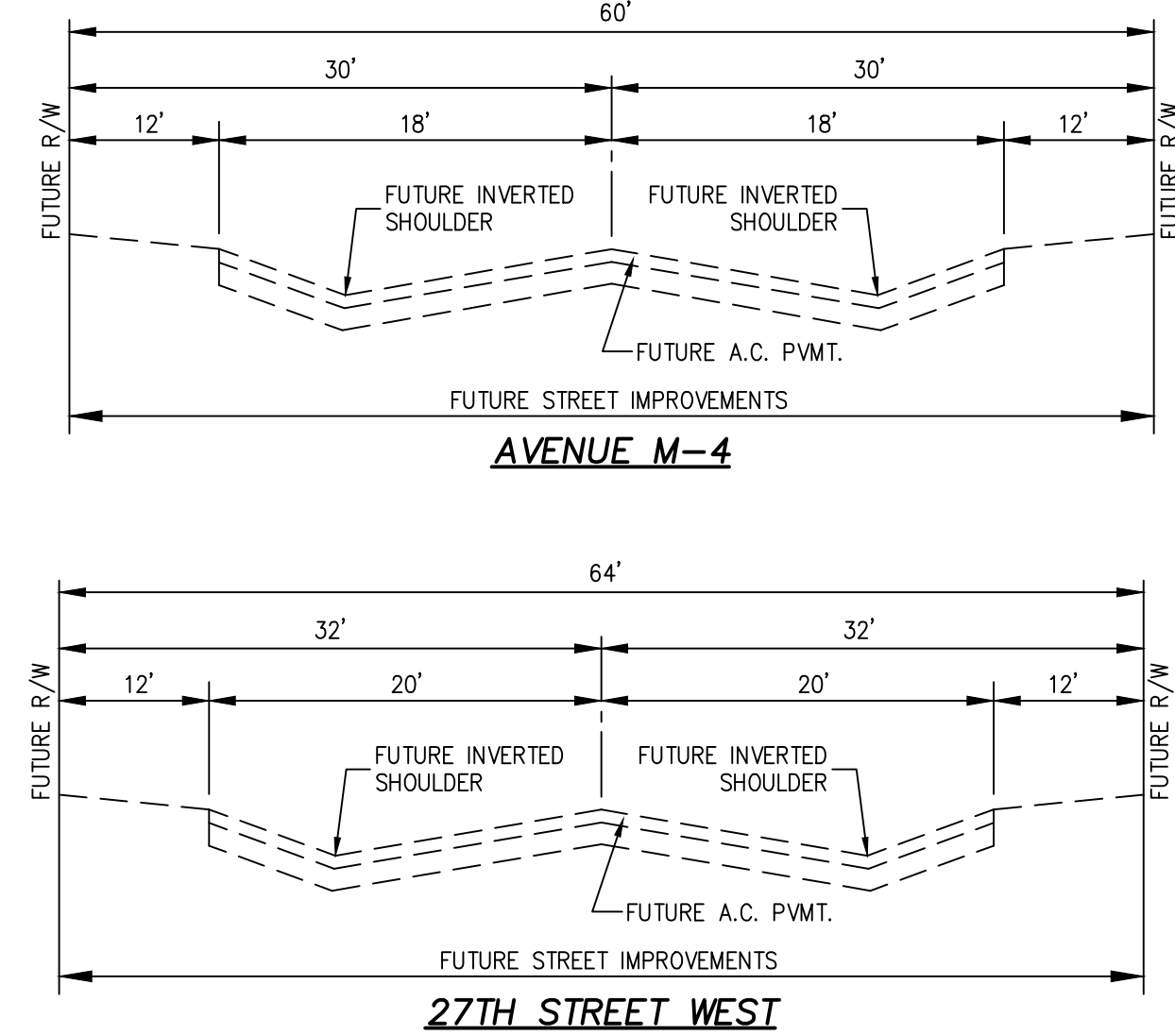
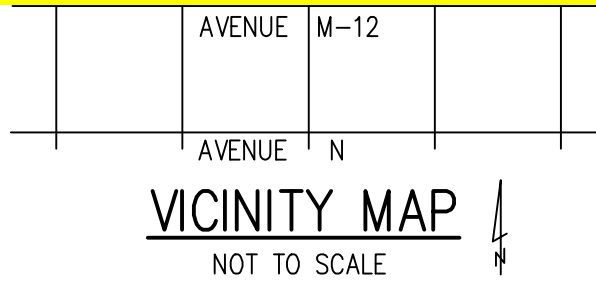
PARCEL AREA TABULATION		
	PARCEL 1	PARCEL 2
GROSS AREA	2.51 AC.	2.52 AC.
PRIVATE & FUTURE STREET AREA	0.45 AC.	0.24 AC.
NET AREA	2.06 AC.	2.28 AC.

