

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 5, 2025

HEARING DATE: June 17, 2025 AGENDA ITEM: 9

PROJECT NUMBER: PRJ2023-000157

PERMIT NUMBER(S): Minor Conditional Use Permit RPPL2023000222

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 7655 East Avenue T-8, Littlerock

OWNER: Sigman and Maria Brichaux
APPLICANT: Sigman and Maria Brichaux

PUBLIC MEETINGS HELD: 1 OF 1

INCLUSIONARY ZONING

The Project is not subject to the IZO because it does not

ORDINANCE (IZO): include any dwelling units.

CASE PLANNER: Richard Claghorn, Principal Regional Planner

rclaghorn@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 PRJ2023-000157, Minor Conditional Use Permit Number RPPL2023000222 ("MCUP") RPPL2023000222, 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 motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2023000222 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

• Minor Conditional Use Permit ("MCUP") for a Restoration Permit for remedial grading to remove unpermitted fill, to provide rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and to provide a landscaped buffer comprised of native vegetation to restore an area within a Significant Ecological Area ("SEA") in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.102.110.C (SEA Enforcement, Restoration Permit). The proposed remedial grading includes approximately 29,081 cubic yards of cut and 4,149 cubic yards of fill.

B. Project

To authorize an SEA Restoration Permit for remedial grading to remove unpermitted fill, to provide rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and to provide a landscaped buffer comprised of native vegetation to restore an area within an SEA ("Project") in the M-2 Zone. The proposed remedial grading includes approximately 29,081 cubic yards of cut and 4,149 cubic yards of fill. Grading was done in the past on the property located at 7655 East Avenue T-8 ("Project Site") without a grading permit. The Project Site is also identified as Assessor's Parcel Number ("APN") 3050-011-030. A Restoration Plan was developed by the applicant's representative, in consultation with Staff and with the County Department of Public Works ("Public Works") Building and Safety Division, and the California Department of Fish and Wildlife ("CDFW"), in order to restore the affected area with native vegetation and to provide a buffer area between Little Rock Wash and potential future uses in the southeast corner of the Project Site. The restoration work would need to begin within two years of the date of final approval of this grant, unless a time extension of up to one year is granted. An inspection is required to verify that the restoration work has been completed prior to the acceptance of any application for a new land use or a building permit on the Project Site.

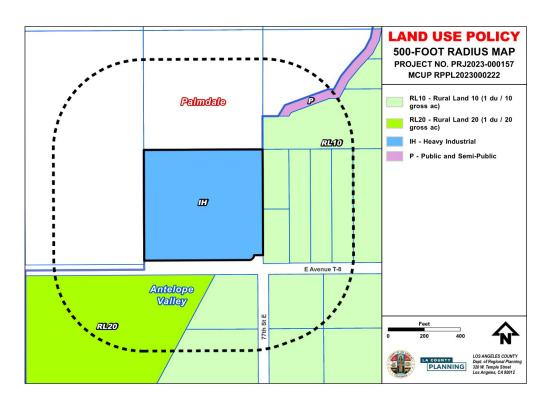
A Zoning Enforcement case was opened by LA County Planning Staff in 2006 for an unpermitted commercial trucking business at the Project Site. Based on aerial images, a significant amount of grading occurred on the Project Site approximately between 2001 and 2008; this grading was not permitted. The Project Site was acquired by the current owner in 2014. The current owner has been working with LA County Planning Staff to abate the violations in recent years. The unpermitted trucking business has ceased operations. The applicant completed SEA Counseling with Staff and filed an MCUP application. The applicant's representatives consulted with Staff, Public Works and CDFW to develop a Restoration Plan that would effectively restore the area of the wash that was impacted by unpermitted grading. The Restoration Plan involves removing the unpermitted fill from the 100-year Flood Zone as determined by the Federal Emergency

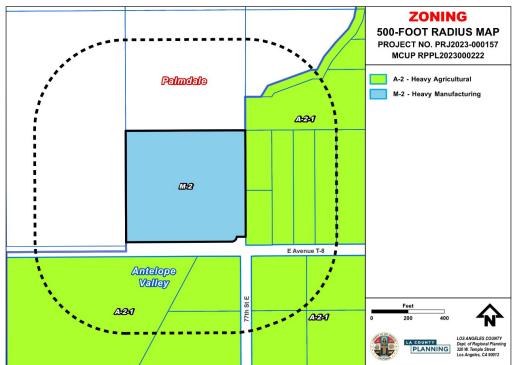
Management Agency ("FEMA"), providing rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and providing a 100-foot-wide buffer area between the edge of the 100-Year FEMA Flood Zone, which is to be landscaped with native vegetation as shown on a landscape plan, and the remainder of the Project Site. In the southeast part of the Project Site, outside of the SEA and the buffer area, there is an unpermitted workshop structure, two cargo containers, and fencing that remain, although this area is currently not in use. After the work proposed under the Restoration Plan is completed, then the applicant may apply for a commercial trucking business or other use permitted in the M-2 Zone with a Site Plan Review ("SPR") application. Through the SPR process, the Project Site would need to demonstrate compliance with all applicable outdoor storage requirements for any use involving outdoor storage, including truck storage, pursuant to County Code Section 22.140.430 (Outdoor Storage), including fencing or walls to provide screening from any adjoining street or residential or agriculturally-zoned properties. Surrounding land uses include SFRs to the east and south and a mobilehome park to the south, mineral processing to the north and west in the City of Palmdale, and vacant parcels.

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	IH (Heavy Industrial)	M-2	Vacant
NORTH	City of Palmdale	City of Palmdale	Mineral processing
EAST	RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres)	A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area)	Single-family residences ("SFRs"), vacant land
SOUTH	RL10, RL20 (Rural Land 20 – One Dwelling Unit per 20 Acres)	A-2-1	Mobilehome park, SFRs, vacant land
WEST	City of Palmdale	City of Palmdale	Mineral processing





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6690	Q (Quarries)	5/17/1955
12,062	M-2	12/26/1979

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
SEA Counseling	Counseling for an unpermitted	Completed 7/26/2022
RPPL2021010037	storage facility in SEA	

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2019005452	Commercial trucking business	Open 10/30/2019
	without LA County Planning approval	
06-0035244	Commercial trucking business	Open 12/26/2006
	without LA County Planning approval	Closed 11/4/2019 (due
		to change in ownership)

ANALYSIS

A. Land Use Compatibility

The Project Site is a 10-acre parcel located in the M-2 Zone. The Project Site is within the Antelope Valley SEA, except for approximately 2.2 acres in the southeast corner and along the east side. The western portion of the Project Site is located within Little Rock Wash, which is a large wash that is usually dry but can convey water when there is significant rainfall or snowmelt. The wash flows from Little Rock Reservoir in the San Gabriel Mountains northward into the Antelope Valley and past the Project Site. The areas to the southwest, west, and north of the Project Site are part of Little Rock Wash and the Antelope Valley SEA. Mineral processing facilities are located to the north and west of the Project Site in the City of Palmdale. The proposed restoration work is compatible with the existing uses in the area and with the SEA. It will help to restore the area within the wash to its natural grade and the natural flow of water within the wash. The buffer area will consist of native drought-tolerant vegetation to help restore the area that had been stripped of vegetation, and to provide a buffer area between the wash and any future industrial or commercial uses on the parcel.

The Project is consistent with the purpose of the Economic Opportunity Area ("EOA") in which the Project is located. The Project Site is part of the East EOA. EOAs are areas in the Area Plan

"where major infrastructure projects are being planned by state and regional agencies, which would bring tremendous opportunities for growth and economic development in the vicinity of these projects." The Area Plan states that "{wherever} appropriate, these EOAs are designated with land use designations that would allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas". The Project Site will remain an area where future commercial or industrial development may occur, while also preserving the rural character and ecological resources found in the SEA. The Project is for restoration only, but a portion of the Project Site will remain available for commercial or industrial uses at a future time.

B. Neighborhood Impact (Need/Convenience Assessment)

The proposed restoration work will help to restore the natural flow of Little Rock Wash and to provide a buffer between this sensitive resource within the SEA and the portion of the Project Site that may be developed in the future with industrial or commercial uses subject to an SPR. Any future development with outdoor storage will be required to comply with the applicable development standards for outdoor storage, including screening between the Project Site and neighboring uses.

C. Design Compatibility

The Restoration Plan was developed through consultation between the applicant, LA County Planning Staff, Public Works, and CDFW. The Restoration Plan has been reviewed by the regulatory agencies to ensure the protection of the resources of the SEA while also meeting the requirements for a grading plan from Public Works. The species on the landscaping plan have been reviewed and approved by a County Staff biologist. The Project Site is located within the Southeast Antelope Valley Community Standards District ("CSD"). The CSD requires that for projects requiring discretionary review (Type II, Type II, or Type IV), development shall preserve the existing natural contours, native vegetation, and natural rock outcropping features to the greatest extent feasible under County Code Section 22.340.060.A (Southeast Antelope Valley CSD-Design). The Project is subject to Type II review. The purpose of the Project is to restore the natural contours within the FEMA 100-year Flood Zone to the extent feasible, to provide rocks to protect the newly aligned bank, and to replant native vegetation in a 100-foot-wide buffer area adjacent to the FEMA 100-year Flood Zone. The Project would also be subject to the property maintenance requirement of the CSD, to keep the Project Site free from debris, trash, etc., and the fence requirements, including fencing material and height requirements. Other CSD standards will be addressed at the time of the review for any later development Project on the Project Site after the restoration work has been completed. One such requirement from County Code Section 22.340.070.B.2 (Southeast Antelope Valley CSD-Zone Specific Development

Standards-Rural, Commercial, and Industrial Zones-Yards) is that a 25-foot-wide landscaped yard area be provided along the property lines adjoining or adjacent to a residentially or agriculturally zoned lot for Projects including buildings, walls, and parking areas. These landscaped yard areas are to consist of native plants. The lots to the east and south are zoned A-2-1 and will require such landscaped areas along the east and south lot lines. This will be required at the time of any future land use permit for future development on the Project Site.

The Project proposes 24,932 cubic yards of graded material to be exported from the Project Site. The destination location where this graded material will be transported is not yet known. Because more than 10,000 cubic yards of graded material is to be transported, it may qualify as a "Grading project, offsite transport" as defined in County Code Section 22.14.070 (Definitions). Grading projects with Off-Site Transport are subject to County Code Section 22.140.240.C (Grading projects with Off-Site Transport). Because the destination location is not yet known, nor the proposed haul route, nor the proposed use of the graded materials, it's not yet clear what approval from LA County Planning may be needed for this activity. Therefore, a draft Condition of Approval has been included requiring that after the location has been identified where the excess graded materials from the subject property will be transported, and before the grading permit from Public Works is finalized, the permittee shall notify LA County Planning and obtain the necessary approvals for a grading project with off-site transport, and for the grading at the destination location, as applicable, to be determined by LA County Planning at that time. This will be to ensure that any additional permits that may be needed will be obtained for the proposed off-site transport and any related project at the destination location, and to verify compliance with the County Code, once the full project details are known.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.160.050 (MCUP Findings and Decision), 22.102.080.D (SEA CUP Findings), 22.102.110.C.2 (SEA Enforcement, Restoration Permit Findings), and 22.102.140.B.4 (Review Procedures for Habitat Restoration Projects) of the County Code. The MCUP 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 for a Categorical Exemption (Class 33 Exemption, Small Habitat Restoration Projects) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. This exemption is for small habitat restoration projects that do not exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The area to be affected by the Restoration Plan, including the proposed grading areas, the rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and native vegetation buffer area, is approximately 4.94 acres in size, thus meeting the size limit for such projects. In order to qualify for the exemption, the Project must also satisfy the following criteria: (a) there would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065 of the CEQA Guidelines, (b) there are no hazardous materials at or around the Project Site that may be disturbed or removed, and (c) the Project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. This Project will help to restore the habitat and natural flow within the area of Little Rock Wash and will not result in any significant adverse impacts to any endangered, rare or threatened species or their habitat. The Project does not involve the use of hazardous materials, and no hazardous materials are known to exist at the Project Site. The Project will not result in significant impacts connected to any past or future Project on the Project Site or any other projects in the surrounding area. A Class 33 Exemption is not subject to the exception to the exemption based on location (Section 15300.2(a) of CEQA Guidelines). The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. No exception to the Categorical Exemption is applicable and the Project can be considered exempt. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Based on the scope of the Project, formal review by other County departments is not required prior to the public hearing for the Project. The grading plan will be reviewed by Public Works prior to approval of a grading permit and commencement of remedial grading and restoration activities. Public Works was consulted during the development of the restoration plan.

