

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

DATE ISSUED: July 25, 2024
HEARING DATE: August 6, 2024 AGENDA ITEM: 4
PROJECT NUMBER: TR062622-(5)
PERMIT NUMBER(S): Tentative Tract Map No. 062622 (RTM-062622)
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 12662 Elizabeth Lake Road, Palmdale
OWNER/APPLICANT: Leonardo Lopez
CASE PLANNER: Phillip Smith, Senior Planner
psmith@planning.lacounty.gov

Item No. 4 is a request for a Tentative Tract Map to create 10 single-family lots on a total of 262.89 gross acres (“Project”) in the A-2-2.5 (Heavy Agricultural – 2.5 Acres Minimum Required Lot Area) Zone within the unincorporated community of Leona Valley pursuant to Los Angeles County (“County”) Code Chapters 22.16 (Agricultural Zones) and 21.40 (Tentative Maps).

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”) recommend DENIAL of this proposed Tentative Tract Map No. 062622 based on the attached Findings (Exhibit A) contained within this report.

Staff recommends the following motion:

SUGGESTED MOTION:

I, THE HEARING OFFICER, DENY TENTATIVE TRACT MAP NO. 062622 (RTM-062622) SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

The Project was filed on May 9, 2005. Since the time the application was filed, Staff has asked the applicant for additional materials needed to proceed forward, as further described below.

On November 5, 2013, the Project was set before a Hearing Officer for denial due to inactivity and was denied by a Hearing Officer. However, the applicant appealed this decision to the Regional Planning Commission (“Commission”), which was considered on May 7, 2014. The Commission sustained the appeal of the applicant allowing for the continued processing of

the tentative map. A revision to the tentative map was submitted on June 17, 2014. At that time, the applicant was again sent a list of the deficiencies and comments to be addressed.

- Unclear depictions of easements and boundaries;
- Clarification of scope of work;
- Insufficient information provided in regard to lot dimensions;
- Clarification of existing land uses and structures, including existing barn and cemetery;
- Clarification of grading amounts;
- Updated Environmental Assessment Forms;
- Property is in existing oak woodland area that is not depicted in proposal; and
- Copy of existing and proposed easement agreements not provided.

Staff has made attempts to inform the applicant of the information required to proceed with their application for the Project based on the last Subdivision Committee Report dated July 17, 2014 (Exhibit B) and meeting attended by the applicant on July 31, 2014

On March 9, 2023, Staff sent a “Notice of Inactive Submittal” courtesy letter (Exhibit C) to the applicant, informing them that the case was inactive and subject to denial proceedings if not reactivated by May 8, 2023. Staff did not receive a response to this letter. On March 21, 2024, Staff contacted the applicant by phone and informed them that the application will be denied if responsive materials are not submitted by April 21, 2024. On March 21, 2024, Staff also attempted to contact the Project engineer, however the phone number had been disconnected. Staff could not locate an email to contact the applicant nor the engineer.

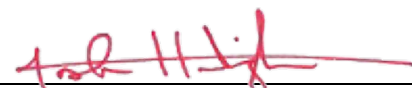
On April 15, 2024, Staff sent a “Public Meeting Notice: Denial Due to Inactivity” letter (Exhibit D) to the applicant, stating that the case would be scheduled before a Hearing Officer for denial due to inactivity on August 6, 2024. Staff has not received a response nor the requested information and as a result, is unable to process the application.

ANALYSIS

The tentative map and related application information does not comply with County Code Section 21.40.040 (Information Required) and Section 21.40.110 (Matters Required to Complete Submittal and Filing). Therefore, staff recommends that **Tentative Tract Map No. 062622 (RTM-062622)** be denied due to inactivity pursuant to the attached findings.