ALL EXISTING EASEMENTS, EXCEPT EASEMENT #16, ARE LOCATED WITHIN THE PRIVATE & FUTURE STREETS AS SHOWN ON THE MAP. EXISTING EASEMENT #16 IS BLANKET IN NATURE AND NOT USED IN DETERMINING THE NET PARCEL AREAS. THE PROPOSED SLOPE EASEMENT IS LOCATED OUTSIDE THE PRIVATE & FUTURE STREETS BUT NOT USED IN DETERMINING THE NET PARCEL AREAS.

BENCH MARK: L 7268
ELEV. 2520.500

DPW TAG, NW COR AVE M &
30TH ST W, SE COR CONC
SLAB ELECT PANEL

NAVD 88 DATUM
BASELINE 2010 (2010 ADJUSTMENT)



APPLICANT
MATTHEW COHICK
42263 50TH STREET WEST STE 127
LANCASTER, CA. 93536
(661)733-2822

PROJECT DESCRIPTION
SUBDIVIDE 5.03 GROSS ACRES INTO 2 EQUAL SIZE PARCELS
WITH A REQUEST FOR WAIVER FOR CONSTRUCTION OF STREET
IMPROVEMENTS (SEE NOTE AT BOTTOM OF SHEET).

PROJECT DATA

A.P.N.	3111-006-009
LAND AREA	5.03 AC. GROSS
EXISTING ZONING	A-2-2 (HEAVY AGRICULTURAL/2 AC. MIN)
PROPOSED ZONING	SAME
LAND USE POLICY	RL2 (1 D.U. PER 2 GR. AC.)
INTENDED USE	SINGLE FAMILY RESIDENTIAL HOUSING
WATER	WHITE FENCE FARMS
SEWER	PRIVATE (SEPTIC)
ACCESS	EXISTING DIRT ROADS

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

LOT 37 OF RECORD OF SURVEY, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 3111-006-009

BASIS OF BEARINGS

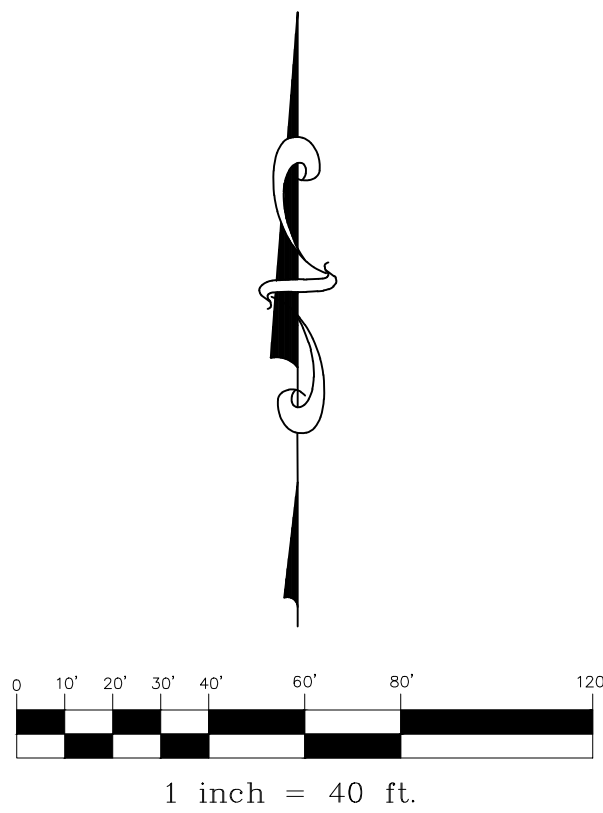
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°22'55"E FOR THE CENTERLINE OF AVENUE M BETWEEN 30TH STREET EAST AND 25TH STREET EAST, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS.

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 RECORDED.
- NET AREAS INCLUDE SLOPE EASEMENTS BUT EXCLUDE STREET OFFERS OF DEDICATION.
- NO GRADING OR 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 BUILDING PERMITS FOR STRUCTURES:
2640 W. AVE. M-4: PMT#JUNC-BLDR19114008772
2640 W. AVE. M-4: PMT#JUNC-BLDR190619004581
2640 W. AVE. M-4: PMT#BL 100204055
2646 W. AVE. M-4: PMT#JUNC-BLDR191231009988

THIS MAP PREPARED BY OR UNDER
THE DIRECT SUPERVISION OF:

W.R. GORMAN 8/3/2023
W.R. GORMAN DATE
L.S. 8767 EXP. 12/31/2024



EXISTING EASEMENTS

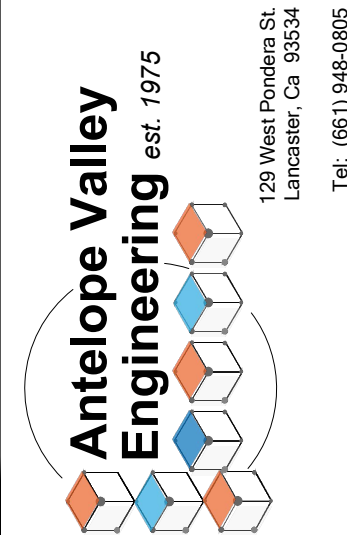
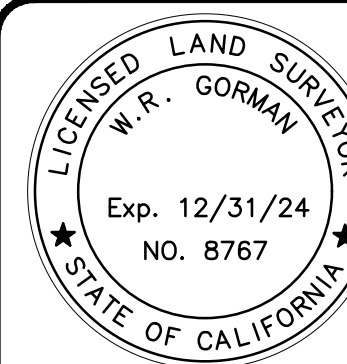
- PRIVATE STREETS PER RECORD OF SURVEY FILED IN BOOK 61, PAGES 14 AND 15 OF RECORD OF SURVEYS. WITHIN PRIVATE STREETS 27TH STREET WEST & AVENUE M-4. TO REMAIN.
- EASEMENT OF WHITE FENCE FARMS MUTUAL WATER COMPANY FOR ROADWAY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED 10/4/48 AS INSTRUMENT NO. 2687 IN BOOK 28386, PAGE 217 OF OFFICIAL RECORDS. WITHIN PRIVATE STREETS 27TH STREET WEST & AVENUE M-4. TO REMAIN.
- EASEMENT OF WHITE FENCE FARMS MUTUAL WATER COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED 10/4/48 AS INSTRUMENT NO. 2680 IN BOOK 28408, PAGE 357 OF OFFICIAL RECORDS. WITHIN PRIVATE STREETS 27TH STREET WEST & AVENUE M-4. TO REMAIN.
- 10' WIDE EASEMENT OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES AND APPURTENANCES PER DOCUMENT RECORDED 12/26/82 AS INSTRUMENT NO. 1110 IN BOOK 40605, PAGE 36 OF OFFICIAL RECORDS. WITHIN PRIVATE STREET AVENUE M-4. TO REMAIN.
- EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINE PURPOSES PER DOCUMENT RECORDED 3/3/77 AS INSTRUMENT NO. 77-221391 OF OFFICIAL RECORDS. WITHIN PRIVATE STREETS 27TH STREET WEST & AVENUE M-4. TO REMAIN.
- EASEMENT OF SOUTHERN CALIFORNIA GAS CO. FOR PIPELINES AND APPURTENANCES PER DOCUMENT RECORDED 6/7/22 AS INSTRUMENT NO. 2022601784 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED BASED ON THE DESCRIPTION PROVIDED. TO REMAIN.
- EASEMENT OF SOUTHERN CALIFORNIA EDISON CO. FOR ELECTRICAL SUPPLY SYSTEMS AND APPURTENANCES PER DOCUMENT RECORDED 6/23/22 AS INSTRUMENT NO. 2022656912 OF OFFICIAL RECORDS. WITHIN PRIVATE STREET AVENUE M-4. TO REMAIN.

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'.

RECEIVED 9-20-23
DEPT OF REGIONAL PLANNING
TENTATIVE MAP PM84111

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 84111
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DRAWN: RG
DATE: 8/3/23
JOB No.: 22122
SHEET: 1
OF 1 SHEETS



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: RPPL2023002219 PROJECT NUMBER: PM84111
CITY/COMMUNITY: White Fence Farms STATUS: Cleared
PROJECT ADDRESS: DATE: 10/12/2023

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. 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.
3. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance too Fire Code Section 501.4
4. The "private & future street" shall be in compliance with proposed cross-section.
5. On-site access requirements will be addressed with the development of each lot.
6. 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
7. 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.
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.

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **84111**
Park Planning Area # **47A**

DRP Map Date: **09/20/2023**
CSD:

SCM Date: **06/01/2023**

Report Date: **10/02/2023**
Map Type: **Tentative Map - Parcel**

Total Units **2** = Proposed Units **1** + Exempt Units **1**

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$1,118

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.

The park obligation for this development will be met by:

The payment of \$1,118 in lieu fees.