B. Other Agency Comments and Recommendations

Based on the scope of the Project, formal review by other agencies is not required prior to the public hearing for the Project. The Project will require approval of a Notification for Lake or Streambed Alteration from CDFW prior to commencement of remedial grading and restoration activities. CDFW was consulted during the development of the restoration plan.

C. Public Comments

On November 14, 2024, prior to the Hearing Officer's public hearing on the Project, the Project was presented to the Littlerock Rural Town Council ("LRTC"). The LRTC wrote in an email to staff dated March 19, 2025 that the LRTC wants the Project to follow the CSD requirements and to notify the local residents in writing about the proposal. This correspondence is attached (Exhibit I-Public Correspondence). Staff has not received any other comments at the time of report preparation.

Report

Reviewed By:

Samuel Dea, Supervising Regional Planner

Report

Approved By:

Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Public Correspondence

GENERAL NOTES:

associated grave goods.

1. All grading and construction shall conform to the 2020 County of Los Angeles Building Codes and the State Model Water Efficiency Landscape Ordinance unless specifically noted on these plans.

2. Any modifications of or changes to approved grading plans must be approved by the Building Official.

3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdictional agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.

4. Approval of these plans reflect solely the review of plans in accordance with the County of Los Angeles Building Codes and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of Public Works.

5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. (More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.)

6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following has been measures have been

a. The County Coroner has been informed and has determined that no investigation of the cause of death is required, and b. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any

7. The location and protection of all utilities is the responsibility of the Permittee.

8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon reauest.

9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.

10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.

11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the County of Los Angeles Zoning Code. The protected zone shall mean that area within the drip line of an oak tree extending there from a point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater.

If an oak tree permit is obtained: (Add the following Note :)

All grading and construction within the protected zone of all oak trees shall be per oak tree permit no._____. All recommendations in the permit and associated oak tree report must be complied with and are a part of the grading plan. A copy of the oak tree permit and associated reports shall be maintained in the possession of a responsible person and available at the site at

12. The standard retaining wall details shown on the grading plans are for reference only. Standard retaining walls are not checked, permitted, or inspected per the Grading Permit. A separate retaining wall permit is required for all standard retaining walls.

Note: This note only applies to standard retaining walls. Geogrid fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.

13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section J101.8 of the County of Los Angeles Building Code. Owner is to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal.

14. Where a grading permit is issued and the Building Official determines that the grading will not be completed prior to November 1, the owner of the site on which the grading is being performed shall, on or before October 1, file or cause to be filed with the Building Official an ESCP per Section J110.8.3 of the County of Los Angeles Building Code.

15. Transfer of Responsibility: If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

INSPECTION NOTES:

- my the

16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (Section J105.7 of the Building Code.)

(a) Pre-grade — Before the start of any earth disturbing activity or construction. (b) Initial — When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed.

(c) Rough — When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.

(d) Final — When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As—Built plans, required statements, and reports have been submitted and approved.

I HEREBY ATTEST THAT I HAVE LOCATED AND REFERANCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS

17. In addition to the inspection required by the Building Official for grading, reports and statements shall be submitted to the Building Official in accordance with Section J105 of the County of Los Angeles Building Code.

18. Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports as required under Section J105.11 of the County of Los Angeles Building Code. These reports, known as "Report of Grading Activities", shall be submitted to the Building Official

1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;

2. Monthly, at all other times; and 3. at any time when requested in writing by the Building Official. Such "Report of Grading Activities" shall certify to the Building Official that the Field

Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, the building code, all grading permit conditions, and all other applicable ordinances and requirements. This form is available at the following

website http://dpw.lacounty.gov/bsd/dg/default.aspx. "Report of Grading Activities" may be scanned and uploaded at the website or faxed to (310) 530-5482. Failure to provide required inspection reports will result in a "Stop Work

19. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per Section J105.7 of the County of Los Angeles Building Code.

20. The grading contractor shall submit the statement to the grading inspector as required by Section J105.12 of the County of Los Angeles Building Code at the completion of rough grading.

21. Final grading must be approved before occupancy of buildings will be allowed per Section J105 of the County of Los Angeles Building Code.

22. Roof drainage must be diverted from graded slopes.

23. Provisions shall be made for contributory drainage at all times.

24. All construction and grading within a storm drain easement are to be done per Private Drain PD No.____N/A____ or miscellaneous Transfer Drain MTD No. _______.

25. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and Section J105.11 of the County of Los Angeles Building Code shall include inspection information and reports on the storm drain installation.

AGENCY NOTES:

26. An encroachment permit from (County of Los Angeles Department of Public Works) (CALTRANS) (City of ______) is required for all work within or affecting road right of way. All work within Road right of way shall conform to (County of Los Angeles Department of Public Works)(CALTRANS) (City of $\underline{\hspace{1cm}}^{N/A}$) encroachment permit.

27. An encroachment permit /connection permit is required from the County of Los Angeles Flood Control District for all work within the County of Los Angeles Flood Control District Right of Way. All work shall conform to conditions set by the Permit.

28. Permission to operate in Very High Fire Hazard Severity Zone must be obtained

from the Fire Prevention Bureau or the local Fire Station prior to commencing work.

29. All work within the streambed and areas outlined on grading plans shall

Army Corp 404 Permit Number: ________.

30. All construction/demolition, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust. Information on rule 403 is available at AQMD's website http://www.avaqmd.com.

GENERAL GEOTECHNICAL NOTES:

31. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and

32. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section. (900 S. Fremont, Alhambra CA 91803 — 3rd Floor)

33. The Soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code

34. Rough grading must be approved by a final engineering geology and soils

An As-Built Geologic Map must be included in the final geology report. Provide a final report statement that verifies work was done in accordance with report recommendations and code provisions (Section J105.12 of the County of Los Angeles Building Code). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.

35. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.

36. Building pads located in cut/fill transition areas shall be over—excavated a minimum of three (3) feet below the proposed bottom of footing.

37. All fill shall be compacted to the following minimum relative compaction

a. 90 percent of maximum dry density within 40 feet below finish grade.

b. 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.

The relative compaction shall be determined by A.S.T.M. soil compaction test D1557—91 where applicable: Where not applicable, a test acceptable to the Building Official shall be used. (Section J107.5 of the County of Los Angeles c. 95 percent of maximum dry density is required for all Fire lanes unless otherwise approved by the Fire Department.

38. Field density shall be determined by a method acceptable to the Building Official. (Section J107.5 of the County of Los Angeles Building Code.) However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone Method.

39. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:

a. One test for each two-foot vertical lift.

b. One test for each 1.000 cubic vards of material placed.

c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.

d. One test in the vicinity of each building pad for each four-foot vertical lift

40. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:

a. Prior and subsequent to placement of the fill, shear tests shall be taken on

each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical. b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability

requirements. Otherwise, the slope must be reevaluated using the actual shear

test value of the fill material that is in place. c. Fill soils shall be free of deleterious materials.

41. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer. The Building Official may require a "Standard Test Method for moisture. ash, organic matter, peat or other organic soils" ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.

42. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an "As Built" grading plan.

43. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (Section J107.8 of the County of Los Angeles Building Code)

44. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation. (Section J107.2 of the County of Los Angeles Building Code)

45. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As Built" grading plan.

46. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section J107.5 of the County of Los Angeles Building Code.)

PLANTING AND IRRIGATION NOTES:

47. Planting and irrigation on graded slopes must comply with the following minimum guidelines:

a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers: or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire—retardant characteristics. All plant materials must be approved by the building official. (Section J110.3 of the County of Los Angeles Building Code)

Note: Planting may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.

b. Slopes required to be planted by Section J110.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required. For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation will not be necessary for the maintenance of the slope planting. (Section J110.4 of the County of Los Angeles Building Code)

c. Other governmental agencies may have additional requirements for landscaping and irrigation. It is the responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the County of Los Angeles Building Code.

48. The planting and irrigation systems shall be installed as soon as practical after rough grading. Prior to final grading approval all required slope planting must be well established. (Section J110.7of the County of Los Angeles Building Code)

49. Landscape irrigation system shall be designed and maintained to prevent spray on structures. (Title 31, Section 5.407.2.1)

50. Prior to rough grade approval this project requires a landscape permit. Landscape plans in compliance with the "Model Water Efficient Landscape Ordinance" Title 23, Chapter 2.7 of California Code of Regulations (AB 1881) must be submitted to the Department of Public Works, Land Development Division. (900 S. Fremont Ave, Alhambra - 3RD Floor, CA 91803 (626) 458-4921). To obtain Landscape permit approved plans and Water Purveyor acknowledgment form must be submitted to the local Building and Safety office.

Best Management Practice Notes (BMP Notes):

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.

2. Eroded sediments and other pollutants must be retained on—site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses

3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the

5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.

6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

9. "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete.

