

**DENIAL DUE TO INACTIVITY  
REPORT TO THE HEARING OFFICER**

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DATE ISSUED: January 15, 2026  
HEARING DATE: January 27, 2026 AGENDA ITEM: 3  
PROJECT NUMBER: TR062358  
PERMIT NUMBER: Vesting Tentative Tract Map No. 062358  
Conditional Use Permit No. 200500176  
SUPERVISORIAL DISTRICT: Environmental Assessment No. 200500171  
5  
PROJECT LOCATION: East of West Avenue R-12 & 10<sup>th</sup> Street West, Palmdale  
OWNER: Hugh Finkle Enterprises, Inc.  
APPLICANT: Eric Lieberman for QES, Inc.  
CASE PLANNER: Marie Pavlovic, Senior Planner  
mpavlovic@planning.lacounty.gov

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Item No. 3 is an application for a Vesting Tentative Tract Map (“VTTM”) to create 21 single-family residential lots and one public facility lot on a 27.32 gross acre property within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. The Project includes a Conditional Use Permit (“CUP”) to authorize a density-controlled development to avoid impacts to the hillside management area in the northern portion of the Project site. Together, the entitlements are referred to as the "Project." The vacant project site (Assessor Parcel Number 3004-014-015) is located east of West Avenue R-12 and 10<sup>th</sup> Street West in the unincorporated portion of Palmdale .

Staff recommends the following motion:

**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:*

**SUGGESTED MOTION:**

**I, THE HEARING OFFICER, DENY VESTING TENTATIVE TRACT MAP NO. 062358 AND CONDITIONAL USE PERMIT NO. 200500176 DUE TO INACTIVITY, SUBJECT TO THE ATTACHED FINDINGS AND FIND THE DECISION STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**BACKGROUND**

VTTM No. 062358 ("TR062358") is a request to create 21 single-family lots and one public facility lot on 27.32 acres. TR062358 was initially filed on September 13, 2005, and the Los Angeles County ("County") Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"), last issued its report with holds on October 1, 2015, stating that there are pending items that must be addressed. The Project was cleared by Parks and Recreation, and Public Health approval was contingent on Fire's recommendation for approval. LA County Planning's holds included, but were not limited to, requests for:

- A Biological Constraints Analysis,
- A revised Slope Density Map,
- A revised VTTM, and
- Other documents regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act ("CEQA").

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

- Public Works: An approved Hydrology Report, a revised Geotechnical Map, and a revised VTTM.
- Fire: A Preliminary Water Design Report and a Fuel Modification Plan.

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

**NOTIFICATION**

On August 20, 2025, Staff sent an email notifying the applicant of its intent to deny the application due to inactivity and requesting additional materials.

On October 10, 2025, Staff sent a letter to the applicant and the property owner, indicating that pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframe.

On October 21, 2025, Staff spoke to Eric Lieberman representing the applicant ("applicant representative"), via telephone to obtain a status for the Project. On this call, the applicant representative stated he would have to find out if the engineering firm is still in operation to resume working on the VTTM as well as talk to his client about whether to move forward with the Project or withdraw it. The applicant's representative mentioned that it may only make sense to move forward with the Project if environmental impacts could be mitigated to a less-than-significant level, but he would need to re-examine the various aspects again. Staff informed him that we would need to proceed with our denial due to inactivity process because the Project has been inactive for 10 years, and the only way to avoid a recommendation of denial would be to submit a revised VTTM that addresses comments from the previous SC, issued on October 1, 2015.

On October 24, 2025, Staff also sent a revised Notice of Intent to Deny the Project Due to Inactivity containing a corrected project description.

TR065238 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format) and 21.48.050 (Written statements required) of the County Code. Therefore, Staff is unable to determine if TR65238 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County Code). Therefore, Staff recommends that **VTTM No. 062358** and **CUP No. 200500176** be denied pursuant to the attached findings.

**CEQA**

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

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Draft Denial Findings for VTTM and CUP
EXHIBIT B	Subdivision Committee Report (dated October 1, 2015)
EXHIBIT C	Correspondence

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. TR062358  
VESTING TENTATIVE TRACT MAP NO. 062358**

**RECITALS**

1. **ENTITLEMENT REQUESTED.** The applicant, QES, Inc. ("applicant"), requests a Vesting Tentative Tract Map ("VTTM") to create 21 single-family lots and one public facility lot on 27.32 gross acres ("Project") on a property located at a vacant lot (Assessor Parcel Number 3004-014-015) east of West Avenue R-12 and 10<sup>th</sup> Street West in the unincorporated community of Palmdale ("Project Site") in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Chapter 21.38 (Vesting Tentative Maps).
2. **RELATED ENTITLEMENT.** Conditional Use Permit ("CUP") No. 200500176 is a related request to authorize a density-controlled development to avoid impacts to the hillside management area in the northern portion of the Project Site, pursuant to County Code Section 22.140.080 (Density-Controlled Developments).
3. **MEETING DATE.** January 27, 2026.
4. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
5. **APPLICATION DATE.** The application was filed on September 13, 2005.
6. **PROJECT BACKGROUND.** The Los Angeles County ("County") Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"), last issued its report with holds on October 1, 2015, stating that there are pending items that must be addressed. The Project was cleared by Parks and Recreation, and Public Health approval was contingent on Fire's recommendation for approval. LA County Planning's holds included, but were not limited to, requests for:
  - A Biological Constraints Analysis,
  - A revised Slope Density Map,
  - A revised VTTM, and
  - Other documents regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act ("CEQA").

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

- Public Works: An approved Hydrology Report, a revised Geotechnical Map, and a revised VTTM.
- Fire: A Preliminary Water Design Report and a Fuel Modification Plan.

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

7. **NOTIFICATION.** On August 20, 2025, Staff sent an email notifying the applicant of its intent to deny the application due to inactivity and requesting additional materials.

On October 10, 2025, Staff sent a letter to the applicant and the property owner, indicating that pursuant to Section 22.222.100 (Denial of Inactive Application), of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframe.

On October 21, 2025, Staff spoke to Eric Lieberman representing the applicant ("applicant representative"), via telephone to obtain a status for the Project. On this call, the applicant stated he would have to find out if the engineering firm is still in operation to resume working on the VTTM as well as talk to his client about whether to move forward with the Project or withdraw it. The applicant representative mentioned that it may only make sense to move forward with the Project if environmental impacts could be mitigated to a less-than-significant level, but he would need to re-examine the various aspects again. Staff informed him that we would need to proceed with our denial due to inactivity process because the Project has been inactive for 10 years, and the only way to avoid a recommendation of denial would be to submit a revised VTTM that addresses all comments from the previous SC Report, issued on October 1, 2015.

On October 24, 2025, Staff sent a revised Notice of Intent to Deny the Project Due to Inactivity containing a corrected project description.

Both letters to the applicant, issued October 10 and 24, 2025 inform the applicant that pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on January 27, 2026.

TR065238 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format) and 21.48.050 (Written Statements Required) of the County

Code. Therefore, Staff is unable to determine if TR065238 complies with the General Plan and Title 21 (Subdivisions) of the Los Angeles County Code. To date, revised materials have not been submitted. Therefore, staff recommends denial due to inactivity.

8. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, VTTM No. 062358 is **DENIED**.