Trails:

No 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 # **84111**
Park Planning Area # **47A**

DRP Map Date: **09/20/2023**
CSD:

SCM Date: **06/01/2023**

Report Date: **10/02/2023**
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	1	0.01
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			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$122,975	\$1,118

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
0.01	0.00	0.01	\$122,975	\$1,118



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

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

MEGAN McCLAIRE, 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
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Third District

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Kathryn Barger
Fifth District

October 18, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

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

SUBJECT: SUBDIVISION REQUEST –TENTATIVE MAP-PARCEL
CASE: RPPL2023002219
PROJECT: PM84111
APN: 3111-006-009

Thank you for the opportunity to review the application and subdivision request for the subject property. The applicant is proposing to subdivide 5-acre lot into 2-acre parcels. There is an existing single-family residence (SFR) and Accessory Dwelling Unit (ADU) on parcel 1 that are to remain. The project does not include demolition, development, or grading. There is no proposed structure on parcel 2. The applicant is requesting a waiver for street improvements. The applicant provided a tentative parcel map with a stamped date of August 20, 2023.

Public Health recommends the approval of the aforementioned project. The applicant provided a water "Will Serve" letter dated February 21, 2023, from White Fence Farms Mutual Water Company. The "Will Serve" letter is valid until February 21, 2024. In addition, the applicant provided a copy of a preliminary percolation test report dated April 27, 2023, issued by Bruin Geotechnical Services Inc. for the proposed parcel 2. The

report indicates based on the results, the septic system design for leach line is feasible at the project site. The applicant requires to obtain Onsite Wastewater Treatment System (OWTS) approval from Department of Public Health (DPH) Environmental Health, Land Use Program prior to the OWTS installation.

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 Management District regulations.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the subject project.
- ☐ 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:

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

CC:va

DPH_CLEARED_APN-3111-006-009_RPPL2023002219_10.18.2023

TENTATIVE MAP FINDINGS

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

TPM 84111

(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: January 17, 2024
PROJECT NUMBER: PRJ2023-001563-(5)
PERMIT NUMBER: Tentative Parcel Map No. 84111 (RPPL2023002219)
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 2640 W. Avenue M4, Quartz Hill
OWNER: Matthew J. Cohick
APPLICANT: Randy Gorman
CASE PLANNER: Erica G. Aguirre, AICP, Principal Planner
eaguirre@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 a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”). Staff recommends that this project qualifies as both a Class 1 Existing Facilities and a Class 15 Minor Land Divisions Categorical Exemption pursuant to CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.

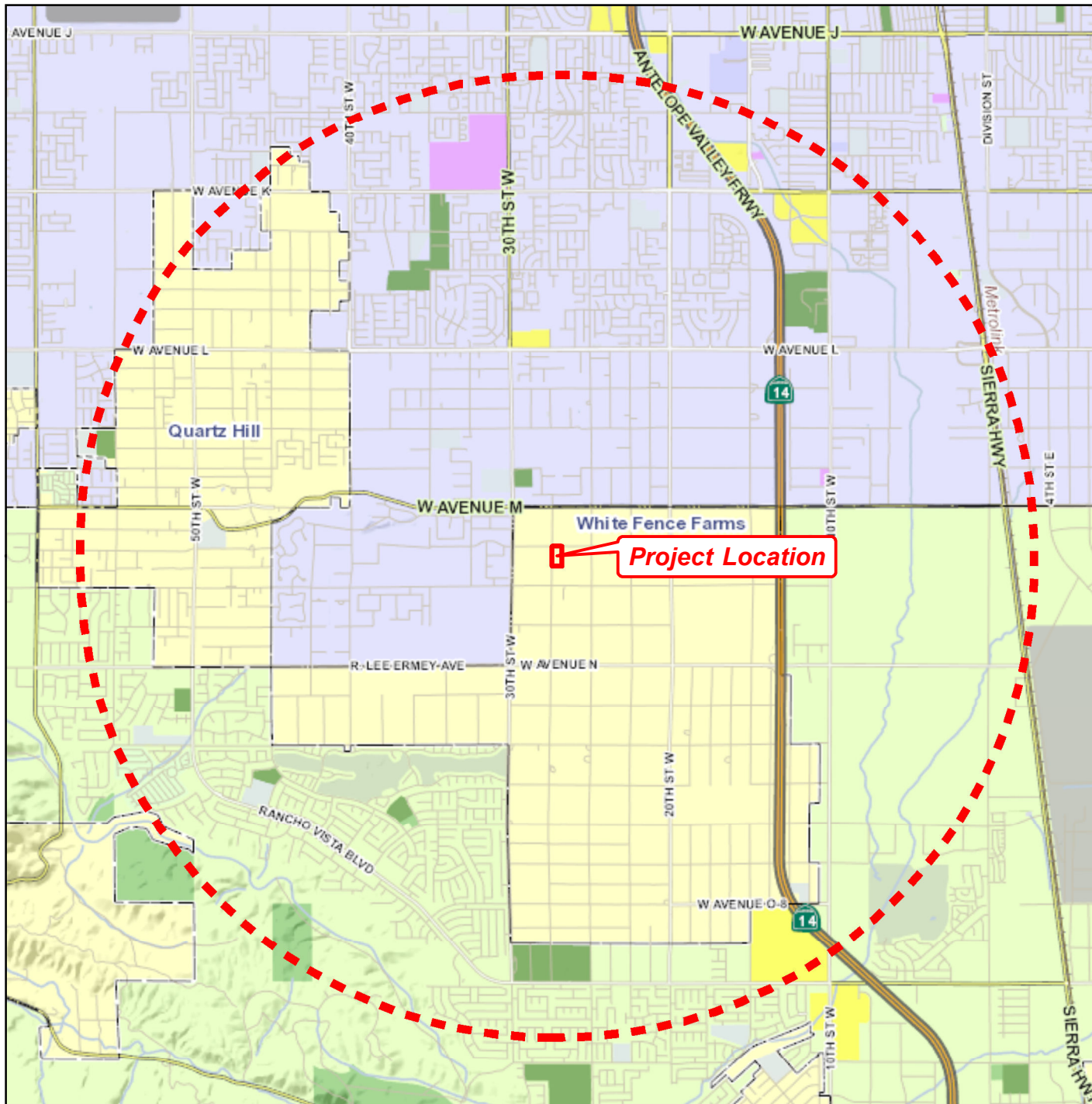
The project qualifies as a Class 1 Existing Facilities Categorical Exemption because there is an existing single-family residence, a detached two-car garage, and an Accessory Dwelling Unit on Parcel No. 1 that are to remain. No development is proposed for Parcel No. 2 at this time. There is also a request to waive street improvements along 27th Street West and Avenue M-4. And the project does not include demolition, development, or grading.