I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/ or other permits or other sanctions provided by law. SIGMAN RENE BRICHAUX CERNA

(Owner or authorized agent of the owner)

NON-STORMWATER MANAGEMENT

NS2 - DEWATERING OPERATIONS

NS5 - CLEAR WATER DIVERSION

NS11 - PILE DRIVING OPERATIONS

NS12 - CONCRETE CURING

NS13 - CONCRETE FINISHING

WM2 - MATERIAL USE

ADDDEVIATIONS

NS1 - WATER CONSERVATION PRACTICES

NS3 — PAVING AND GRINDING OPERATIONS

NS8 - VEHICLE AND EQUIPMENT CLEANING

NS10 - VEHICLE AND EQUIPMENT MAINTENANCE

WASTE MANAGEMENT & MATERIAL POLLUTION

WM1 - MATERIAL DELIVERY AND STORAGE

WM4 - SPILL PREVENTION AND CONTROL

WM6 - HAZARDOUS WASTE MANAGEMENT

WM8 - CONCRETE WASTE MANAGEMENT

WM7 - CONTAMINATION SOIL MANAGEMENT

WM9 - SANITARY/SEPTIC WASTE MANAGEMENT

NS9 - VEHICLE AND EQUIPMENT FUELING

NS14 - MATERIAL AND EQUIPMENT USE

NS16 - TEMPORARY BATCH PLANTS

WM3 - STOCKPILE MANAGEMENT

WM5 - SOLID WASTE MANAGEMENT

WM10 - LIQUID WASTE MANAGEMENT

NS15 - DEMOLITION ADJACENT TO WATER

NS4 - TEMPORARY STREAM CROSSING

NS6 - ILLICIT CONNECTION/DISCHARGE

NS7 - POTABLE WATER/IRRIGATION

The following BMPs as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

(Owner or authorized agent of the owner)

EROSION CONTROL

EC1 - SCHEDULING EC2 - PRESERVATION OF EXISTING VEGETATION FC3 - HYDRAULIC MULCH

FC4 - HYDROSFEDING EC5 - SOIL BINDERS

EC6 - STRAW MULCH EC7 - GEOTEXTILES & MATS EC8 - WOOD MULCHING

EC9 - EARTH DIKES AND DRAINAGE SWALES EC10 -VELOCITY DISSIPATION DEVICES FC11 - SLOPE DRAINS

EC12 - STEAMBANK STABILIZATION POLYACRYLAMIDE EC14 — COMPOST BLANKETS
EC15 — SOIL PREPERATION/ ROUGHENING
EC16 — NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL SE1 - SILT FENCE

SE2 - SEDIMENT BASIN SE3 - SEDIMENT TRAP

SE4 - CHECK DAM SE5 - FIBER ROLLS SE6 - GRAVEL BAG BERM SE7 - STREET SWEEPING AND VACUUMING

SE8 - SANDBAG BARRIER SE9 - STRAW BALE BARRIER SE10 - STORM DRAIN INLET PROTECTION SE11 - ACTIVE TREATMENT SYSTEMS

SE12 - TEMPORARY SILT DYKES

SE13 - COMPOST SOCKS & BERMS SE14 - BIOFILTER BAGS

WIND EROSION CONTROL WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT

TC2 - STABILIZED CONSTRUCTION ROADWAY TC3 - ENTRANCE/OUTLET TIRE WASH

LEGEN	ID	ARRKFAI	AHONS
	PERTY LINE	BW	BOTTOM OF WALL
CL CEN	ITERLINE	С	COMPACT
_50 PROPOSI	TD 1' CONTOURS	CL	CENTERLINE
-50	ED 1 CONTOURS	(E)	EXISTING CONDITION
_50EXISTING	1' CONTOURS	EL.	ELEVATION
	FLOWLINE	FF	FINISH FLOOR
FLOWLINES INDICATE LOT DE R/W Rig		FH	FIRE HYDRANT
, ,	CUT/FILL LINE	FL	FLOW LINE
[, 	HP	HIGH POINT
	FILL	L.S	LANDSCAPE
		MIN.	MINIMUM
	CUT	(N)	NEW
		P.E.	PAD ELEVATION
	OVEREXCAVATION	R	RADIUS
		R/W	RIGHT OF WAY
		 T/F	TRASH ENCLOSURE

I. Expected date for start of grading. 8-1-2024

2. Expected date for completion of grading. 10-1-2024

PLANS PREPARED BY: **REVISIONS:** HANBALI & ASSOCIATES **CONSULTING ENGINEERS** 514 W. COMMERCE AVE., SUITE C PALMDALE, CA 93551 (661) 266-0421 Syl ha DATE: 7-8-2024

VICINITY MAP NOT TO SCALE

EXHIBIT A-SITE PLAN

ELEVATION:

?RDBM TAG IN CONC FENCE FTG @ NW COR PUMPING STA

NE COR 87TH ST E & AVE T-8 125' N & 36' E/O C/L

858.774 m

2817.501 ft

(2010) ADJUSTMENT

BENCHMARK:

ZL 2751

LLANO QUAD

EARTHWORK	CUT	FILL
CUT SLOPE: 73,307sf x 10'= 733,070cf/27cf/cy = 27,151 CY 5,693 sf x 6'= 34,158cf/27cf/cy = 1,265 CY 2,071sf x 3'= 6,213cf/27cf/cy = 230 CY 3,910sf x 3'= 11,730cf/27cf/cy = 435 CY	29,081 CY	_
FILL: 112,000sf x 1'= 112,000cf/27cf/cy = 4,149 CY UNCERTIFIED FILL:		4.149 CY
SHRINKAGE :		
TOTAL :	29,081 CY	4.149 CY

DISCLAIMER: EARTHWORK VOLUMES ARE LISTED FOR PERMIT PURPOSE ONLY, GRADING CONTRACTOR TO DETERMINE

THEIR OWN FARTHWORK QUANTITIES

(General Information): 231030000448 Grading Permit Application No. GRAD____ Earthwork Volumes Cut 29,081 CY (cy), Fill 4.149 CY (cy) Over Excavation/ Alluvial Removal & Compaction _____ (cy) Export _24,932 (cy), Export Location: (TO BE PROVIDED PRIOR TO GRADING PERMIT) Total Disturbed Area ______1.59 ____ (Acres)

 Interpretation
 Interpretation
 N/A
 N/A
 Square Feet

 Total Turf Area ______% (Percent of Total Proposed Landscaping) Total Drought Tolerant Landscaping Area _______ % (Percent of Total Proposed Landscaping) Pre-Development Impervious area ______ (Acres)
Post-Development Impervious area _____ (Acres)
Waste Discharge Identification Number (WDID #) 6B19W005664 Construction & Demolition Debris Recycling and Reuse Plan (RPP ID) <u>021224-0373</u> Post-construction BMP feature(s) GPS coordinates x ______, y _____, , y ______ Restricted Use Area Covenant required. (Property Information) (Zoning, Regional Planning, and other Agency Information) (For proposed graded areas — i.e. ... Single Family Residence) Certificate of Compliance: CC NO._____N/A Plot Plan Number: PP NO.______N/A ____Expiration Conditional Use Permit: CUP NO. N/A Expiration Date: Oak Tree Permit Number: OTP NO. N/A Expiration Date: Community Standards District: N/A _____ Expiration Date: __<u>N/A</u> Community Standards District: _____

California Coastal Commission Area: N/A Yes, N/A No Approved volume: N/A (cy)

Coastal Development Permit CDP N/A Expiration Date: N/A

Fish & Wildlife, Army Corp of Engineers, Regional Water Control Board, AQMD & Other Agency Permits should

be added as applicable. (Permit Number N/A, Expiration Date N/A

GRADING PLAN LOS ANGELES COUNTY

GRAD 231030000448

DATE HA21.1013 7-8-2024

SIGNATURE

RCE C42213 DATE EXP. 3 - 31 - 26

OWNER: SIGMAN BRICHAUX 7656 E AVE T-8 LITTLEROCK, CA

CA. 93543

(661) 917 - 0691

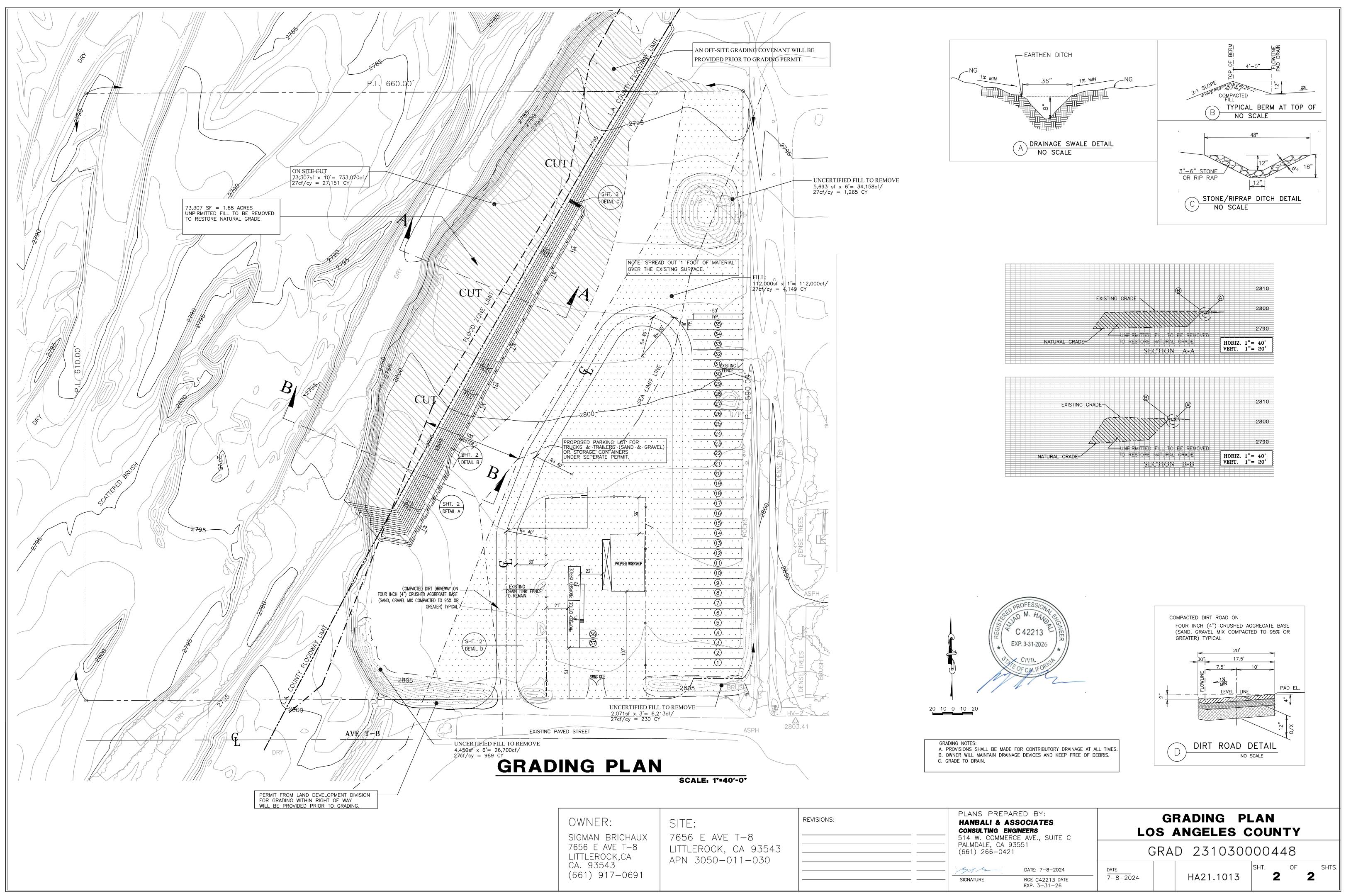
SITE: 7656 E AVE T-8 LITTLEROCK, CA 93543 APN 3050-011-030