JH:EGA:MP  
01/27/2026

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. TR062358  
CONDITIONAL USE PERMIT NO. 200500176**

**RECITALS**

1. **ENTITLEMENT REQUESTED.** The applicant, QES, Inc. ("applicant"), requests a Conditional Use Permit ("CUP") to authorize a density controlled development to avoid impacts to the hillside management area in the northern portion of the 27.32 gross-acre vacant property (Assessor Parcel Number 3004-014-015) located east of 10<sup>th</sup> Street West and West Avenue R-12 in the unincorporated community of Palmdale ("Project Site") within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Section 22.140.170 (Density-Controlled Developments).
2. **RELATED ENTITLEMENT.** Vesting Tentative Tract Map No. 062358 is a related request to create 21 single-family lots and one public facility lot on 27.32 gross acres pursuant to County Code Chapter 21.38 (Vesting Tentative Maps).
3. **MEETING DATE.** January 27, 2026.
4. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
5. **APPLICATION DATE.** The application was filed on September 13, 2005.
6. **PROJECT BACKGROUND.** The Los Angeles County ("County") Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"), last issued its report with holds on October 1, 2015, stating that there are pending items that must be addressed. The Project was cleared by Parks and Recreation, and Public Health approval was contingent on Fire's recommendation for approval. LA County Planning's holds included, but were not limited to, requests for:
  - A Biological Constraints Analysis,
  - A revised Slope Density Map,
  - A revised VTTM, and
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8. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, CUP No. 200500176 is **DENIED**.

JH:EGA:MP  
01/27/2026



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

**PROJECT NUMBER**

TR062358

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. TR062358  
Conditional Use Permit No. T200500176  
Environmental Assessment No. T200500171

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Hugh Finkle Enterprises, Inc. (Sam Sanatnama)

**MAP/EXHIBIT DATE:**

09/02/15

**SCM REPORT DATE:**

10/01/15

**SCM DATE:**

10/15/15

**PROJECT OVERVIEW**

Subdivision: To create 21 single-family lots and 1 public facility lot on 27.32 gross acres.

CUP: Density-controlled development on the flatter portion of the project site to avoid development within the Hillside Management Area.

**MAP STAGE**

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

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  3rd Revision (requires a fee):

**LOCATION**

East of West Avenue R-12 & 10<sup>th</sup> Street West

**ACCESS**

Avenue R-12

**ASSESSORS PARCEL NUMBER(S)**

3004-014-015

**SITE AREA**

27.32 gross acres / 26.27 net acres (subject to change)

**1986 GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area Plan

**ZONED DISTRICT**

PALMDALE

**SUP DISTRICT**

5<sup>th</sup>

**1986 LAND USE DESIGNATION**

N1(0.5 du/ac max) & N2 (1 du/ac max)

**1986 ZONE**

A-1-1 (LIGHT AGRICULTURAL ZONE – 1 ACRE MINIMUM LOT SIZE)

**CSD**

NONE

**PROPOSED UNITS (DU)**

21 dwelling units &  
1 open space lot

**MAX DENSITY/UNITS (DU)**

TBD

**GRADING**

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

Total: 10863 cubic yards – balanced onsite.  
Cut: 5000 cubic yards  
Fill: 5863 cubic yards

**ENVIRONMENTAL DETERMINATION (CEQA)**

TBD

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 <a href="mailto:mpavlovicr@planning.lacounty.gov">mpavlovicr@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>

Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

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

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**PREVIOUS CASES**

TR47528, CP89237, IS89237

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the vesting tentative map. An accurate slope density map with delineated land use category boundaries is needed to determine the maximum density. The subdivision design should preserve the hillside area.*

Environmental Determination:

Clear  Hold

1. A Bio Report (BCA) is required due to the various native species located within the property. More information regarding the report may be obtained by directly contacting staff biologist Joe Decruyeneare at (213) 974-1448.
2. Provide a letter from the Palmdale School District verifying the existing school facilities are capable of accommodating an increase in capacity. If crowding exists, propose and explain the provisions for additional classroom capacity.

Land Use Policy:

Clear  Hold

1. On the revised slope density map, depict all grading and building pad locations, contour lines, call out the elevations, label and show the plan category areas and boundaries. It is best to use the Exhibit "A" as the base layer and over lay the slope category shading to show where the development lies in relation to the various slopes. Use the standard color coding to show the different slope ranges. Provide revised calculations on the slope density map for each plan category (N1, N2) as well as total number of units under low density and max density.
2. Ensure the graphic scale is visible.

Tentative Map & Exhibit Map/Exhibit "A":

Clear  Hold

1. Verify lot dimensions. The Assessor Map Book indicates the easterly property line is 2614.44 feet; yet, the provided dimension provided is 2276.99 feet.
2. Depict and call out all existing and future easements.
3. Provide accurate density calculations.
4. Adjust the total project area (net and gross) and lot area (net and gross) as the figures do not account for the area to be dedicated for trail and access purposes. Also, separately provide the area dedicated to both trail easements, and the access easement.
5. Fully plot the Palmdale Hills Trail.
6. Both the existing Palmdale Hills Trail and the proposed Northside Trail easement are located within 500' of a cul-de-sac right of way; therefore, an 8' wide pedestrian/bicycle pathway must be provided to connect to the trails (§21.24.210). Also, include a note indicating the cul-de-sac through access ways will be HOA maintained.
7. Ensure the side lines of lots intersect the street at a right angle.
8. Rename the *Open Space Dedication* → *Undisturbed Open Space Dedication*.
9. Remove the "Restricted Use Area" delineation from the graphic as it will be conditioned later if needed.
10. In the General Notes section, include the existing use and future zoning and land use classification under the Town and Country Plan: A-1-2.
11. Change "Prepared For" to Owner/Subdivider and ensure the name matches the name given in Assessor Records, on the Land Division Application, and notarized Ownership & Consent Affidavit.

12. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property.

Administrative/Other:

Clear  Hold

1. A street frontage waiver request is required if lots have street frontages that are less than the average lot width.
2. Revise the 1000' Land Use Map. The radius must extend 1000 feet from all property edges. It must show the land use policy categories and all physical land uses, city boundaries, and physical uses within the City.
3. A notarized copy of the latest recorded grant deed.
4. Provide a notarized Ownership and Consent Affidavit.
5. Provide a copy of the Corporation's Statement of Information and operating agreement with the state seal.
6. Provide a revised CUP Burden of Proof.

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five(5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

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

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

- (1) An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3).
- (2) Provide a geotechnical map that is based on the Tentative Map. Please see attached Geologic and Soils Engineering review sheet.
- (3) Please see attached Grading review sheet (Comments 2) for requirements.
- (6) A revised tentative map is required to show the following additional items:
  - a. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
  - b. Please see attached Hydrology review sheet (Comments 2 and 4) for requirements.
  - c. Please see attached Grading review sheet (Comment 1) for requirements.
  - d. Please see attached Road review sheet for requirements.

*+10*

Prepared by Teni Mardirosian  
tr62358L-rev3.doc  
<http://planning.lacounty.gov/case/view/tr062358/>

Phone (626) 458-4910

Date 09-29-2015



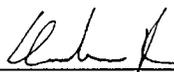
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT/PARCEL MAP NO. 062358

TENTATIVE MAP DATED 09/02/2015  
EXHIBIT MAP 09/02/2015

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Show drainage devices on the Tentative Map as proposed per the Hydrology Report.