The project also qualifies for a Class 15 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 located within a “Rural Town Area” under the County’s Antelope Valley Area Plan, it is still 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, is served by a private water company, and Parcel No. 2 can accommodate a septic system design requiring an OWTS Permit from the Department of Public Health prior to installation. The existing chicken coop on the project site will be relocated to Parcel No. 1 as a condition of approval.

PROJECT NO. PRJ2023-001563-(5)
TENTATIVE PARCEL MAP NO. 84111

January 31, 2024
PAGE 2 OF 2

The project 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 any 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.

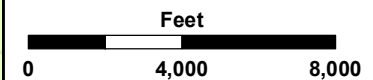
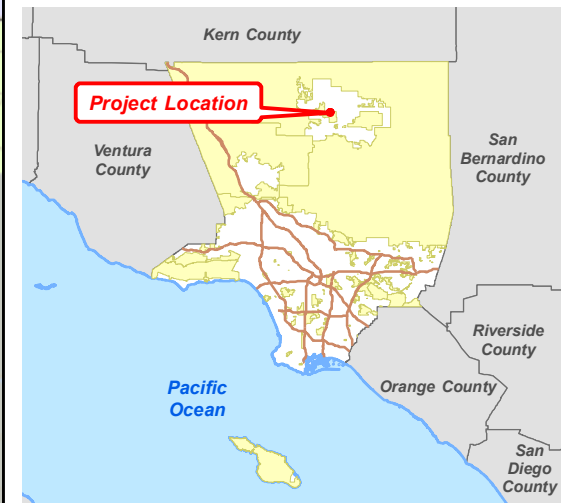