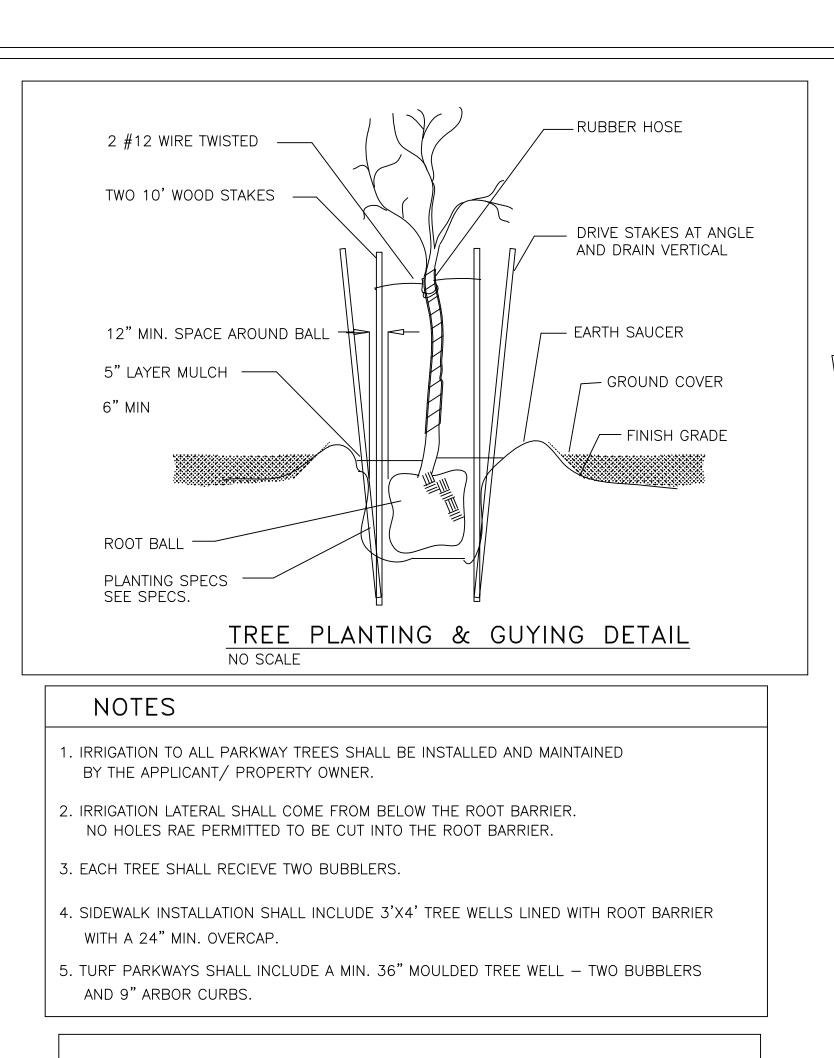
Page 1 of 3

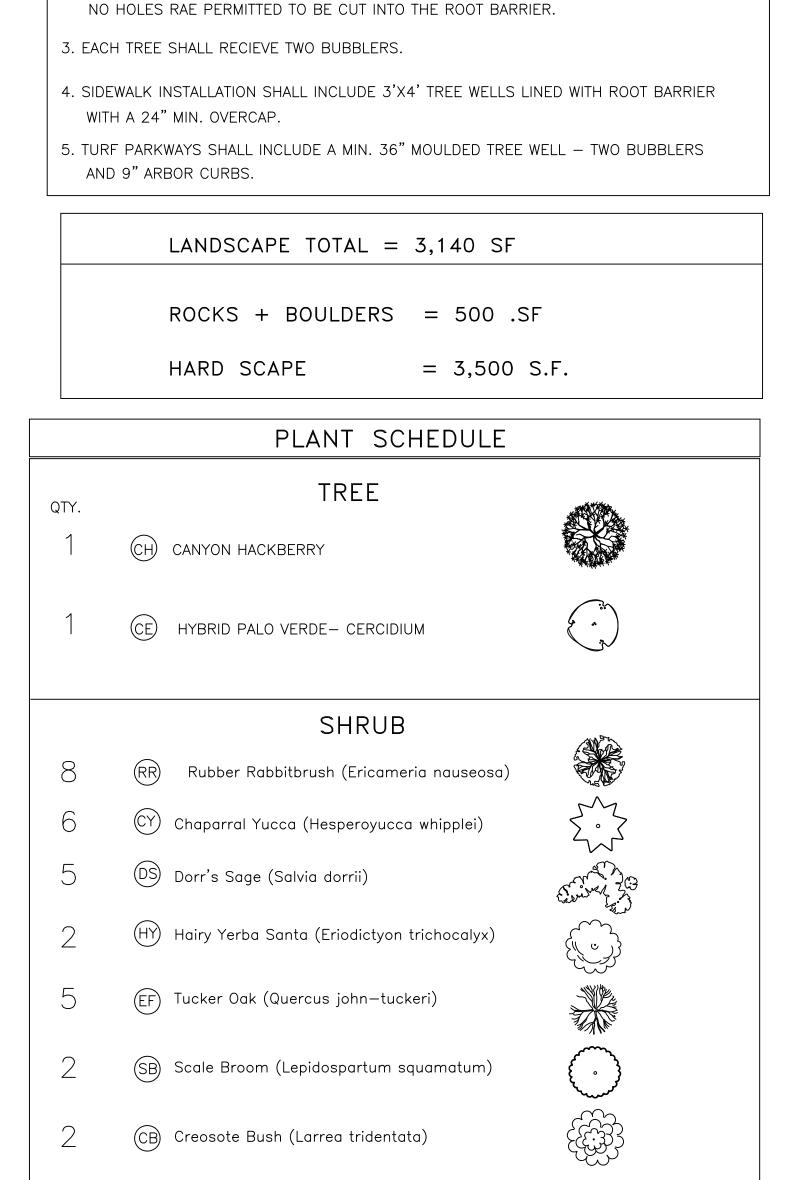
AMJAD HANBALI, P.E. R.C.E. C42213

C 42213 EXP. 3-31-2026

AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD EARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS: SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMENANT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY 7-8-2024 Civil Engineer/Land Surveyor stamp and signature PRIVATE ENGINEER'S NOTICE TO CONTRACTOR





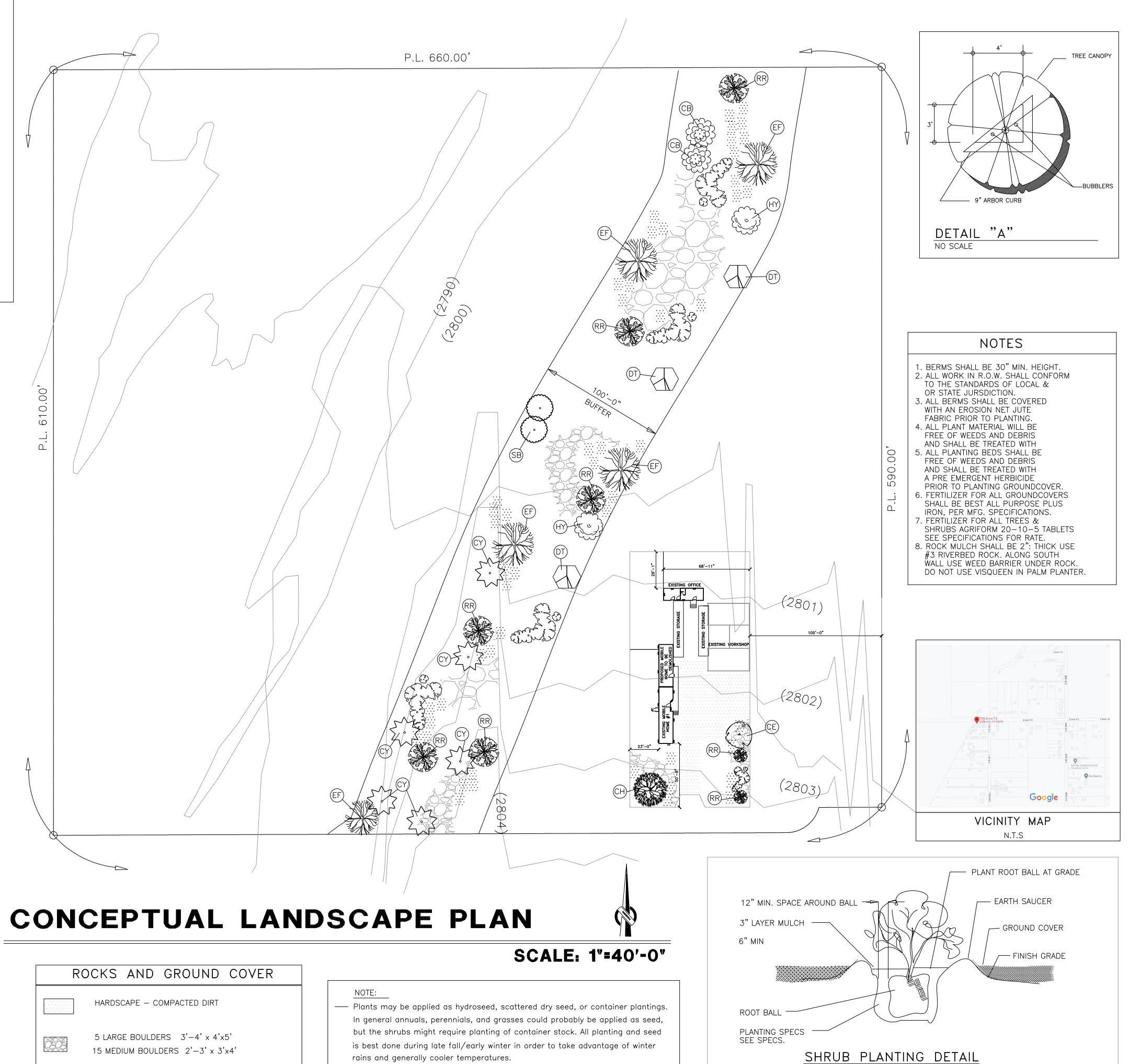


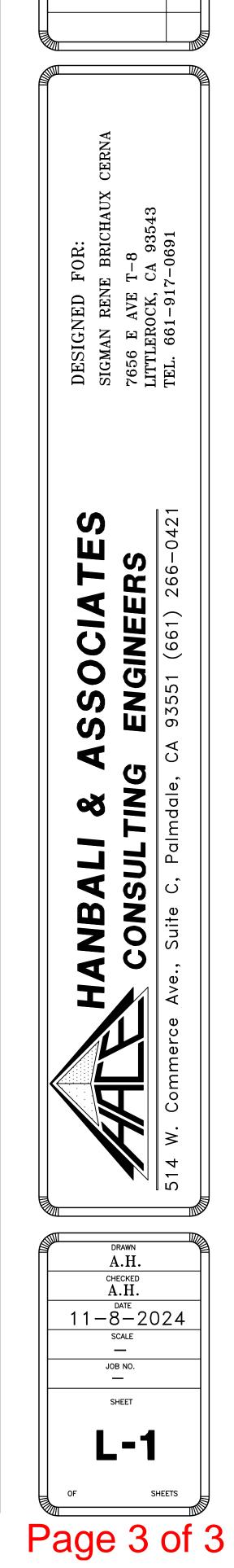
(DT) Desert Trumpet (Eriogonum inflatum

— Nodding Needle Grass (Stipa cernua)

GRASS

.







PROJECT NUMBER

HEARING DATE

PRJ2023-000157

June 17, 2025

REQUESTED ENTITLEMENT(S)

Minor Conditional Use Permit No. RPPL2023000222

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Sigman and Maria Brichaux	November 8, 2024

PROJECT OVERVIEW

The applicant is requesting a Minor Conditional Use Permit ("MCUP") to authorize a Restoration Permit for remedial grading to remove unpermitted fill, to provide erosion control and native landscaping to restore an area within a Significant Ecological Area ("SEA") ("Project") in the M-2 (Heavy Manufacturing) Zone. The proposed remedial grading includes approximately 29,081 cubic yards of cut and 4,149 cubic yards of fill. The Project is categorically exempt (Class 33 - Small Habitat Restoration Projects) pursuant to CEQA reporting requirements.