Reviewed by  Date 09/27/2015 Phone (626) 458-4921  
**Andrew Ross**



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

1. A revised tentative map is required to show the following additional items:
  - a. Earthwork volume, including cut, fill, and over-excavation separately.
  - b. Indicate maintenance responsibilities for all drainage devices shown on the Tentative/Exhibit Maps.
  - c. All proposed grading and drainage on tentative map. Building configurations can be shown on Exhibit Map only.
  - d. How to drain lots with pad elevations below fronting street such as:
    - i. Lots 11-16 are 10' to 20' below Avenue R12
    - ii. Lots 17-20 are 18' below AA Court
  - e. How to drain the whole site.
  - f. Water quality devices location, drainage, and size.
  
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

Name N. Said  Date 09/29/2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 062358\GP 062358\2014-10-02 TTR 062358 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 062358 (Rev.3)

Page 1/1

TENTATIVE MAP DATED 09-02-2015  
EXHIBIT MAP DATED 09-02-2015

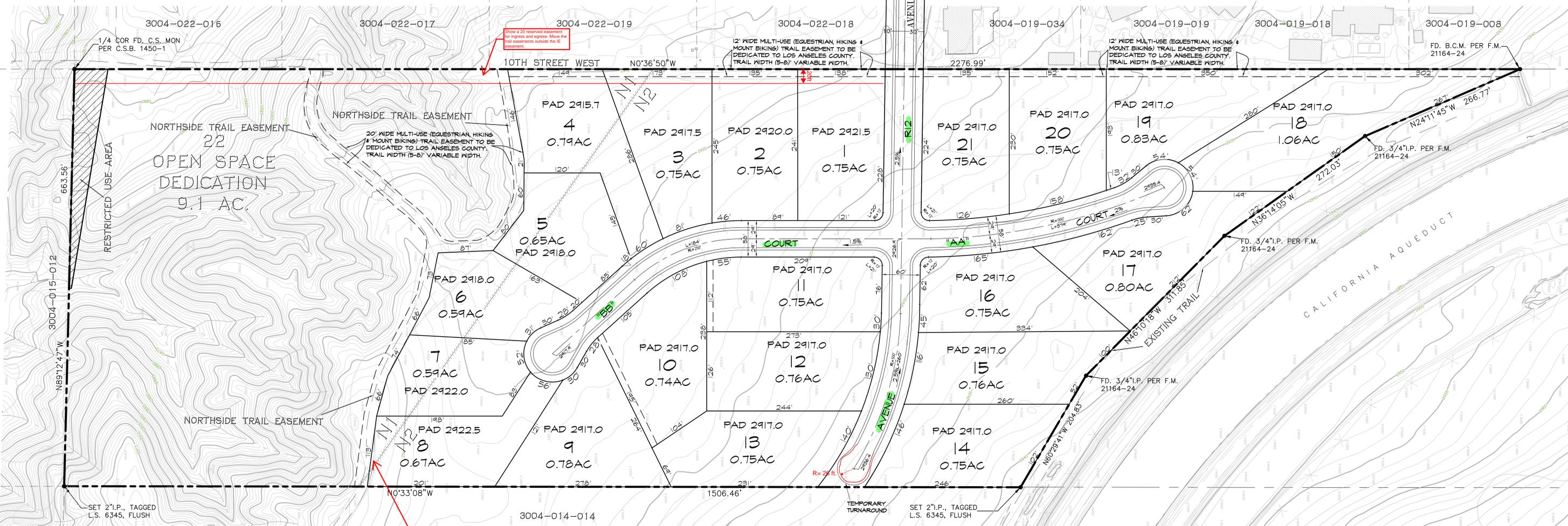
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

A revised tentative map is required to show the following additional items per road comments in the file named 2015-09-24 TR 062358RD 2nd Check JN, which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTM%20062358/>

Prepared by Joseph Nguyen<sup>1</sup>  
tr62358r-rev3

Phone (626) 458-4911

Date 09-28-2015



Show a 20 reserved easement for ingress and egress. Move the trail easements outside the 15' easement.

12' WIDE MULTI-USE (EQUESTRIAN, HIKING & MOUNT BIKING) TRAIL EASEMENT TO BE DEDICATED TO LOS ANGELES COUNTY. TRAIL WIDTH (8-8') VARIABLE WIDTH.

12' WIDE MULTI-USE (EQUESTRIAN, HIKING & MOUNT BIKING) TRAIL EASEMENT TO BE DEDICATED TO LOS ANGELES COUNTY. TRAIL WIDTH (8-8') VARIABLE WIDTH.

20' WIDE MULTI-USE (EQUESTRIAN, HIKING & MOUNT BIKING) TRAIL EASEMENT TO BE DEDICATED TO LOS ANGELES COUNTY. TRAIL WIDTH (8-8') VARIABLE WIDTH.

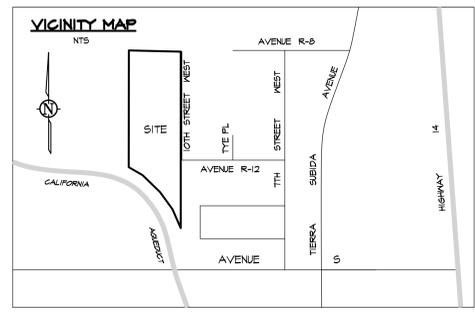
NORTHSIDE TRAIL EASEMENT  
22  
OPEN SPACE DEDICATION  
9.1 AC.

What is this line?

Add a note to request for street dedication required per Los Angeles County Code: 21.24.230

LOT SUMMARY TABLE			
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.02 AC	0.70 AC	S/F RESIDENTIAL
2	0.84 AC	0.70 AC	S/F RESIDENTIAL
3	0.80 AC	0.68 AC	S/F RESIDENTIAL
4	0.83 AC	0.73 AC	S/F RESIDENTIAL
5	0.72 AC	0.65 AC	S/F RESIDENTIAL
6	0.66 AC	0.59 AC	S/F RESIDENTIAL
7	0.63 AC	0.59 AC	S/F RESIDENTIAL
8	0.84 AC	0.78 AC	S/F RESIDENTIAL
9	0.88 AC	0.74 AC	S/F RESIDENTIAL
10	1.04 AC	0.70 AC	S/F RESIDENTIAL
11	0.85 AC	0.73 AC	S/F RESIDENTIAL
12	0.85 AC	0.76 AC	S/F RESIDENTIAL
13	0.84 AC	0.75 AC	S/F RESIDENTIAL
14	0.75 AC	0.75 AC	S/F RESIDENTIAL
15	0.83 AC	0.76 AC	S/F RESIDENTIAL
16	0.47 AC	0.75 AC	S/F RESIDENTIAL
17	0.99 AC	0.80 AC	S/F RESIDENTIAL
18	1.09 AC	1.06 AC	S/F RESIDENTIAL
19	0.92 AC	0.75 AC	S/F RESIDENTIAL
20	0.86 AC	0.71 AC	S/F RESIDENTIAL
21	1.03 AC	0.72 AC	S/F RESIDENTIAL
22	9.1 AC	9.1 AC	O/S DEDICATION
TOTAL	27.84 AC	24.96 AC	
	2.40 AC	2.40 AC	PUBLIC STREET