Report

Reviewed By:



Joshua Huntington, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Findings
EXHIBIT B	Subdivision Committee Report (July 14, 2014)
EXHIBIT C	Notice of Inactive Submittal Letter (March 9, 2023)
EXHIBIT D	Public Meeting Notice: Denial Due to Inactivity Letter (May 2, 2024)

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES**

**PROJECT NO. TR062622-(5)
TENTATIVE TRACT MAP NO. 062622**

1. **ENTITLEMENT REQUESTED.** The current applicant and owner, Leonardo Lopez, (“applicant”) is requesting a Tentative Tract Map to create 10 single-family lots on a total of 262.89 gross acres (“Project”) in the A-2-2.5 (Heavy Agricultural – 2.5 Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Chapters 22.16 (Agricultural Zones) and 21.40 (Tentative Maps).
2. **MEETING DATE.** August 6, 2024.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
4. **LOCATION.** 12662 Elizabeth Lake Road, Palmdale (“Project Site”)
5. The Project was initially filed on May 9, 2005. Since the time the application was filed, staff of the County Department of Regional Planning (“Staff”) has asked the applicant for additional materials needed to proceed with the Project as further described herein.
6. On November 5, 2013, the Hearing Officer denied the Project due to inactivity. However, the engineer on record at the time, Ace Civil Engineering, appealed this decision to the County Regional Planning Commission (“Commission”).
7. On May 7, 2014, the project was reactivated by the Commission.
8. A revised tentative map was submitted on June 17, 2014, a report was provided to the applicant detailing the deficiencies of the submittal on July 17, 2014. No revisions were subsequently submitted for review or comment.
9. On March 9, 2023, Staff sent a courtesy letter to the applicant to request materials responsive to the deficiencies listed in the Subdivision Committee report dated July 17, 2014, by May 8, 2023. Staff has not received the requested information nor materials to enable further Project evaluation.
10. On March 21, 2024, Staff contacted the property owner via telephone and directed them to submit responsive documents or that Staff would initiate denial proceedings.
11. On May 2, 2024, Staff sent a letter to the applicant informing the applicant that, pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity. There has been no response on the part of the applicant since this letter.
12. If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.
13. **ENVIRONMENTAL.** Pursuant to the California Public Resources Code section 15270, the California Environmental Quality Act (“CEQA”) does not apply to projects which a

public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is not subject to CEQA.

14. **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 Subdivisions Section, LA County Planning.

THEREFORE, THE HEARING OFFICER:

1. Finds that CEQA does not apply to projects which a public agency rejects or disapproves pursuant to California Public Resources Code section 15270 and therefore qualifies as a Statutory Exemption (Projects Which Are Disapproved) and not subject to CEQA; and
2. Denies **TENTATIVE TRACT MAP NO. 062622**, subject to the findings presented herein.

JH:EGA:PS
07/25/24



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

PROJECT NUMBER **HEARING DATE**
TR062622 TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 062622
Environmental Assessment No. 200500095

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Leonardo Lopez (Ace Civil Eng.)

**MAP/EXHIBIT
DATE:**

6/17/14

**SCM REPORT
DATE:**

7/17/14

SCM DATE:

7/31/14

PROJECT OVERVIEW

Subdivision: To create ten single-family lots.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 5th Revision: Additional Revisions (requires a fee):

LOCATION

12662 Elizabeth Lake Road, Palmdale

ACCESS

Elizabeth Lake Road

ASSESSORS PARCEL NUMBER(S)

3225-025-011 & -017

SITE AREA

262.89 gross acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area

ZONED DISTRICT

Leona Valley

SUP DISTRICT5th**LAND USE DESIGNATION**

N1 (Non-Urban 1 . 0.5 du/ac)

ZONEA-2-2 (Heavy Agricultural .
Two Acres Min. Lot Area)**CSD**

Leona Valley

**PROPOSED UNITS
(DU)**

10

**MAX DENSITY/UNITS
(DU)**

TBD

**GRADING, CUBIC YARDS
(CUT/FILL, IMPORT/EXPORT,
ONSITE/OFFSITE)**

None

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov

Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Sheela Mathai (213) 351-5121 smathai@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit ~~Map~~ Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Redesign to avoid encroachments into the oak tree protected zones. Redesign to meet the guidelines and standards of the Leona Valley Community Standards District. Reduce the number of lots and redesign to avoid development within the wetlands, meadows, or riparian areas. Please read below for further details.