LOCATION		ACCESS	
7655 East Avenue T-8, Lit	tlerock	East Avenue T-8	
ASSESSORS PARCEL NUM	BER(S)	SITE AREA	
3050-011-030		10 Acres	
GENERAL PLAN / LOCAL F	PLAN	ZONED DISTRICT	PLANNING AREA
Antelope Valley Area Plan	ı	Littlerock	Antelope Valley
LAND USE DESIGNATION		ZONE	
IH (Heavy Industrial)		M-2 (Heavy Manufactur	ring)
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDAR	RDS DISTRICT ("CSD")
N/A	N/A	Southeast Antelope Vall	ley

ENVIRONMENTAL DETERMINATION (CEQA)

Class 33 Categorical Exemption - Small Habitat Restoration Projects

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.160.050 (Minor Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.340 (Southeast Antelope Valley CSD requirements)
 - Section 22.102.140 (Review Procedures for Habitat Restoration Projects)
 - Section 22.102.110.C (Enforcement-Restoration Permit)
 (The filing of this permit was prompted by an open Zoning Enforcement case)

CASE PLANNER:PHONE NUMBER:E-MAIL ADDRESS:Richard Claghorn(213) 893 - 7015rclaghorn@planning.lacounty.gov

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER PROJECT NO. PRJ2023-000157-(5) MINOR CONDITIONAL USE PERMIT NO. RPPL2023000222

RECITALS

- 1. HEARING DATE(S). The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Minor Conditional Use Permit ("MCUP") No. RPPL2023000222 on June 17, 2025.
- 2. HEARING PROCEEDINGS. Reserved.
- 3. ENTITLEMENT(S) REQUESTED. The Permittee, Sigman and Maria Brichaux ("Permittee"), requests the MCUP to authorize a Restoration Permit for remedial grading to remove unpermitted fill, to provide rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and to provide a landscaped buffer comprised of native vegetation to restore an area within a Significant Ecological Area ("SEA") ("Project") on a property located at 7655 East Avenue T-8 in the unincorporated community of Littlerock ("Project Site") in the M-2 (Heavy Manufacturing) zone pursuant to Los Angeles County Code ("County Code") Section 22.102.110.C (SEA Enforcement, Restoration Permit). The proposed remedial grading includes approximately 29,081 cubic yards of cut and 4,149 cubic yards of fill.
- **4. LOCATION.** The Project is located at 7655 East Avenue T-8 within the Littlerock Zoned District and Antelope Valley Planning Area. The Project Site is also identified as Assessor's Parcel Number ("APN") 3050-011-030.
- 5. LAND USE DESIGNATION. The Project Site is located within the IH (Heavy Industrial) land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
- **6. ZONING.** The Project Site is located in the Southeast Antelope Valley Community Standards District ("CSD") and is currently zoned M-2. Pursuant to County Code Section 22.102.110.C (SEA Enforcement, Restoration Permit), a Type II Permit is required for a Restoration Permit in an SEA. An MCUP is a Type II Permit, pursuant to County Code Section 22.160.030 (MCUP Application and Review Procedures), and LA County Planning staff ("Staff") has determined that an MCUP is the appropriate permit type for this Project.

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND	ZONING	EXISTING USES
	USE POLICY		
NORTH	City of Palmdale	City of Palmdale	Mineral processing
EAST	RL10 (Rural Land 10-	A-2-1 (Heavy	Single-family
	One Dwelling Unit	Agricultural- One-	residences ("SFRs"),
	per 10 Acres)	Acre Minimum	vacant land
		Required Lot Area)	
SOUTH	RL10, RL20 (Rural	A-2-1	Mobilehome park,
	Land 20- One		SFRs, vacant land
	Dwelling Unit per 20		
	Acres)		
WEST	City of Palmdale	City of Palmdale	Mineral processing

8. PROJECT AND SITE PLAN DESCRIPTION.

A. <u>Project Description-</u> The Project is a Restoration Permit for remedial grading to remove unpermitted fill, to provide rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and to provide a landscaped buffer comprised of native vegetation to restore an area within an SEA in the M-2 Zone. The proposed remedial grading includes approximately 29,081 cubic yards of cut and 4,149 cubic yards of fill. Grading was done in the past on the Project Site without a grading permit. A Restoration Plan was developed by the applicant's representative, in consultation with Staff and with the County Department of Public Works ("Public Works") Building and Safety Division, and the California Department of Fish and Wildlife ("CDFW"), in order to restore the affected area with native vegetation and to provide a buffer area between Little Rock Wash and potential future uses in the southeast corner of the Project Site.

A Zoning Enforcement case was opened by LA County Planning Staff in 2006 for an unpermitted commercial trucking business at the Project Site. The unpermitted trucking business has ceased operations. The Project Site was acquired by the Permittee in 2014. The Permittee has been cooperating with LA County Planning Staff to remedy the violations on the Project Site, and the Permittee's representative has developed a Restoration Plan following consultation with the County.

B. Existing Site Conditions

The Project Site is 10 gross acres (9.22 net acres) in size and consists of one parcel. The Project Site is rectangular in shape with mostly flat topography. The southeast corner, outside of the SEA, is developed with an unpermitted workshop structure, two cargo containers, and fencing that remain, although this area is currently not in use. The Project Site contains unpermitted fill materials that were placed on the Project Site. Based on

aerial images, a significant amount of grading occurred on the Project Site after approximately 2001 and before 2008, and this grading was not permitted.

C. Site Access

The Project Site is accessible via 7655 East Avenue T-8 to the south. The primary and only access to the Project Site will be via an entrance/exit on East Avenue T-8, a public street with a right-of-way ("ROW") width of 80 feet.

D. Site Plan

The site plan includes the grading plan and a separate conceptual landscape plan, and these components also constitute the Restoration Plan. The grading plan depicts the 10acre Project Site and shows the areas where excavation ("cut") and spread ("fill") of materials are proposed. The cut area includes the area within the 100-year Flood Zone as determined by the Federal Emergency Management Agency ("FEMA") where unpermitted fill materials were previously placed within the wash. The fill area will be in the eastern area of the parcel which is 100 feet or more outside the 100-year FEMA Flood Zone. The total proposed grading amounts are approximately 29,081 cubic yards ("CY") of cut, 4,149 CY of fill, and 24,932 CY to be exported off-site. The overall area which will be affected by the restoration activities is approximately 4.94 acres. Of this area, approximately 4.76 acres are on the Project site, an approximately 0.16-acre area of cut is located on the parcel to the north (APN 3050-011-002) which is in the City of Palmdale, and an approximately 0.02-acre area of uncertified fill to be removed is located in the public ROW of East Avenue T-8 to the south. The grading plan notes that an off-site grading covenant will be provided for the grading on APN 3050-011-002 before a grading permit is issued and a permit from Public Works Land Development Division will be provided prior to the grading within the ROW of East Avenue T-8. The conceptual landscape plan shows the area which is to be landscaped with native, drought-tolerant plants. The area within 100 feet of the 100-year FEMA Flood Zone is a buffer area that will be landscaped with native, drought-tolerant plants and will also include rocks and boulders rocks to be used for riprap to prevent erosion of the newly aligned bank protection. The plans also show the structures in the southeast portion of the Project Site outside of the SEA. These structures are not part of the Project and the Project would not legalize or approve any structures. A separate permit may be filed with LA County Planning after the restoration work is completed, to request approval for any existing or proposed structures or futures uses on the Project Site.

E. Parking

The grading plan shows two parking spaces for automobiles and 35 spaces for trucks. However, the Project is only for the proposed restoration work on the Project Site and would not include the approval of any parking area. No parking is required for the restoration work, but the Project Site contains sufficient open area for the parking of any

vehicles needed for grading and landscaping activities during the proposed restoration work.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, Staff determined that the Project qualifies for Class 33, Small Habitat Restoration Projects, categorical exemption from 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. This exemption is for small habitat restoration projects that do not exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The area to be affected by the Restoration Plan, including the proposed grading areas, the rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and native vegetation buffer area, is approximately 4.94 acres in size, thus meeting the size limit for such projects. In order to qualify for the exemption, the Project must also satisfy the following criteria: (a) there would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065 of the CEQA Guidelines, (b) there are no hazardous materials at or around the Project Site that may be disturbed or removed, and (c) the Project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. This Project will help to restore the habitat and natural flow within the area of Little Rock Wash and will not result in any significant adverse impacts to any endangered, rare or threatened species or their habitat. The Project does not involve the use of hazardous materials, and no hazardous materials are known to exist at the Project Site. The Project will not result in significant impacts connected to any past or future Project on the Project Site or any other projects in the surrounding area. A Class 33 Exemption is not subject to the exception to the exemption based on location (Section 15300.2 (a) of CEQA Guidelines). The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. No exception to the Categorical Exemption is applicable and the Project can be considered exempt.

10. COMMUNITY OUTREACH. On November 14, 2024, prior to the Hearing Officer's public hearing on the Project, the Project was presented to the Littlerock Rural Town Council ("LRTC"). The LRTC wrote in an email to Staff dated March 19, 2025 that the LRTC wants the Project to follow the CSD requirements and to notify the local residents in writing about the proposal.

11. PUBLIC COMMENTS.

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

12. AGENCY RECOMMENDATIONS.

Based on the scope of the Project, formal review by other County departments is not required prior to the public hearing for the Project. The grading plan will be reviewed by Public Works prior to approval of a grading permit and commencement of remedial grading and restoration activities. The Project will require approval of a Notification for Lake or Streambed Alteration from CDFW prior to commencement of remedial grading and restoration activities.

13. LEGAL NOTIFICATION. Pursuant to Section 22.228.040 (Type II Review Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail and newspaper (Antelope Valley Press) posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 28, 2025, a total of 32 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the Littlerock Zoned District.

GENERAL PLAN CONSISTENCY FINDINGS

- **14. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IH land use designation is intended for heavy industrial uses such as truck storage and related activities, uses which the Project Site has been used for in the past and may be again in the future. Although the Project is for a restoration permit and is not for a specific use, the restoration permit is needed before any portion of the Project Site can be used for any use.
- **15. ECONOMIC OPPORTUNITY AREA.** The Hearing Officer finds that the Project is consistent with the purpose of the Economic Opportunity Area ("EOA") in which the Project is located. The Project Site is part of the East EOA. EOAs are areas in the Area Plan "where major infrastructure projects are being planned by state and regional agencies, which would bring tremendous opportunities for growth and economic development in the vicinity of these projects." The Area Plan states that "{wherever} appropriate, these EOAs are designated with land use designations that would allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas". The Project Site will remain an area where future commercial or industrial development may occur, while also preserving the rural character and ecological resources found in the SEA. The Project is for restoration only, but a portion of the Project Site will remain available for commercial or industrial uses at a future time.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the applicable goals and policies of the General Plan and Area Plan.

The following policies of the General Plan apply to the Project:

Land Use Policy LU 10.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.

The Project Site contains Little Rock Wash, a natural feature within an SEA, and the Project is designed to restore it in a way that is sensitive to the natural environment and to provide a buffer between the wash and any future development on the portion of the Project Site outside of the buffer.

Conservation and Natural Resources Policy C/NR 1.2: Protect and conserve natural resources, natural areas, and available open spaces.

The Project helps to restore the area of the wash affected by grading and adjoining areas to a more natural state. The riprap and buffer will help to preserve this sensitive area.

Conservation and Natural Resources Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.

The Project will restore the area with native, drought-tolerant vegetation to help enhance the ecological function of the restoration area.

The following policies of the Area Plan apply to the Project:

Conservation and Open Space Policy COS 3.4: Support preservation, restoration and strategic acquisition of open space to preserve natural streams, drainage channels, wetlands, and rivers, which are necessary for the healthy functioning of ecosystems.

The restoration work will help to preserve the affected area of the Project Site and adjoining areas and to improve the healthy functioning of the ecosystem.

Policy COS 4.3: Require new development in Significant Ecological Areas to comply with applicable Zoning Code requirements, ensuring that development occurs on the most environmentally suitable portions of the land.