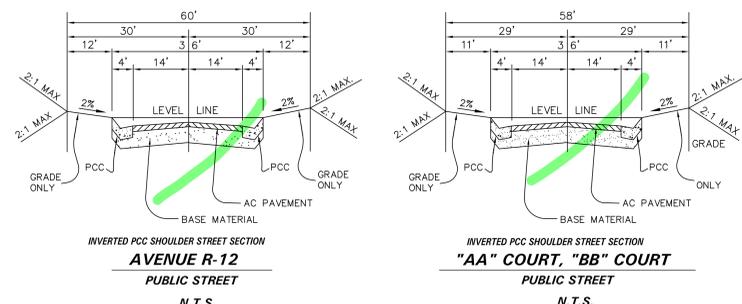
- LEGEND:**
- AL AREA LIGHT
  - AC ASPHALT
  - BFD BACKFLOW DEVICE
  - BW BACK OF WALK
  - CB CATCH BASIN
  - CONC CONCRETE
  - DCD DOUBLE CHECK DETECTOR
  - FDC FIRE DEPT. CONNECTION
  - FL FLOWLINE
  - FS FINISHED SURFACE
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  - PIV POST INDICATOR VALVE
  - PM PARKING METER
  - SCE SO. CAL. EDISON
  - SCO SEWER CLEAN OUT
  - SD STORM DRAIN
  - SS SANITARY SEWER
  - WM WATER METER
  - WV WATER VALVE
  - XFMR ELECTRIC TRANSFORMER
  - HYD FIRE HYDRANT
  - STREET SIGN
  - CONCRETE BLOCK WALL
  - FOUND MONUMENT PER P.M. 89-185
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  - PROPOSED ST. LIGHT PER CITY STDS.
  - DIRECTION & RATE OF FLOW
  - EXISTING
  - CONCEPTUAL SEPTIC SYSTEM LOCATION
  - PROPOSED PAD LOCATION
  - EXISTING CONTOUR LINE



**BENCHMARK DATA**

B.M. 1546: GS MON FL @ NE COR SIERRA HWY & CROWN VALLEY RD 15.5 METERS N & 9.1 METERS E/O C/L INT MKD (R/W MON RE 2177) 2.4 METERS SE/O PP #593220H EL. 874.722 METERS = 2967.514 FEET (1995 ADJUSTMENT)

B.M. 5045: RDBM TAG IN SE COR CONC BASE OF FIRE HYD 6.1 METERS N C/L SAND CANYON RD & 15 KM S/O SIERRA HWY ELI 916.774 METERS = 3007.752 FEET (1995 ADJUSTMENT)



**GENERAL NOTES:**

- GROSS AREA: 27.8 ACRES NET AREA: 24.9 ACRES
  - GENERAL PLAN DESIGNATION: R-NON URBAN, RURAL COMMUNITIES
  - PROPOSED DEVELOPMENT: 21 LOTS
  - EXISTING ZONING: A-1-I  
PROPOSED ZONING: A-1-I
  - LOCAL PLAN CATEGORY: N-1 (PORTION), N-2 (PORTION)
- LOW DENSITY THRESHOLD CALCULATION**  
CALCULATED ACCORDING TO ANTELOPE VALLEY AREA-WIDE GENERAL PLAN  
CATEGORY N-1 (0-24.99%) = 0.5 DU/AC. @ 6.42 ACRES= 3.21 DWELLING UNITS  
CATEGORY N-2 (0-24.99%) = 1.0 DU/AC. @ 16.80 ACRES= 16.80 DWELLING UNITS  
HILLSIDE 25-49.99% = 1.0 DU/2 AC. @ 4.01 ACRES= 0.40 DWELLING UNITS  
HILLSIDE 50%+ = 0.0 DU/AC. @ 0.07 ACRES= 0.00 DWELLING UNITS  
TOTAL: 20.41, SAY, 20 DWELLING UNITS
- MAXIMUM DENSITY CALCULATION**  
CALCULATED ACCORDING TO ANTELOPE VALLEY AREA-WIDE GENERAL PLAN  
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HILLSIDE 50%+ = 0.0 DU/AC. @ 0.07 ACRES= 0.00 DWELLING UNITS  
TOTAL: 22.01, SAY, 22 DWELLING UNITS
- THERE ARE NO OAK TREES ON THIS PROPERTY
  - PROPOSED SEWAGE SYSTEM: SEPTIC TANKS.
  - PROPOSED WATER SYSTEM: LOS ANGELES COUNTY WATERWORKS DISTRICT #40
  - THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY
  - THERE ARE NO EXISTING EASEMENTS WHICH CAN BE MAPPED
  - GRADING QUANTITIES- 10263 CUBIC YARDS CUT+FILL COMBINED- BALANCE ON SITE
  - A.P.N.: 3004-014-015

**MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT NO. 062358**  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

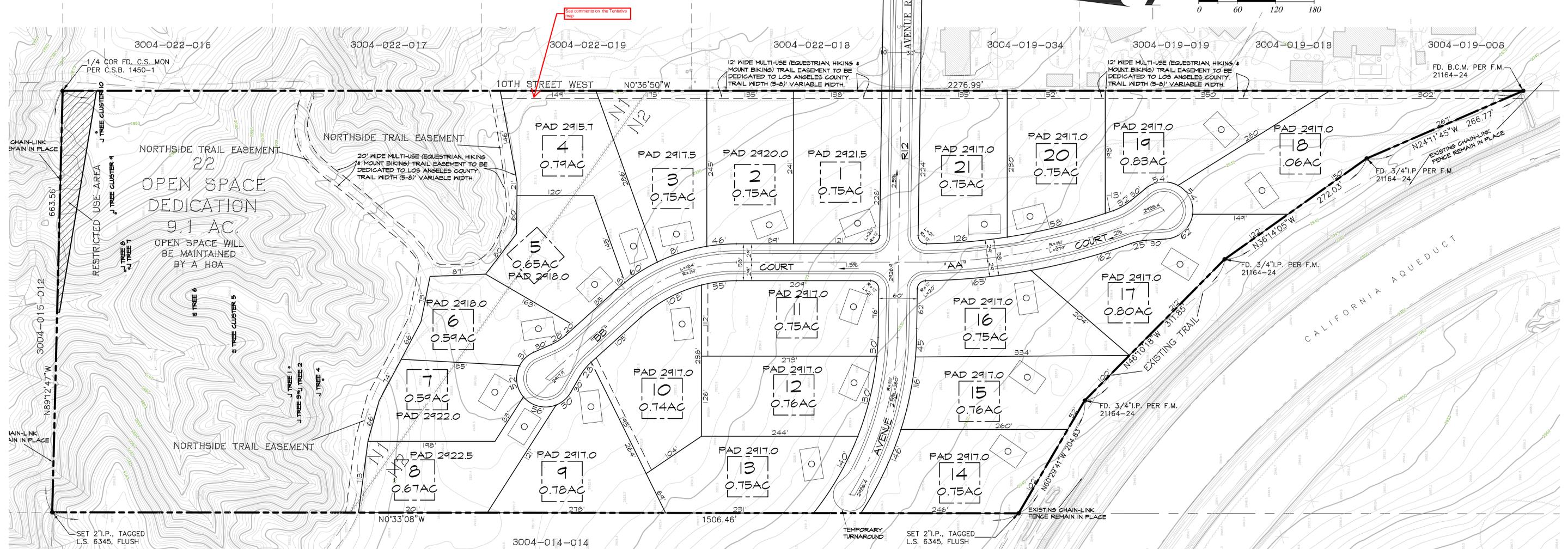
**LEGAL DESCRIPTION**  
THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL RECORDED JUNE 19, 1956 LYING NORTHEASTERLY OF THE CALIFORNIA AQUEDUCT, EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 12 WEST, S.B.M. LYING SOUTHWESTERLY OF THE CALIFORNIA AQUEDUCT.  
MAY 30, 2015