3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-001563

PM RPPL2023002219



LA COUNTY
PLANNING

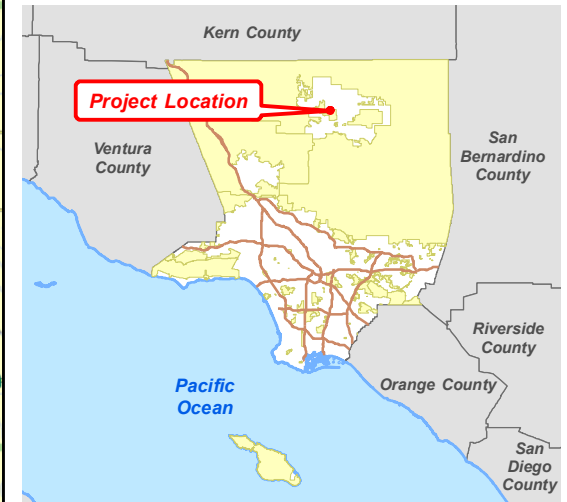
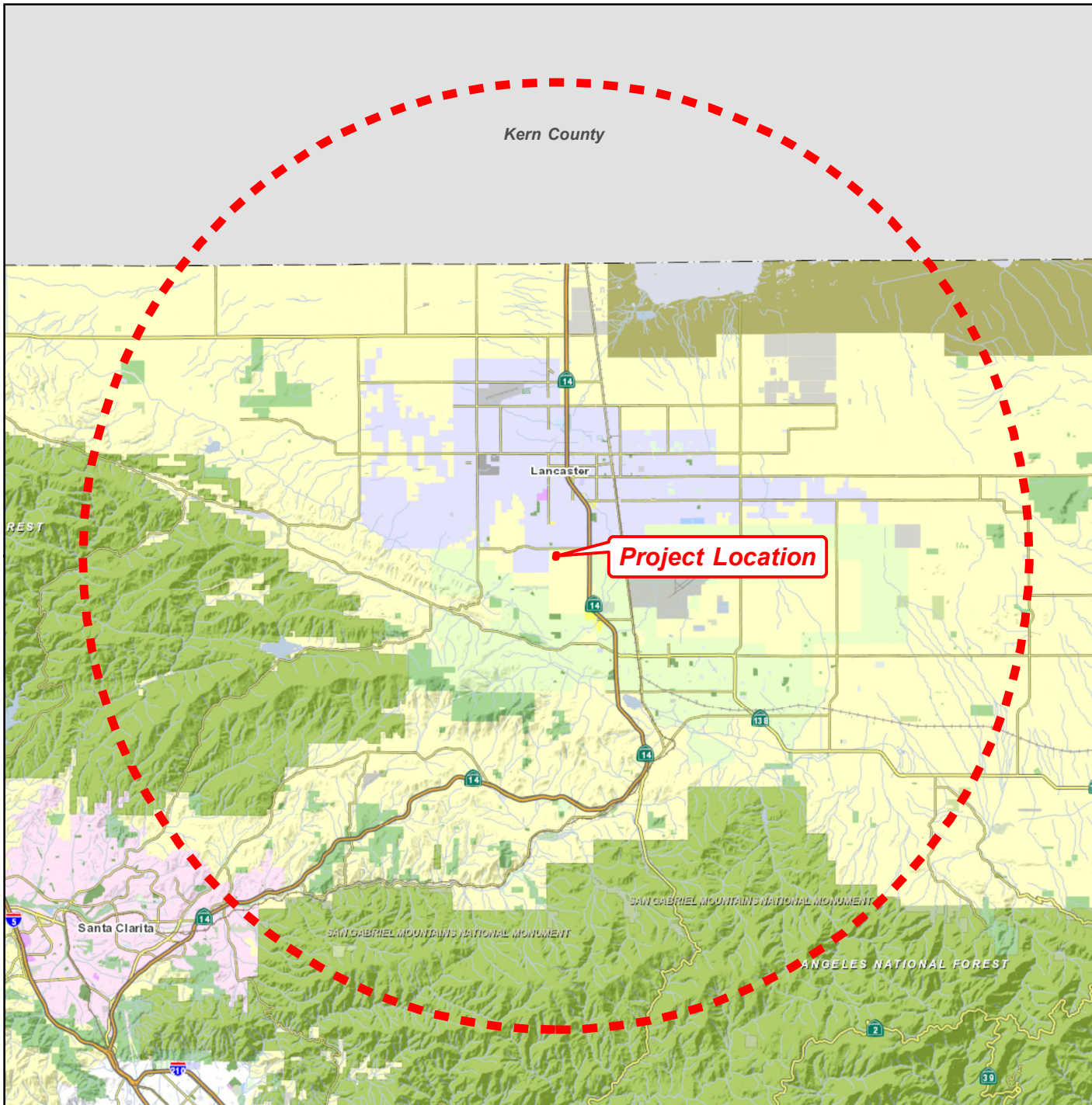
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-001563