The Project is designed in accordance with the applicable Zoning Code requirements for restoration projects in SEAs. The area to be used for future development is outside of the buffer area and is the most suitable area on the Project Site for future development.

Policy COS 4.4: Require new development in Significant Ecological Areas, to consider the following in design of the project, to the greatest extent feasible:

- Preservation of biologically valuable habitats, species, wildlife corridors and linkages;
- Protection of sensitive resources on the site within open space;
- Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats;
- Placement of development in the least biologically sensitive areas on the site, prioritizing the preservation or avoidance of the most sensitive biological resources onsite;
- Design of required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain connectivity;
- Maintenance of watershed connectivity by capturing, treating, retaining and/or infiltrating storm water flows on site; and
- Consideration of the continuity of onsite open space with adjacent open space in project design.

The Restoration Plan preserves Little Rock Wash, the most biologically valuable area of the Project Site. The placement of riprap will help to avoid erosion of the bank. Future development of the Project Site is restricted to the less sensitive portion of the Project Site outside of the buffer area. The portion of the Project Site within the wash will be connected to adjoining areas of the wash within the SEA, both upstream and downstream.

Policy COS 16.2: Maximize the use of native vegetation in landscaped areas, provided that vegetation meets all applicable requirements of the Fire Department and the Department of Public Works.

The buffer area is to be landscaped with native vegetation. Vegetation will also need to comply with any requirements from County Fire Department and Public Works.

ZONING CODE CONSISTENCY FINDINGS

17. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the M-2 zoning classification. The Project does not propose any land use but is only for the restoration of the Project Site and requires an MCUP pursuant to County Code Section 22.102.110.C (SEA Enforcement, Restoration Permit). The portion of the Project Site outside the buffer zone may be used for any use permitted in the M-2 Zone, subject to the applicable requirements of the County Code. A separate land use permit will be required after the restoration work is completed pursuant to this MCUP before any land use can be established on the Project Site.

- **18. PARKING.** The Hearing Officer finds that the Project is not required to provide parking because no land use is proposed. No parking is required for the restoration work, but the Project Site contains sufficient open area for the parking of any vehicles needed for grading and landscaping activities during the proposed restoration work. Any future land use will be required to provide parking in accordance with County Code Section 22.112.070 (Required Parking Spaces) at the time any land use is established.
- 19. SEA RESTORATION PERMIT. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.102.110.C (SEA Enforcement, Restoration Permit) for a Restoration Permit. A Restoration Plan was submitted to LA County Planning, including the grading plan and a conceptual landscape plan, along with the other items required for a Type II Review. The species on the landscaping plan have been reviewed and approved by a County Staff biologist. The required findings for a Restoration Permit have been met, pursuant to County Code Sections 22.102.110.C.2 (SEA Enforcement, Restoration Permit, Findings) and 22.102.080.D (SEA CUP Findings) as detailed below.
- 20. SEA HABITAT RESTORATION PROJECTS. The Hearing Officer finds that the Project qualifies as a habitat restoration project, pursuant to County Code Section 22.102.140 (Review Procedures for Habitat Restoration Projects). The Restoration Plan will restore habitat function by removing unauthorized graded materials from the 100-year FEMA Flood Zone, by the placement of rocks to be used for riprap to prevent erosion of the newly aligned bank, and by providing a landscaped buffer comprised of native vegetation. The required findings for a Habitat Restoration Project have been met, as detailed below.
- 21. COMMUNITY STANDARDS DISTRICT. The Hearing Officer finds that the Project is consistent with the applicable standards identified in County Code Section 22.340.060 (Southeast Antelope Valley CSD). The Project Site is located within the CSD. The CSD requires that for projects requiring discretionary review (Type II, Type III, or Type IV review), development shall preserve the existing natural contours, native vegetation, and natural rock outcropping features to the greatest extent feasible. The Project is subject to Type II review. The purpose of the Project is to restore the natural contours within the FEMA 100-year Flood Zone to the extent feasible, to provide rocks to protect the newly aligned bank protection, and to replant native vegetation in a 100-foot-wide buffer area adjacent to the FEMA 100-year Flood Zone. It would restore the natural contours of the bank and use native vegetation and comply with this requirement. The Project would also be subject to the property maintenance requirement of the CSD, to keep the Project Site free from debris, trash, etc., and the fence requirements, including fencing material and height requirements. Other CSD standards will be addressed at the time of the review for any later development Project on the Project Site after the restoration work has been completed. One such requirement is County Code Section 22.340.070.B.2 (Southeast Antelope Valley CSD-Zone Specific Development Standards-Rural, Commercial, and

Industrial Zones-Yards), that requires a 25-foot-wide landscaped yard area be provided along the property lines adjoining or adjacent to a residentially or agriculturally zoned lot for Projects including buildings, walls, and parking areas. These landscaped yard areas are to consist of native plants. The lots to the east and south are zoned A-2-1 and will require such landscaped areas along the east and south lot lines. This will be required at the time of any future land use permit for future development on the Project Site.

- **22. RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within a Rural Outdoor Lighting District. The Project Site does not currently have electricity, and the Project is for restoration only, with no lighting proposed. Any future lighting on the Project Site shall be required to comply with the applicable Rural Outdoor Lighting District standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).
- 23. GRADING PROJECT, OFF-SITE TRANSPORT. The Hearing Officer finds that because more than 10,000 cubic yards of graded material is to be transported, it may qualify as a "Grading project, offsite transport" as defined in County Code Section 22.14.070 (Definitions). Grading projects with Off-Site Transport are subject to County Code Section 22.140.240.C (Grading projects with Off-Site Transport). Because the destination location is not yet known, nor the proposed haul route, nor the proposed use of the graded materials, it's not yet clear what approval from LA County Planning may be needed for this activity. Therefore, a draft Condition of Approval has been included, requiring that after the location has been identified where the excess graded materials from the subject property will be transported, and before the grading permit from Public Works is finalized, the permittee shall notify LA County Planning and obtain the necessary approvals for a grading project with off-site transport, and for the grading at the destination location, as applicable, to be determined by LA County Planning at that time. This will be to ensure that any additional permits that may be needed will be obtained for the proposed off-site transport and any related project at the destination location, and to verify compliance with the County Code, once the full project details are known.

MINOR CONDITIONAL USE PERMIT FINDINGS

24. The Hearing Officer finds that the use will be consistent with the adopted General Plan for the area. The Project is consistent with the goals and policies of the Area Plan because the IH land use designation is intended for heavy industrial uses such as truck storage and related activities, uses which the Project Site has been used for in the past and may be again in the future. Although the Project is for a restoration permit and is not for a specific use, the restoration permit is needed before any portion of the Project Site can be used for any use permitted in the M-2 Zone. The restoration work itself is consistent with the applicable policies of the Area Plan, including the policies pertaining to SEAs.

- 25. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project is for remedial grading to remove unpermitted fill, to provide rocks to be used for riprap to prevent erosion of the newly aligned bank, and to provide a landscaped buffer comprised of native vegetation. This work will restore the Project Site and not create any new adverse impacts. A grading permit will be required, and before the grading permit is issued by Public Works, the Permittee will be required to demonstrate that the proposed grading work in the wash will not adversely impact any upstream or downstream properties.
- 26. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Site is 10 acres in size and the area affected by the Restoration Plan is nearly five acres in size. There is sufficient room for the required landscaping and for the parking of any vehicles needed to accomplish the proposed restoration work. A separate review by LA County Planning will be required for any future development after the restoration has been completed, to ensure that such development will comply with the applicable development standards.
- 27. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project Site is located on East Avenue T-8, a public street with ROW width of 80 feet. It is adequate to serve any vehicles needed for the proposed grading, landscaping, and restoration work on the Project Site.

<u>SUPPLEMENTAL FINDINGS – RESTORATION PERMIT</u>

- 28. The Hearing Officer finds that the restoration corresponds with the SEA Resources, habitats, and ecosystem services that were degraded by the unpermitted development. The restoration work of the Project corresponds with the SEA resources, habitats, and ecosystem services degraded by the unpermitted development which previously occurred on the Project Site. The Project will remove the unpermitted fill within the wash, restore the natural flow of the wash, and plant drought-tolerant native vegetation in the buffer area where the vegetation had been lost through previous disturbance of the Project Site.
- 29. The Hearing Officer finds that the restoration will create and enhance biologically functional habitats. The planting of drought-tolerant native vegetation in the buffer area

will create a larger biologically functional habitat for wildlife and enhance the adjoining SEA areas.

- **30.** The Hearing Officer finds that the restoration resolves any violations of unpermitted development. Completion of the proposed restoration work in accordance with the conditions of approval and a grading permit from Public Works will resolve the Zoning violations.
- **31.** The Hearing Officer finds that the restoration is consistent with Section **22.102.010** (Purpose) and Subsection **22.102.080.D** (Findings). The Project protects the SEA resources of the Project Site in a way that is consistent with County Code Sections 22.102.010 (SEA Purpose) and 22.102.080.D (SEA CUP Findings). While an SEA CUP is not required, the Restoration Permit is required to ensure that the Project Site will be restored in accordance with County Code Sections 22.102.110.C (SEA Enforcement, Restoration Permit) and County Code Section 22.102.140 (Review Procedures for Habitat Restoration Projects).

<u>SUPPLEMENTAL FINDINGS – SEA CUP FINDINGS</u>

- 32. The Hearing Officer finds that the proposed development is highly compatible with the SEA Resources, including the preservation of natural open space areas and providing for the long-term maintenance of ecosystem functions. The Project will help restore the natural flow of Little Rock Wash. Planting native vegetation in the buffer area will provide habitat for wildlife that will be compatible with and connect with the existing native vegetation in adjoining areas. The MCUP conditions will require the restoration area to be maintained in perpetuity.
- 33. The Hearing Officer finds that the proposed development avoids or minimizes impacts to the SEA Resources and wildlife movement through one or more of the following:
 - a. Avoiding habitat fragmentation;
 - b. Minimizing edge effects; or
 - c. Siting development in the least sensitive location.

The proposed restoration work will achieve all three of the above objectives. The Project does not result in habitat fragmentation, as no natural areas will be impacted by development and previously disturbed areas will be restored through removal of unpermitted graded materials and planting of native vegetation. The landscaped buffer area will help to avoid edge effects by providing a buffer between future development and Little Rock Wash. Future development on the Project Site will be in the southeastern and eastern portions of the site, in the area outside the buffer area.

34. The Hearing Officer finds that important habitat areas are adequately buffered from development by retaining sufficient natural vegetation cover and/or natural open spaces and integrating sensitive design features.

The proposed 100-foot landscaped buffer is an adequate buffer between any future development and Little Rock Wash. The buffer area will contain sufficient vegetation cover and be integrated into the existing features of the SEA.

35. The Hearing Officer finds that the proposed development maintains ecological and hydrological functions of water bodies, watercourses, and their tributaries.

The Project restores Little Rock Wash to its natural condition by removing fill material previously placed within the FEMA 100-year Flood Zone.

36. The Hearing Officer finds that the proposed development ensures that roads, access roads, driveways, and utilities do not conflict with Priority Biological Resources, habitat areas, migratory paths, or wildlife corridors.

The Project does not include any roads, access roads, driveways, or utilities, and is solely for restoration of the Project Site. Any future driveways or utilities will be located outside the buffer area and will not conflict with any Priority Biological Resources, habitat areas, migratory paths, or wildlife corridors.