**PREPARED FOR:**  
H & G FINKLE  
HUGH FINKLE  
10717 ESTHER AVENUE  
LOS ANGELES, CA 90064  
PH: (310) 475-9853

**APPLICANT:**  
QES, INC.  
14549 ARCHWOOD STREET, SUITE 301  
VAN NUYS, CA 91405  
PH: (818) 997-8033 FAX: (818) 997-0351

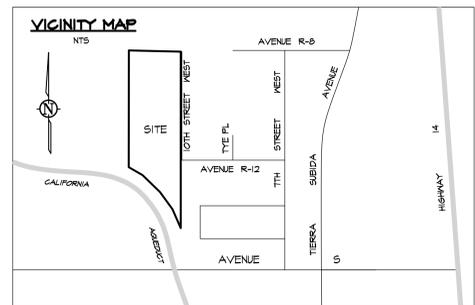
**PREPARED BY:**  
PACIFIC COAST CIVIL, INC.  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
PH: (818) 865-4168 FAX: (818) 865-4198





LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.02 AC	0.75 AC	S/F RESIDENTIAL
2	0.84 AC	0.75 AC	S/F RESIDENTIAL
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14	0.75 AC	0.75 AC	S/F RESIDENTIAL
15	0.83 AC	0.76 AC	S/F RESIDENTIAL
16	0.41 AC	0.75 AC	S/F RESIDENTIAL
17	0.49 AC	0.80 AC	S/F RESIDENTIAL
18	1.09 AC	1.06 AC	S/F RESIDENTIAL
19	0.92 AC	0.83 AC	S/F RESIDENTIAL
20	0.86 AC	0.75 AC	S/F RESIDENTIAL
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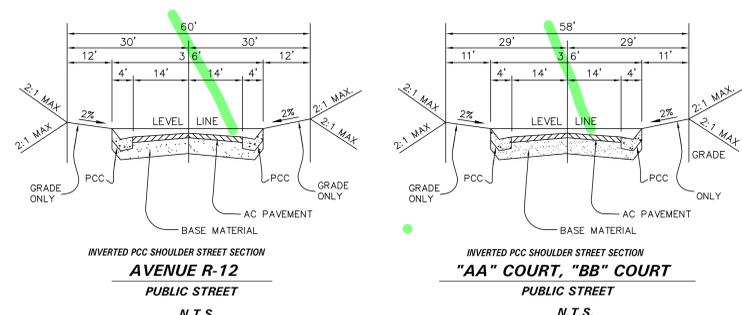
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  - STREET SIGN
  - CONCRETE BLOCK WALL
  - FOUND MONUMENT PER P.M. 89-185
  - EXISTING
  - PROPOSED ST. LIGHT PER CITY STDS.
  - DIRECTION & RATE OF FLOW
  - EXISTING
  - CONCEPTUAL SEPTIC SYSTEM LOCATION
  - PROPOSED PAD LOCATION
  - EXISTING CONTOUR LINE



**BENCHMARK DATA**

B.M. 1546: CS MON FL @ NE COR SIERRA HWY & CROWN VALLEY RD 15.5 METERS N & 9.1 METERS E/O C/L INT MKD (R/W MON RE 2177) 2.4 METERS SE/O PP #593220H EL. 874.722 METERS = 2967.514 FEET (1995 ADJUSTMENT)

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  - PROPOSED WATER SYSTEM: LOS ANGELES COUNTY WATERWORKS DISTRICT #40
  - THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY
  - THERE ARE NO EXISTING EASEMENTS WHICH CAN BE MAPPED
  - GRADING QUANTITIES- 10263 CUBIC YARDS CUT+FILL COMBINED- BALANCE ON SITE
  - A.P.N.: 3004-014-015

**"EXHIBIT A"**  
**VESTING TENTATIVE TRACT NO. 062358**  
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**LEGAL DESCRIPTION**

THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL RECORDED JUNE 19, 1956 LYING NORTHEASTERLY OF THE CALIFORNIA AQUEDUCT, EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 12 WEST, S.B.M. LYING SOUTHWESTERLY OF THE CALIFORNIA AQUEDUCT.

MAY 30, 2015

**PREPARED FOR:**

H & G FINKLE  
HUGH FINKLE  
10717 ESTHER AVENUE  
LOS ANGELES, CA 90064  
PH: (310) 475-9853

**APPLICANT:**

QES, INC.  
14549 ARCHWOOD STREET, SUITE 301  
VAN NUYS, CA 91405  
PH: (818) 947-8033 FAX: (818) 947-0351

**PREPARED BY:**

PACIFIC COAST CIVIL, INC.  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
PH: (818) 865-4168 FAX: (818) 865-4198



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

TRACT NO. 062358 (Rev.)

TENTATIVE MAP DATED 09-02-2014  
EXHIBIT MAP DATED 09-02-2014

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

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 09-28-2015

tr62358L-rev3.doc  
<http://planning.lacounty.gov/case/view/tr062358/>

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. 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.
6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*

PRELIMINARY CONDITIONS

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

1. Existing topography constraints within the property restrict the improvement of the proposed 10th Street West to public road standards. Permission is granted to waive the offer of private and future right of way for a collector street along the easterly property frontage (10<sup>th</sup> Street West) per County Code 21.24.230 subject to the approval of the Advisor Agency.
2. Reserve a 20-foot wide ingress/egress easement or non-exclusive access easements along the easterly property frontage north of the proposed Avenue R-12 to the satisfaction of Public Works and the Fire Department. Reserved trail easement shall be outside the aforementioned ingress/egress easement.
3. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets.
4. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
5. Provide standard property line return radii of 13 feet at all local street intersections, to the satisfaction of Public Works.
6. Dedicate right of way 30 feet from centerline on Avenue R-12.
7. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "AA" Court and "BB" Court.
8. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on Avenue R-12, "AA" Court, and "BB" Court within the tract boundaries to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope to the right of way to the satisfaction of Public Works. Construct off-site transition pavement on Avenue R-12 joining the existing Avenue R-12 to the satisfaction of Public Works
9. Install postal delivery receptacles in groups to serve two or more residential lots.
10. Provide and install street name signs prior to occupancy of buildings.
11. Underground all new utility lines to the satisfaction of Public Works and Southern

California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Joseph Nguyen <sup>1</sup>  
tr62358r-rev3

Phone (626) 458-4911

Date 09-28-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 062358 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-02-2015  
EXHIBIT MAP "A" DATED 09-02-2015

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

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider 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 Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.

  
Prepared by Imelda Ng  
tr62358s-rev3.doc

Phone (626) 458-4921

Date 09-24-2015

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 lots 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 Water Availability letter dated 06/10/2014 from the Water Works District 40 to the satisfaction of Public Works.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping shall have a separate meter.
5. Depict all line of sight easements on the landscaping and grading plans.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 62358

MAP DATE: September 2, 2015

---

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

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Submit a Preliminary Water Design Report from Los Angeles County Waterworks District #40 for the proposed water line extension to this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Tentative Map clearance.
2. The required fire flow for this development at this time is **5000** gallons per minute at 20 psi for a duration of 5 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided.
3. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map Clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

### FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

Reviewed by: Juan Padilla

Date: September 30, 2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 62358

MAP DATE: September 2, 2015

- 
3. Provide written verification that the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Required fire lanes within each lot, including the flag lots, shall provide a minimum paved unobstructed width of 20 feet clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The fire lanes shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. Install **TBD** public fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 62358

MAP DATE: September 2, 2015

- 
7. The required public fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
  8. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
  9. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 fire hydrants flowing simultaneously may be used to achieve the required fire flow. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
  10. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
  11. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
  12. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  13. All proposed streets within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>62358</b>	DRP Map Date:	<b>09/02/2015</b>	SCM Date:	<b>10/15/2015</b>	Report Date:	<b>09/29/2015</b>
Park Planning Area #	<b>43C</b>		<b>LAKEVIEW</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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.