PM RPPL2023002219



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-001563

PM RPPL2023002219

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



W Avenue M-4

27th St W

Feet
0 100 200



LA COUNTY
PLANNING

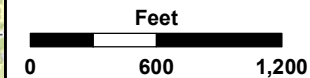
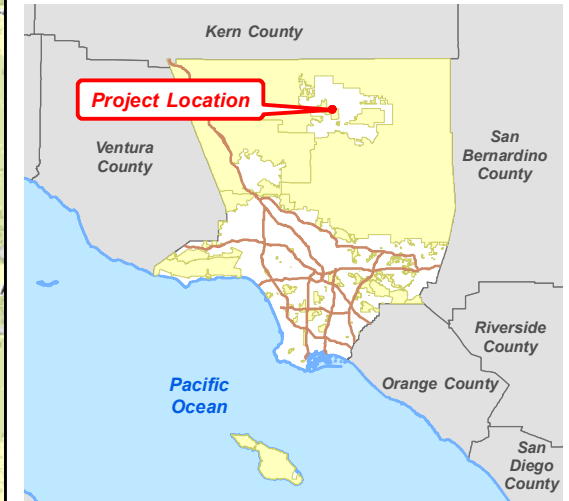
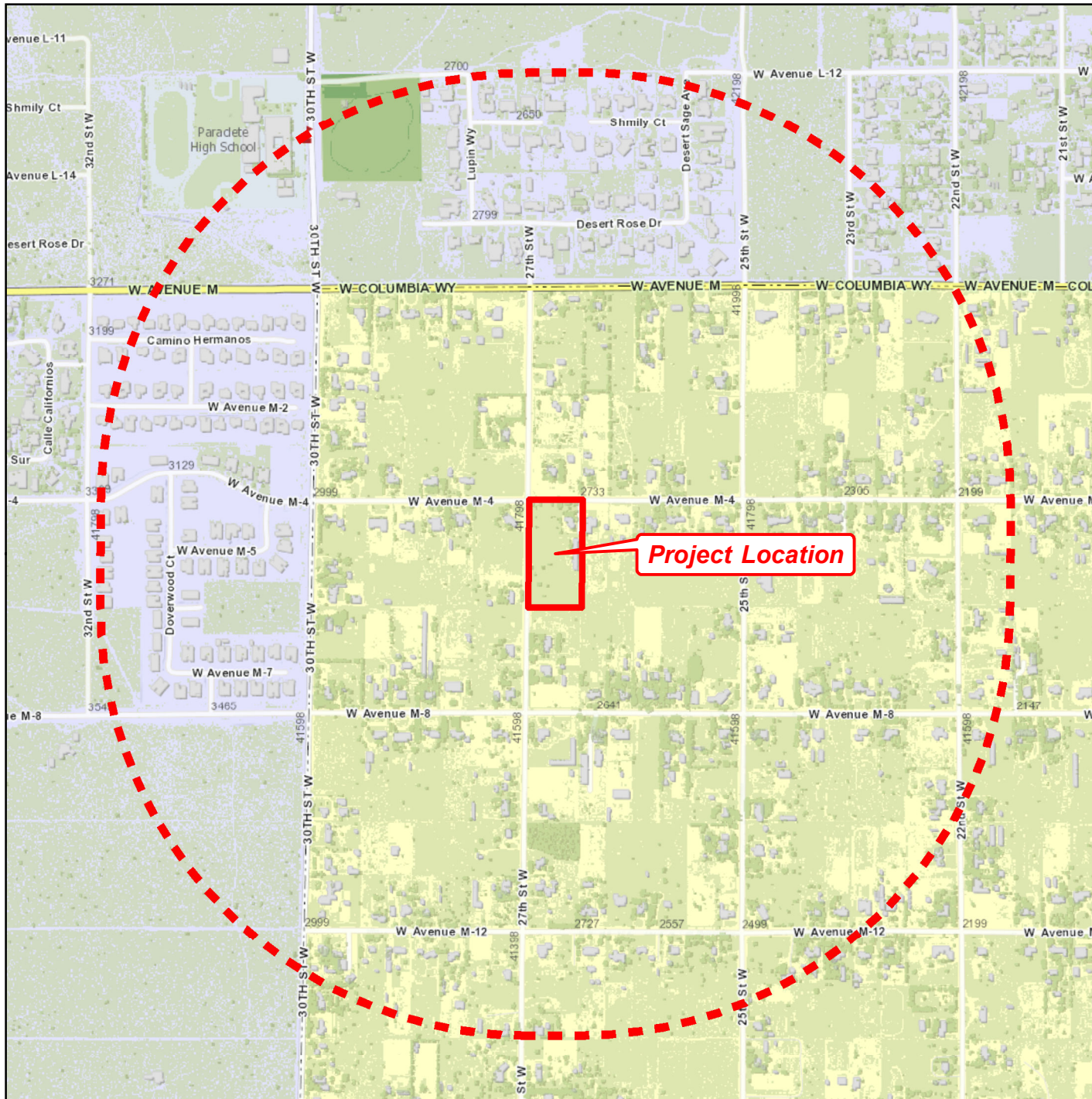
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