- 37. The Hearing Officer finds that the proposed development promotes the resiliency of the SEA to the greatest extent possible. For purposes of this finding, SEA resiliency is not promoted when the proposed development may cause any of the following:
 - a. Significant unmitigated loss of contiguity or connectivity of the SEA;
 - b. Significant unmitigated impact to a Priority Biological Resource;
 - c. Removal of habitat that is the only known location of a new or rediscovered species; and/or
 - d. Other factors as identified by SEATAC ("Significant Ecological Area Technical Advisory Committee").

The Project does not result in any of the above impacts and has been found by Staff to promote the resiliency of the SEA to the greatest extent possible by removing unpermitted fill from Little Rock Wash, providing an adequate buffer area from future development, and by planting native vegetation within the buffer area.

ENVIRONMENTAL FINDINGS

38. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15333 (Class 33, Small Habitat

Restoration Projects categorical exemption). This exemption is for small habitat restoration projects that do not exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The area to be affected by the Restoration Plan, including the proposed grading areas, the rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and native vegetation buffer area, is approximately 4.94 acres in size, thus meeting the size limit for such projects. In order to qualify for the exemption, the Project must also satisfy the following criteria: (a) there would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065 of the CEQA Guidelines, (b) there are no hazardous materials at or around the Project Site that may be disturbed or removed, and (c) the Project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. This Project will help to restore the habitat and natural flow within the area of Little Rock Wash and will not result in any significant adverse impacts to any endangered, rare or threatened species or their habitat. The Project does not involve the use of hazardous materials, and no hazardous materials are known to exist at the Project Site. The Project will not result in significant impacts connected to any past or future Project on the Project Site or any other projects in the surrounding area. A Class 33 Exemption is not subject to the exception to the exemption based on location (Section 15300.2 (a) of CEQA Guidelines). The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. No exception to the Categorical Exemption is applicable and the Project can be considered exempt.

ADMINISTRATIVE FINDINGS

39. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in County Code Title 22 (Planning and Zoning), or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The restoration corresponds with the SEA Resources, habitats, and ecosystem services that were degraded by the unpermitted development.
- F. The restoration will create and enhance biologically functional habitats.
- G. The restoration resolves any violations of unpermitted development.
- H. The restoration is consistent with County Code Section 22.102.010 (Purpose) and Subsection 22.102.080.D (Findings).
- I. The proposed development is highly compatible with the SEA Resources, including the preservation of natural open space areas and providing for the long-term maintenance of ecosystem functions
- J. The proposed development avoids or minimizes impacts to the SEA Resources and wildlife movement through one or more of the following:
 - a. Avoiding habitat fragmentation;
 - b. Minimizing edge effects; or
 - c. Siting development in the least sensitive location.
- K. Important habitat areas are adequately buffered from development by retaining sufficient natural vegetation cover and/or natural open spaces and integrating sensitive design features.
- L. The proposed development maintains ecological and hydrological functions of water bodies, watercourses, and their tributaries.

- M. The proposed development ensures that roads, access roads, driveways, and utilities do not conflict with Priority Biological Resources, habitat areas, migratory paths, or wildlife corridors.
- N. The proposed development promotes the resiliency of the SEA to the greatest extent possible. For purposes of this finding, SEA resiliency is not promoted when the proposed development may cause any of the following:
 - a. Significant unmitigated loss of contiguity or connectivity of the SEA;
 - b. Significant unmitigated impact to a Priority Biological Resource;
 - c. Removal of habitat that is the only known location of a new or rediscovered species; and/or
 - d. Other factors as identified by SEATAC.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15333 (Class 33, Small Habitat Restoration Projects categorical exemption); and
- 2. Approves MINOR CONDITIONAL USE PERMIT NO. RPPL2023000222, subject to the attached conditions.

ACTION DATE: June 17, 2025

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL PROJECT NO. PRJ2023-000157-(5) MINOR CONDITIONAL USE PERMIT NO. RPPL2023000222

PROJECT DESCRIPTION

The project is a Restoration Permit for remedial grading to remove unpermitted fill, to provide rocks to be used for riprap to prevent erosion of the newly aligned bank, and to provide a landscaped buffer comprised of native vegetation to restore an area within a Significant Ecological Area ("SEA") subject to the following conditions of approval:

GENERAL CONDITIONS

- 1. Unless otherwise apparent from the context, the term "Permittee" 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 Permittee, and the owner of the subject property if other than the Permittee, 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, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
- 3. The Permittee 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 permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
- 4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$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 Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the 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.

At the sole discretion of the Permittee, 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 Permittee according to County Code Section 2.170.010.

- 5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
- 7. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. Commencement of grading work or other restoration work pursuant to the Restoration Plan as determined by the Director of LA County Planning ("Director") shall be considered use of this grant.
- 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 Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum \$1,824.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for four (4) inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS

EXHIBIT D CONDITIONS OF APPROVAL PAGE 3 OF 5

requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional 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 Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

- 9. 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.
- 10. 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.
- 11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
- 12. All development pursuant to this grant shall comply with the requirements of Title 22 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 Exhibit "A," or a revised Exhibit "A" approved by the Director.
- 13. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
- 14. 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. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee 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.
- 15. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **One (1) digital copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **August 18, 2025**.
- 16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **One (1) digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

- 17. This grant shall authorize the remedial grading to remove unpermitted fill, to provide rocks to be used for riprap to prevent erosion of the newly aligned bank, and to provide a landscaped buffer comprised of native vegetation to restore an area within a SEA.
- 18. Obtain a grading permit from the County Department of Public Works for the proposed grading work prior to commencing any grading.
- 19. Obtain a permit for streambed alteration from the California Department of Fish and Wildlife prior to commencing any grading.
- 20. Maintain the 100-foot-wide buffer area, to be landscaped in accordance with the landscape plan approved as part of the Exhibit "A". The buffer area shall not be used for further development except for landscaping, grading, placement of rocks and boulders for bank stabilization, and a fence to mark the inner edge of the buffer area. Vehicles may not enter the buffer area.
- 21. A fence, wall, or other barrier, such as a line of rocks or bollards, shall be required to mark the inner edge of the 100-foot-wide buffer area.
- 22. Prior to the establishment of any new land use on the subject property, obtain a separate approval from LA County Planning for the new use. An application for a new use may not be accepted until an inspection has been performed by LA County Planning which verifies that the work required for the Restoration Plan has been completed.
- 23. Obtain permits from the County Department of Public Works Building and Safety Division for any structures on the subject property. An application for building permits shall not be processed until an inspection has been performed by LA County Planning which verifies that the work required for the Restoration Plan has been completed.

EXHIBIT D
CONDITIONS OF APPROVAL
PAGE 5 OF 5

24. After the location has been identified where the excess graded materials from the subject property will be transported, and before the grading permit from Public Works is finalized, notify LA County Planning and obtain the necessary approvals for a grading project with offsite transport, and for the grading at the destination location, as applicable, to be determined by LA County Planning at that time.



MINOR CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section $\underline{22.160.050}$ (Findings and Decisions), the applicant shall substantiate the following:

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

1. The proposed use will be consistent with the adopted General Plan for the area.
 The requested use at the location proposed will not: Adversely affect the health, peace, comfort, or welfare of persons residing or working in the
surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in
the vicinity of the site; and
 c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served:
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served:
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. 4. The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and



AMY J. BODEK, AICP Director, Regional Planning DENNIS SLAVIN Chief Deputy Director, Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 5, 2025

PROJECT NUMBER: PRJ2023-000157-(5)

PERMIT NUMBER(S): MCUP RPPL2023000222

SUPERVISORIAL DISTRICT: 5

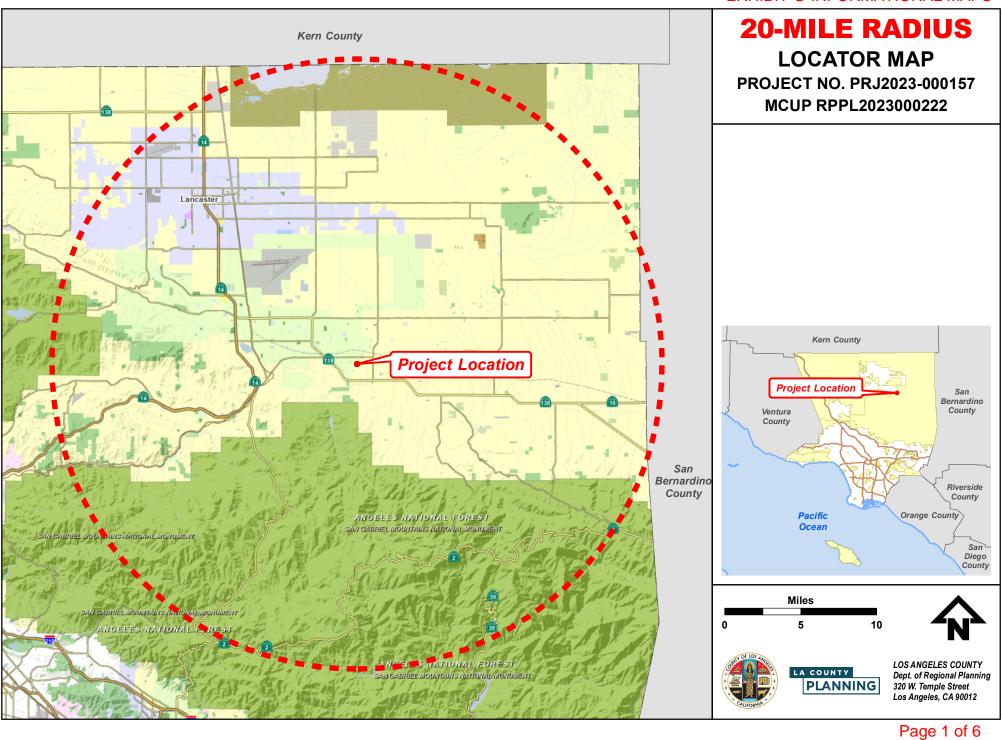
PROJECT LOCATION: 7655 East Avenue T-8, Littlerock

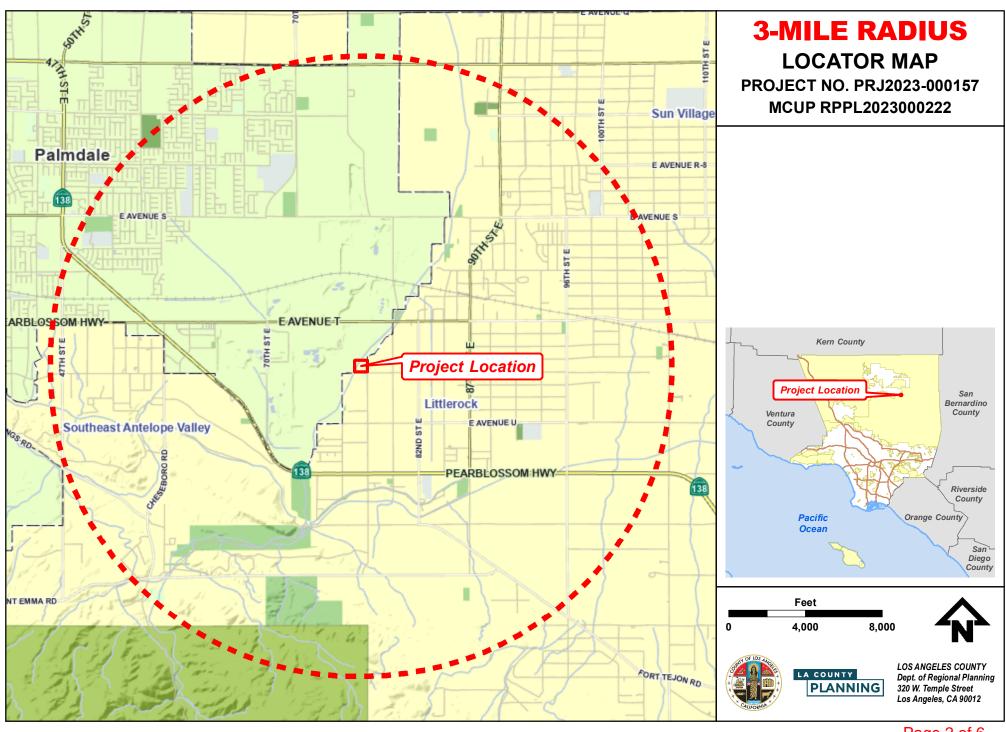
OWNER: Sigman and Maria Brichaux
APPLICANT: Sigman and Maria Brichaux