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.19</b>
IN-LIEU FEES:	<b>\$12,147</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$12,147 in-lieu fees.

**Trails:**

See also attached Trail Report. Palmdale Hills Trail

**Comments:**

**Net increase of 21 single family units.**

**\*\*\*Advisory:**

**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.**

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*  
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>62358</b>	DRP Map Date:	<b>09/02/2015</b>	SMC Date:	<b>10/15/2015</b>	Report Date:	<b>09/29/2015</b>
Park Planning Area #	<b>43C</b>		<b>LAKEVIEW</b>			Map Type:	<b>REV. (REV RECD)</b>

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

**(P)people x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = 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 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- 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

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.00	0.0030	21	0.19
M.F. < 5 Units	2.05	0.0030	0	0.00
M.F. >= 5 Units	1.57	0.0030	0	0.00
Mobile Units	2.61	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.19</b>

Park Planning Area = **43C LAKEVIEW**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.19	\$63,930	<b>\$12,147</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.19	0.00	0.00	0.19	\$63,930	<b>\$12,147</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

October 15, 2015

TO: Marie Pavlovic, Principal Planner  
Department of Regional Planning  
Special Projects Section

FROM: Kathline J. King, Chief of Planning *K. King*  
Department of Parks and Recreation  
Planning Division

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR  
VESTING TENTATIVE TRACT MAP (VTTM) #062358**

The Department of Parks and Recreation (DPR) has completed the trail review of Vesting Tentative Tract Map No. 062358. The proposed North Hills Trail alignments, as shown on subject map are approved. DPR is requiring the Subdivider to dedicate a twelve foot (12') wide trail easement and construct a variable-width five to eight foot (5'-8') wide multi-use (hiking, mountain biking, and equestrian) trail, and dedicate a twenty foot (20') wide multi-use (hiking, mountain biking, and equestrian) trail easement to the satisfaction of DPR.

DPR trail conditions of map approval, prior to final map are as follows:

1. Subdivider shall dedicate a twelve foot (12') wide multi-use easement for the "Northside Trail" and construct a variable-width five to eight foot (5'-8') wide natural surface trail on the east end of lots 4,3,2,1,21,20,19, and 18, as shown on subject tract map.
2. Subdivider shall dedicate a twenty foot (20') wide multi-use easement for the "Northside Trail" encompassing existing trails within open space lot 22, as shown on subject tract map.
3. The required trail easement shall be recorded via separate instrument, prior to final map recordation. Upon request DPR will provide a trail easement recordation template.
4. Full public access shall be provided in perpetuity for the multi-use trail.
5. Easement dedication(s) must be outside the public road right-of-way.

6. Subdivider shall include DPR in the transmittal of the project grading plan to Regional Planning.
  - a. Submit project grading plans, including trail grading information to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:
    - i. Cross slope gradients on natural soil not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').
    - ii. Cross slope gradients above four percent (4%) on paved surfaces, such as roadway trail crossings will be evaluated on a case by case basis.
    - iii. Typical trail section and details to include:
      - Width and name of trail
      - Longitudinal (running) gradients
      - Cross slope gradients
    - iv. Bush hammer (or equivalent rough finish) at minimum width of eight feet (8') for roadway (if concrete surface) trail surface crossing at Avenue R-12 to provide for traction and safety.
    - v. Appropriate retaining walls as needed.
    - vi. Lodgepole fencing required (per DPR specifications) within the eastern side of twelve foot (12') wide multi-use trail easement on lots 4,3,2,1,21,20,19, and 18 adjacent to 10<sup>th</sup> Street West to delineate trail boundary and for trail user safety (see condition 8b).
    - vii. The Avenue R-12 Street trail crossing must be approved by the Department of Public Works (DPW). Applicant is responsible to install painted crosswalk for Avenue R-12 Street trail crossing utilizing DPW specifications, including DPW trail crossing signage. DPW trail crossing signage to be installed per DPW specifications at the east and west side of trail crossing.

- viii. Curb-cuts required at minimum eight feet (8') length at north and south side of Avenue R-12 Street trail crossing.
7. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:
  - a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to DPR on a monthly basis.
  - b. Stake the centerline of the trail and then schedule a site meeting with DPR's Trails Section Planner for trail alignment inspection and approval.
8. Construction of trail and installation of lodgepole fencing:
  - a. **Trail:** Construct the Natural Trail 2 variable width five to eight foot (5'-8') wide trail within the twelve foot (12') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at [http://file.lacounty.gov/dpr/cms1\\_208899.pdf](http://file.lacounty.gov/dpr/cms1_208899.pdf). Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by DPR. See Section 4: "Trail Designs Trail Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner.
  - b. **Lodgepole Fencing:** Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in height by six and one-half inch (6½") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated and they are eight feet (8') in length by four and one-half inches (4½") in diameter with beveled ends. The posts are installed fifty-four inches (54") above grade and thirty inches (30") below grade. Posts are set in three quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.
9. Notify DPR within five (5) business days of trail construction completion, including installation of all required lodgepole fencing for a, "Final Trail Inspection". The Final Inspection is required to obtain DPR approval and ensure the trail and fencing are in compliance with the trail construction guidelines within the Trails Manual. Any portions of the constructed trail and fencing not approved, shall be corrected and brought into compliance within

thirty (30) calendar days. The Subdivider shall then contact DPR to schedule another site inspection.

10. Prior to DPR's final acceptance of the constructed, "Northside Trail" alignment, the Subdivider shall:
  - a. Submit electronic copies on CD (AutoCAD) of the as-built trail grading/construction drawings to DPR's Trails Planning Section.
  - b. Submit a letter to DPR requesting acceptance of the dedicated constructed trail and lodgepole fencing. DPR will then issue an acceptance letter only after receiving a written request for final trail approval, and as-built trail drawings.
  - c. **Note:** DPR will install appropriate trail signage and is responsible for trail maintenance after final acceptance.

For any questions concerning the trail alignment or conditions of approval, please contact Robert Ettleman, by phone at (213) 351-5134 or email at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

KK:FM:RLE:nr 062358 Trail Conditions

c: H & G Finkle (H. Finkle)  
Pacific Coast Civil (Sam Sanatnama)  
Parks and Recreation (F. Moreno, C. Lau, O. Ruano, R. Ettleman)



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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Fourth District

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Fifth District

September 29, 2015

Tentative Tract Map No. 062358

Vicinity: Palmdale

Tentative Tract Map Date: September 2, 2015

The Los Angeles County Department of Public Health (DPH) – Environmental Health Division has reviewed **Tentative Tract Map 062358** based on the use of public water (Los Angeles County Water Works No. 40) and private septic systems as proposed. The potable water requirement shall be satisfied prior to recommendation of approval of the tentative tract map by this Department.