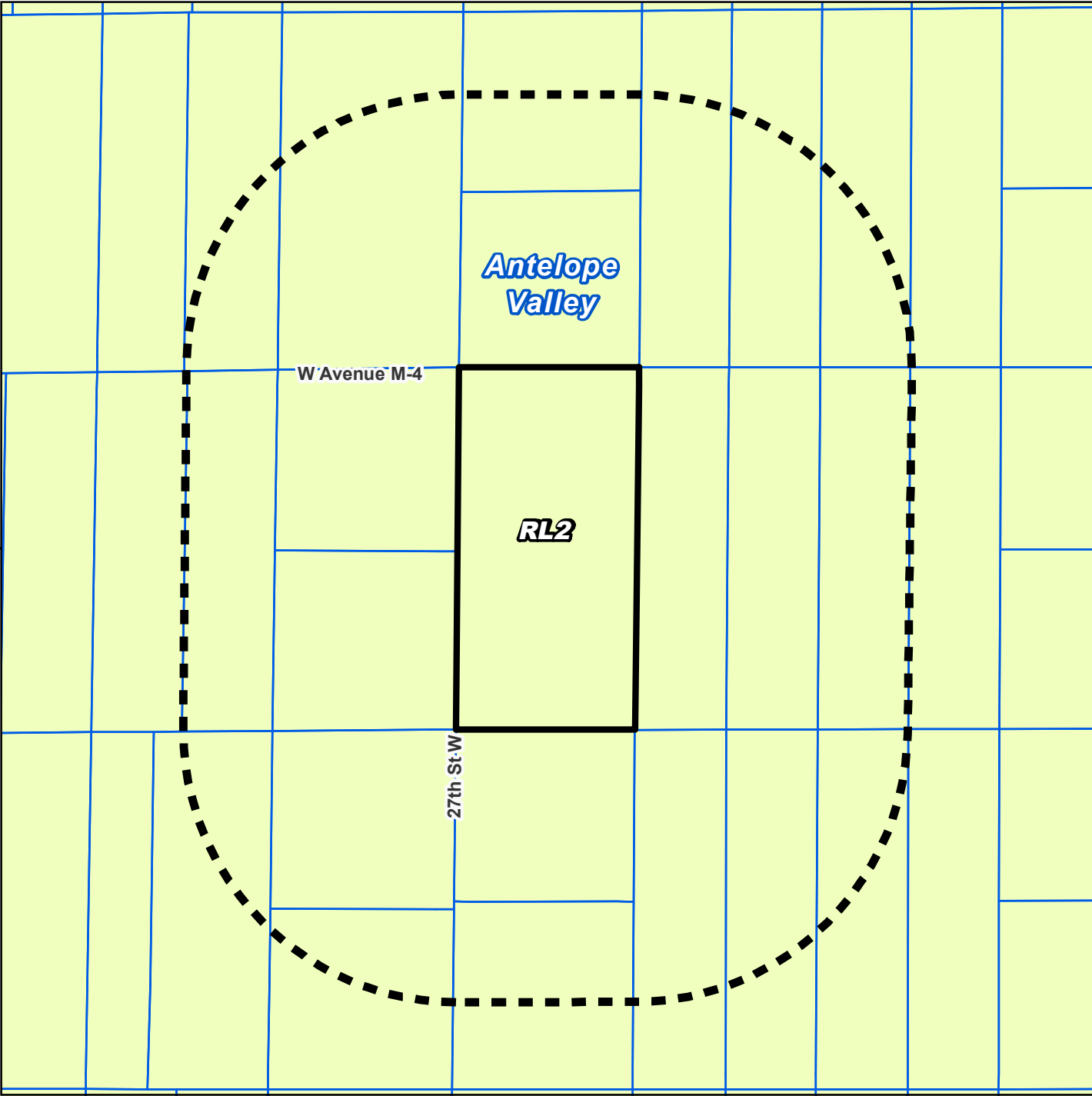
PROJECT NO. PRJ2023-001563

PM RPPL2023002219



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



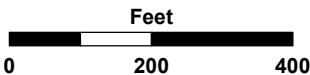
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001563

PM RPPL2023002219

 RL2 - Rural Land 2 (1 du / 2 gross ac)



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320 W. Temple Street
Los Angeles, CA 90012

ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001563

PM RPPL2023002219



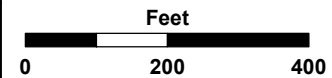
A-2 - Heavy Agricultural

*Antelope
Valley*

W Avenue M-4

A-2-2

27th St W



LA COUNTY
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Dept. of Regional Planning
320 W. Temple Street
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Exhibit H - Photos



NE LOOKING SOUTH



NE LOOKING SOUTHWEST



NE LOOKING WEST



NW LOOKING EAST



NW LOOKING SOUTHEAST



NW LOOKING SOUTH

Exhibit H - Photos



SW LOOKING NORTH



SW LOOKING NORTHEAST



SW LOOKING EAST



SE LOOKING WEST



SE LOOKING NORTHWEST



SE LOOKING NORTH