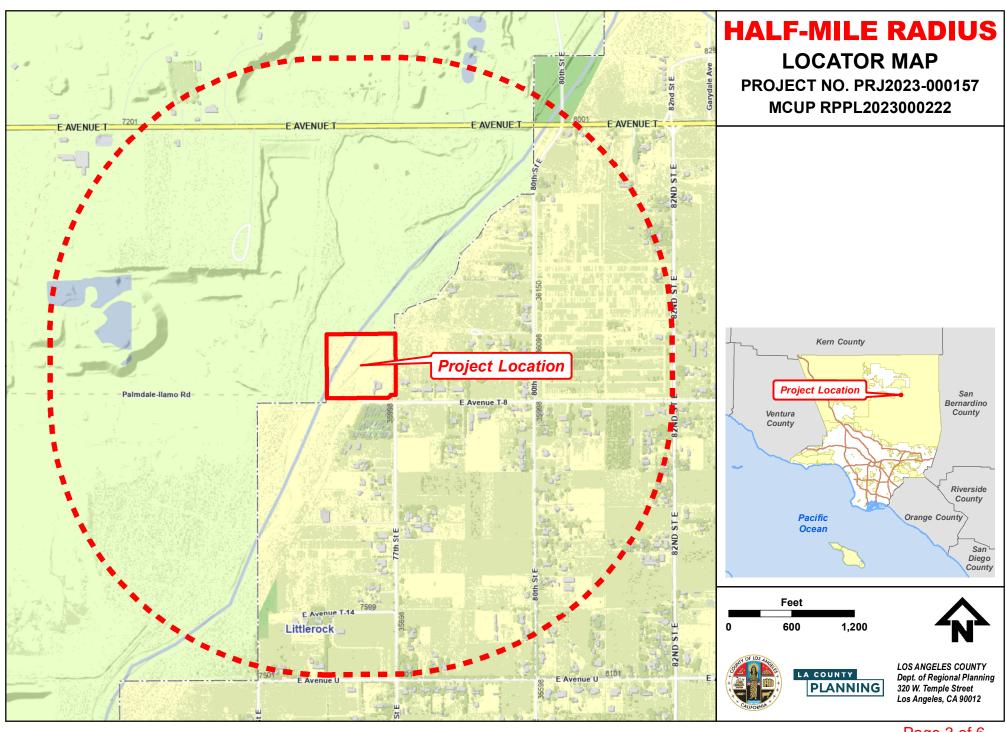
CASE PLANNER: Richard Claghorn

rclaghorn@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 33 (Small Habitat Restoration Projects) Categorical Exemption under State CEQA Guidelines Section 15333. This exemption is for small habitat restoration projects that do not exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The area to be affected by the Restoration Plan, including the proposed grading areas, the rocks to be used for riprap to prevent erosion of the newly aligned bank protection, and native vegetation buffer area, is approximately 4.94 acres in size, thus meeting the size limit for such projects. In order to qualify for the exemption, the Project must also satisfy the following criteria: (a) there would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065 of the CEQA Guidelines, (b) there are no hazardous materials at or around the Project Site that may be disturbed or removed, and (c) the Project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. This Project will help to restore the habitat and natural flow within the area of Little Rock Wash and will not result in any significant adverse impacts to any endangered, rare or threatened species or their habitat. The Project does not involve the use of hazardous materials, and no hazardous materials are known to exist at the Project Site. The Project will not result in significant impacts connected to any past or future Project on the Project Site or any other projects in the surrounding area. A Class 33 Exemption is not subject to the exception to the exemption based on location (Section 15300.2 (a) of CEQA Guidelines). The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. No exception to the Categorical Exemption is applicable and the Project can be considered exempt.





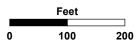




AERIAL IMAGERY

SITE-SPECIFIC MAP
PROJECT NO. PRJ2023-000157
MCUP RPPL2023000222

Digital Ortho Aerial Imagery: Los Angeles Region Imagery Acquisition Consortium (LARIAC) 2024

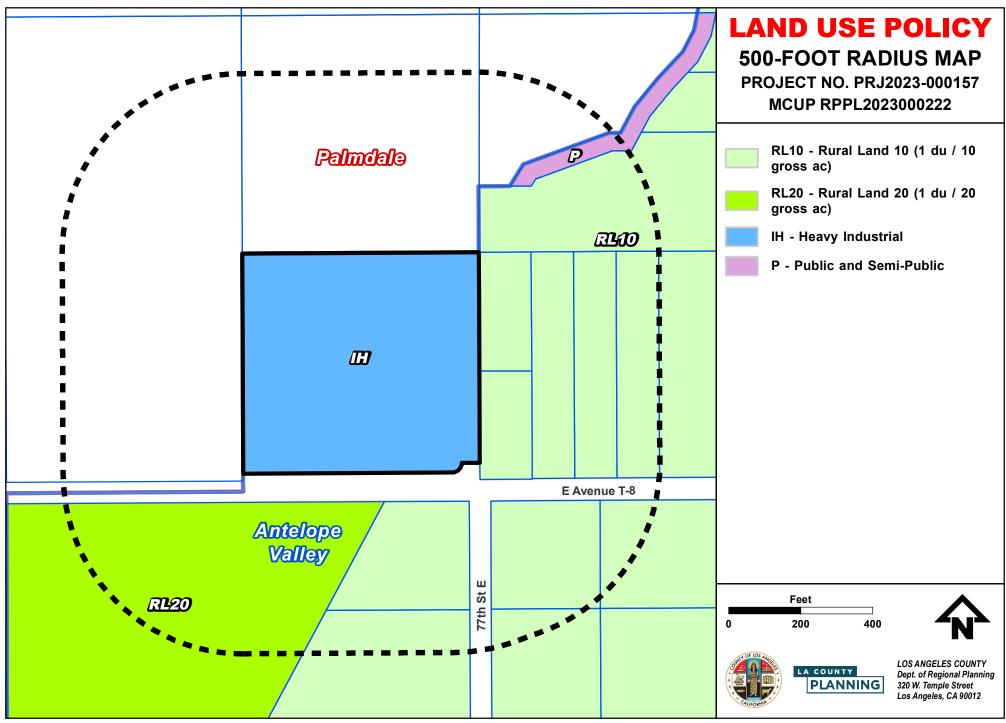








LOS ANGELES COUNTY Dept. of Regional Planning 320 W. Temple Street Los Angeles, CA 90012



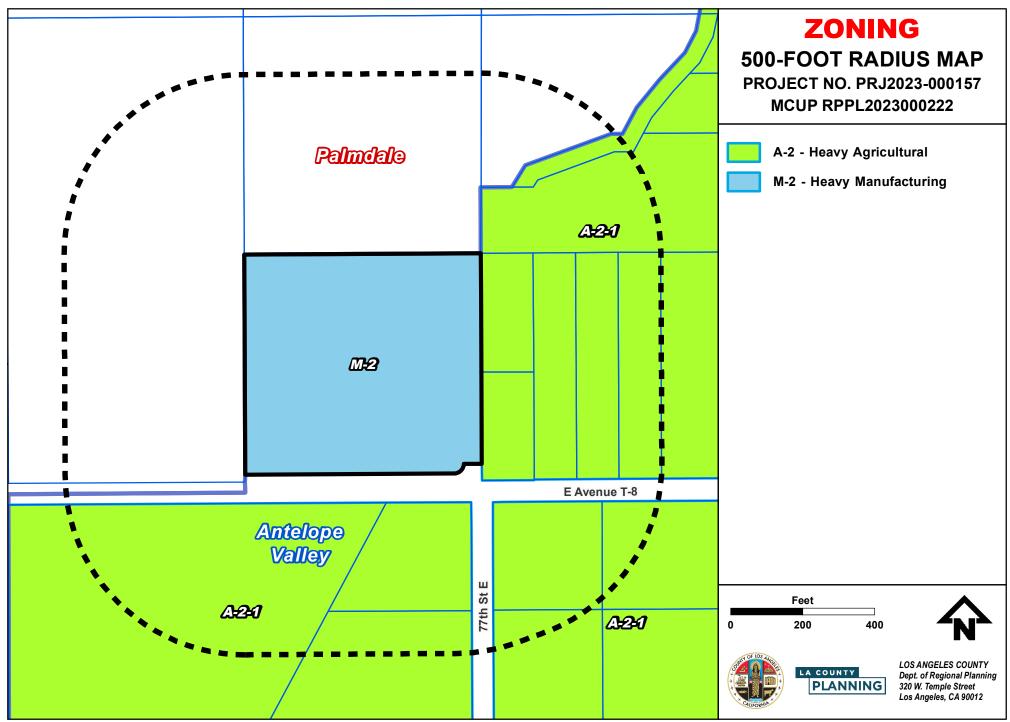




Photo #1-Looking north from southeast corner of Project Site



Photo #2-Looking northeast from southeast corner to existing structure

EXHIBIT H-PHOTOS



Photo #3-Looking north to existing structure



Photo #4-Looking northwest to Little Rock Wash



Photo #5-Looking north along Little Rock Wash



Photo #6-Looking south from Little Rock Wash to structure

From: Sergio Arvizo To: Richard Claghorn

Subject: Re: 7655 East Avenue T-8, Littlerock, CA with APN: 3050-011-030

Wednesday, March 19, 2025 10:26:57 AM Date:

Attachments: image001.png

image001.png

CAUTION: External Email. Proceed Responsibly.

Hello Mr Claghorn..

In my conversation with the property owner and the engineer.. we want the project to follow our CSD Standards.. the only comments we had was that the site plan shows future buildings and a office structure.. we mention to the owner he must notify the local residents in writing about the proposal.

Sergio Arvizo Littlerock Rural Town Council

On Wed, Mar 19, 2025, 10:12 AM Richard Claghorn < rclaghorn@planning.lacounty.gov> wrote:

Hello Mr. Arvizo,

I'm the planner reviewing the project at 7655 East Avenue T-8, Littlerock. I understand that a project to remove unpermitted fill and restore a site at 7655 E. Ave. T-8 was presented to the Littlerock Town Council on 11/14/24. I wanted to check to find out if the Littlerock Town Council had any comments or concerns about the project. Thanks.

RICHARD CLAGHORN

PRINCIPAL PLANNER, North County Development Services

Office: (213) 974-6443 • Direct: (213) 893-7015

Email: rclaghorn@planning.lacounty.gov

Los Angeles County Department of Regional Planning

320 West Temple Street, 13th Floor, Los Angeles, CA 90012

planning.lacounty.gov