**Land Use Program**

The applicant has demonstrated to the satisfaction of the Program that each parcel is capable of supporting the installation of a conventional onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for each development.

**Note: If a public sewer connection is available within 200 feet any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.**

For questions regarding the above conditions please contact Vicente Banada at (626) 430-5380 or at [vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov).

**Drinking Water Program**

The applicant shall submit a current will serve letter from Los Angeles County Water Works No. 40 satisfying the potable water requirement for the subdivision. A will serve letter is current for twelve months from the date of issuance unless otherwise specified.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5382 • FAX (626) 813-3016

M.T

**From:** [Marie Pavlovic](#)  
**To:** [Dan Zacharias](#)  
**Cc:** [hfinkle@ca.rr.com](mailto:hfinkle@ca.rr.com); [sam@pacificcoastcivil.com](mailto:sam@pacificcoastcivil.com)  
**Subject:** TR062358  
**Date:** Wednesday, August 20, 2025 3:02:00 PM  
**Attachments:** [image001.png](#)  
[SCM Report.pdf](#)

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Good Afternoon Dan,

This project has been identified as inactive and is at risk of being denied pursuant to Los Angeles Subdivisions Code Section 21.40.160 (Advisory agency determination authority), Section 21.48.040 (Information Required – Format), Section 21.48.050 (Written statements required), and Section 22.222.100 (Denial of Inactive Application). The attached Subdivision Committee Report dated October 1, 2015, lists the outstanding holds. To date, the additional information and materials requested have not been received.

To continue processing this application, please make an appointment by **September 30, 2025**, and submit all of the outstanding materials. Please email Perla at [pinclan@lacounty.gov](mailto:pinclan@lacounty.gov) and me requesting an appointment. **You may also request to withdraw your application and may be eligible for a refund of deposited fees.** To withdraw the application, email a typed request to me, signed by the owner(s) or the owner's representative requesting to withdraw the project and a refund of any remaining funds. If the requested materials and revisions are not received by the noted date, this project will be scheduled for denial before a Hearing Officer.

Thank you,

## MARIE PAVLOVIC

### SENIOR PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)



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**From:** [Eric Lieberman](#)  
**To:** [Marie Pavlovic](#)  
**Subject:** Re: Tract # 62358  
**Date:** Tuesday, October 7, 2025 12:06:05 PM  
**Attachments:** [image001.png](#)  
[image001.png](#)

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**CAUTION: External Email. Proceed Responsibly.**

Are there any other issues you would like us to address in order to demonstrate activity? The strict application of the VMT mitigation is the only thing that kept us from moving forward. But I would be happy to address any other issues if it will help keep us from having to start over.

Eric

Eric Lieberman

**QES Incorporated**

PLEASE NOTE OUR NEW MAILING ADDRESS

21606 Devonshire Street #3056

Chatsworth, CA 91311

P: 818-997-8033

C: 818-808-5201

[www.qesincorporated.com](http://www.qesincorporated.com)

On Tue, Oct 7, 2025, 11:57 AM Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)> wrote:

Eric,

Unfortunately, there is no such program in place at this time. We will be moving forward with our process to deny the project due to inactivity.

With regard for the challenges involved,

**MARIE PAVLOVIC**

**SENIOR PLANNER, Subdivisions**

Office: (213) 974-6433 • Direct: (213) 459-3586  
Email: [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

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---

**From:** Eric Lieberman <[ericl@qesqms.com](mailto:ericl@qesqms.com)>  
**Sent:** Tuesday, October 7, 2025 11:49 AM  
**To:** Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)>  
**Subject:** Re: Tract # 62358

**CAUTION: External Email. Proceed Responsibly.**

Hi Marie,

David Shender, our traffic engineer, is looking into this. We expect an option to pay an in lieu fee to be available soon but the timing is not certain yet.

Eric

Eric Lieberman

**QES Incorporated**

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[Chatsworth, CA 91311](#)

P: 818-997-8033

C: 818-808-5201

[www.qesincorporated.com](http://www.qesincorporated.com)

On Tue, Oct 7, 2025, 9:56 AM Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)> wrote:

Good afternoon Eric,

Any update?

Thank you,

**MARIE PAVLOVIC**

**SENIOR PLANNER, Subdivisions**

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

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---

**From:** Eric Lieberman <[ericl@gesqms.com](mailto:ericl@gesqms.com)>  
**Sent:** Monday, September 8, 2025 12:08 PM  
**To:** Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)>  
**Subject:** Re: Tract # 62358

**CAUTION: External Email. Proceed Responsibly.**

Hi Marie,

I will reach out to TSM.

So far, the idea of preparing an EIR in response to the VMT mitigations has not been suggested.

I will get the status of AB130 and keep you posted.

Thank you,

Eric

Eric Lieberman

**QES Incorporated**

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P: 818-997-8033

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On Mon, Sep 8, 2025 at 11:56 AM Marie Pavlovic  
<[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)> wrote:

Hi Eric,

Thank you for your reply. DPW's Traffic Safety & Mobility (TSM) is also saying that AB 130 relates to the state setting up the VMT mitigation fee program, rather than the County, at the earliest July 1, 2026. Please connect with DPW's TSM Section to talk through potential traffic mitigation options and the corresponding implementation timeline.

Would an EIR be required for the project without a VMT mitigation bank?

Thank you,

**MARIE PAVLOVIC**

**SENIOR PLANNER, Subdivisions**

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**From:** Eric Lieberman <[ericl@gesgms.com](mailto:ericl@gesgms.com)>  
**Sent:** Wednesday, September 3, 2025 3:55 PM  
**To:** Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)>; [pinclan@lacounty.gov](mailto:pinclan@lacounty.gov)  
**Subject:** Tract # 62358

**CAUTION: External Email. Proceed Responsibly.**

Hello Marie,

Dan Zacharias forwarded me your message from a couple of weeks ago regarding Tract 62358.

The reason this project has been inactive is due to the compliance with the VMT traffic mitigation measures. Due to the location of the property, the physical improvements necessary are impossible to achieve. At the time, there were no

opportunities to pay traffic mitigation fees.

Our traffic engineer has recently informed us of AB 130 and SB131, which are intended to address housing projects in this exact situation.

From Lindscott Law and Greenspan: "AB 130 includes a provision for jurisdictions to establish a VMT mitigation fee program, which allows housing projects to pay into a fund in order to mitigate potentially significant VMT impacts. The concept of a VMT mitigation fee program has been around for a few years, and some jurisdictions in Southern California, such as the City of Lancaster, have already prepared and adopted such programs. Further, LLG understands L.A. County has already started work in developing its own VMT mitigation fee program, but it is likely at least a year before the program is finalized and potentially approved for use by the Board of Supervisors."

I would love to have an opportunity to meet with you to review this new development that would appear to break this loose.

Let me know your thoughts and availability. I would be happy to meet virtually or in person.

Thank you very much.

Eric

Eric Lieberman

**QES Incorporated**

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[Chatsworth, CA 91311](#)

P: 818-997-8033

C: 818-808-5201

[www.qesincorporated.com](http://www.qesincorporated.com)

**From:** [Marie Pavlovic](#)  
**To:** "Eric Lieberman"  
**Cc:** [Dan Zacharias](#); [hfinkle@ca.rr.com](mailto:hfinkle@ca.rr.com); [Hugh Finkle](#)  
**Subject:** RE: TR062358 Denial Due to Inactivity Notice  
**Date:** Monday, November 24, 2025 3:21:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Eric,

Thank you for the update, and I look forward to seeing the project take the next steps. As I mentioned in our call, we will continue to agendaize the item for discussion and action at an upcoming Hearing Officer meeting to recommend denial of the project due to inactivity, unless a revised tentative map and outstanding materials are submitted. Per the Public Meeting Notice dated October 10, 2025, a revised tentative map must be filed within 45 days of the letter's issuance. Therefore, please schedule an appointment now to secure a filing date in December. There are very few appointments left for the year.

Thank you for your attention to the matter. Please don't hesitate to contact me if you have any questions.

Best regards,

## MARIE PAVLOVIC

### SENIOR PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

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320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)



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**From:** Eric Lieberman <ericl@quesqms.com>

**Sent:** Monday, November 17, 2025 3:42 PM

**To:** Marie Pavlovic <mpavlovic@planning.lacounty.gov>

**Cc:** Dan Zacharias <dzexpediting@gmail.com>; hfinkle@ca.rr.com; Hugh Finkle <hughfinkle@gmail.com>

**Subject:** Re: TR062358 Denial Due to Inactivity Notice

**CAUTION: External Email. Proceed Responsibly.**

Hi Marie,

Thanks for reaching out. We intend to move forward. We are working to re-engage with the Civil Engineer, but that is taking time to facilitate.

Eric

Eric Lieberman

**QES Incorporated**

PLEASE NOTE OUR NEW MAILING ADDRESS

21606 Devonshire Street #3056

Chatsworth, CA 91311

P: 818-997-8033

C: 818-808-5201

[www.quesincorporated.com](http://www.quesincorporated.com)

On Mon, Nov 17, 2025 at 2:38 PM Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)> wrote:

Hello Eric,

I'm following up on our discussion last month. Kindly provide an update on whether you will be moving forward or withdrawing the project.

Thank you,

**MARIE PAVLOVIC**

**SENIOR PLANNER, Subdivisions**

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
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**From:** Marie Pavlovic

**Sent:** Friday, October 24, 2025 4:30 PM

**To:** Eric Lieberman <[ericl@gesqms.com](mailto:ericl@gesqms.com)>

**Cc:** Dan Zacharias <[dzexpediting@gmail.com](mailto:dzexpediting@gmail.com)>; [hfinkle@ca.rr.com](mailto:hfinkle@ca.rr.com); Hugh Finkle <[hughfinkle@gmail.com](mailto:hughfinkle@gmail.com)>

**Subject:** RE: TR062358 Denial Due to Inactivity Notice

Hi Eric,

The Inactivity Letter/Public Meeting Notice has been revised to correct the project description. Please let me know how you wish to proceed with the project.

Thank you,

**MARIE PAVLOVIC**

**SENIOR PLANNER, Subdivisions**

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012



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**From:** Eric Lieberman <[ericl@gesqms.com](mailto:ericl@gesqms.com)>  
**Sent:** Monday, October 13, 2025 10:14 AM  
**To:** Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)>  
**Cc:** Dan Zacharias <[dzexpediting@gmail.com](mailto:dzexpediting@gmail.com)>; [hfinkle@ca.rr.com](mailto:hfinkle@ca.rr.com); Hugh Finkle <[hughfinkle@gmail.com](mailto:hughfinkle@gmail.com)>  
**Subject:** Re: TR062358 Denial Due to Inactivity Notice

**CAUTION: External Email. Proceed Responsibly.**

Marie,

FYI, the description of the project on the denial letter is incorrect. This is a single family subdivision not a condominium.

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a tentative tract map to create **two residential condominium units** at the above-referenced location. The most recent correspondence, dated October 1, 2015, requesting project revisions and additional information is attached for your review. Additionally, staff forewarned of initiating denial due to activity proceedings by email on August 20, 2025 and October 7, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

As I mentioned in my previous email, we will discuss internally and get back to you.

Eric

Eric Lieberman

**QES Incorporated**

PLEASE NOTE OUR NEW MAILING ADDRESS

21606 Devonshire Street #3056

Chatsworth, CA 91311

P: 818-997-8033

C: 818-808-5201

[www.qesincorporated.com](http://www.qesincorporated.com)

On Fri, Oct 10, 2025 at 8:31 AM Marie Pavlovic <[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)> wrote:

Hello Eric,

Please see the attached notice. To keep the project active, please submit a revised map that addresses all comments along with all other requested information within 45 days. Please note, resubmittal is by appointment only, contact Perla Inclan at [pinclan@planning.lacounty.gov](mailto:pinclan@planning.lacounty.gov) for an appointment.

Thank you,

**MARIE PAVLOVIC**

**SENIOR PLANNER, Subdivisions**

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

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October 10, 2025

Eric Lieberman c/o  
Hugh Finkle Enterprises, LLC  
21606 Devonshire Street, #336  
Chatsworth, CA 91311

**PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY**  
**PROJECT NO. TR062358**  
**VESTING TENTATIVE TRACT MAP NO. 062358**  
**CONDITIONAL USE PERMIT NO. T200500176**  
**ENVIRONMENTAL ASSESSMENT NO. T200500171**  
**LOCATION: EAST OF WEST AVENUE R-12 & 10<sup>th</sup> SREET WEST, PALMDALE**  
**(APN 3004-014-015)**

Dear Mr. Lieberman:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a tentative tract map to create two residential condominium units at the above-referenced location. The most recent correspondence, dated October 1, 2015, requesting project revisions and additional information is attached for your review. Additionally, staff forewarned of initiating denial due to activity proceedings by email on August 20, 2025 and October 7, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on January 27, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 13th floor, 320 West Temple Street, Los Angeles, CA 90012, Attention: Marie Pavlovic. This correspondence must be received within **30 days from the date of this letter** in order to avoid

Eric Lieberman  
October 10, 2025  
Page 2

being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov).

Sincerely,

Amy J. Bodek, AICP  
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner  
Subdivisions

JH:MP

Enclosures: Most recent Subdivision Committee Report, October 1, 2015.

October 10, 2025

Eric Lieberman c/o  
Hugh Finkle Enterprises, LLC  
21606 Devonshire Street, #336  
Chatsworth, CA 91311

**REVISED PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY**  
**PROJECT NO. TR062358**  
**VESTING TENTATIVE TRACT MAP NO. 062358**  
**CONDITIONAL USE PERMIT NO. T200500176**  
**ENVIRONMENTAL ASSESSMENT NO. T200500171**  
**LOCATION: EAST OF WEST AVENUE R-12 & 10<sup>th</sup> SREET WEST, PALMDALE**  
**(APN 3004-014-015)**

Dear Mr. Lieberman:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a tentative tract map to create 21 residential lots and one open space lot at the above-referenced location. The most recent correspondence, dated October 1, 2015, requesting project revisions and additional information is attached for your review. Additionally, staff forewarned of initiating denial due to activity proceedings by email on August 20, 2025 and October 7, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on January 27, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 13th floor, 320 West Temple Street, Los Angeles, CA 90012, Attention: Marie Pavlovic. This correspondence must be received within **30 days from the date of this letter** in order to avoid

Eric Lieberman  
October 10, 2025  
Page 2

being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov).

Sincerely,

Amy J. Bodek, AICP  
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner  
Subdivisions

JH:MP

Enclosures: Most recent Subdivision Committee Report, October 1, 2015.