Tentative Map:

1. Application lists the lot area as 262.9 acres but the map lists 259.38 acres. Clarify the discrepancy.
2. Provide a lot table. Provide the gross and net lot area for the entire project and for each proposed lot. The net area should exclude highway dedications, existing and proposed easements.
3. Provide the existing land use categories.
4. Provide the APNs on the maps/plans.
5. Clearly depict all existing and proposed easements on the tentative map. Ensure to provide the width, length, and area of the existing and proposed easements.
6. Clarify ~~water~~ interim condition for the cross section of Leonardo Road and Bellow Drive.
7. One of the cross sections lists Ullman Drive. Where is Ullman Drive?
8. Bellow Drive is labeled as ~~private~~ and future street on the grading plans but labeled as ~~private~~ private street. Clarify the discrepancy.
9. Clarify Falkland Drive? Is it a private street or private and future street?
10. Clearly show/depict property lot/project boundaries.
11. Clearly show/depict proposed lot boundaries. Ensure to include this item in the ~~legend~~ legend.
12. Clearly label the lots as ~~lot 1~~ lot 1+, ~~lot 2~~ lot 2+, etc.
13. Clearly label each existing structure/building. The barn is labeled on the grading plan but not labeled on the map.
14. Clearly indicate whether the existing structures/buildings will be demolished or remain. The barn is labeled as ~~to be removed~~ to be removed but not labeled on the map.
15. Clarify if you ~~are~~ proposing to remove the existing structures/buildings prior to public hearing or prior to recordation. If you ~~are~~ proposing to remove the structures/buildings prior to public hearing, provide copies of demolition permits. If you ~~are~~ proposing to remove the structures/buildings prior to recordation, provide copies of building permits and building description blanks. Be advised all zoning violations shall be abated prior to public hearing.

16. Clearly depict all oak trees and their protected zones. Ensure to provide the oak tree diameter information.
17. Clearly indicate which oak tree is proposed to be removed, encroached, or remain.
18. Show all existing fences/walls. Indicate whether the existing fences/walls will be demolished or remain.
19. The Cultural Resource Survey identified a cemetery on the subject property. Depict the cemetery.
20. Ensure the cross sections are drawn to scale.
21. It seems the proposed driveway for Lot 4 encroaches into the oak tree protected zone. Any removal or encroachment will require an oak tree report. Redesign to avoid the oak tree removals/encroachments.
22. The application states %no grading proposed+but the map delineates a %private street+and a culvert. It seems grading will be required for the proposed %private street+and culvert. Clarify the discrepancy.
23. Please be advised that during grading, if the grading amount exceeds 100,000 cy (cut and fill), a conditional use permit with public hearing will be required.
24. The subject property is located within the Leona Valley Community Standards District (CSD), and subject to all guidelines and standards of the CSD.

Environmental Determination:

25. Provide an updated Environmental Assessment Form.
26. Provide a Biological Constraints Analysis (BCA). Ensure to include a vegetation map, discussion of wetlands, and regulated waters (USACE and CDFW), a list of special-status plant and animal species that have the potential to occur on site, and lists of observed plant and animal species. In addition, the BCA should describe the vegetation and habitats on, and wildlife use of, the project site. Because there are stream courses and a large wetland on your property, a jurisdictional delineation will be required as part of the BCA.
27. The site has stands of oak woodland. The extent of oak woodlands should be mapped, following the 10% canopy coverage guidelines. If development will encroach into the protected zone of an oak tree, an Oak Tree Permit will be required.
28. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.
29. Additional studies or reports may be required after the initial review of the environmental assessment.

Community Standards District:

30. The proposed project is subject to all guidelines and standards of the CSD.

Administrative/Other:

31. Provide copies of all recorded easements.
32. The application has all three boxes checked under the Oak Tree Statement Section. Please check only the applicable boxes. If you are proposing any activity within the oak tree protected zones, ensure to clearly show/delineate the activity.

33. The slope map states that no areas have slopes exceeding 50%. However, GIS shows areas with slopes exceeding 50%. Provide a revised slope map and ensure to include areas with slopes exceeding 50%.
34. Provide copies of the recorded grant deeds.
35. Ensure all information are consistent and accurate.
36. Ensure all depictions are accurate, consistent, and drawn to scale.

RESUBMITTAL INSTRUCTIONS


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

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd revision and thereafter)*
- *Any other additional materials requested by the case planner*

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

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

- (1) An approved hydrology report. Please see attached Hydrology review sheet (Comments 1, 2, and 5) for requirements.
- (2) Please see attached Hydrology review sheet (Comments 3, 4 and 6) for requirements.
- (3) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (4) A revised tentative map and exhibit are required to show the following additional items:
 - a. Provide assessor's parcel numbers on the map.
 - b. Please see attached Grading review sheet (Comments 1 and 3) for comments and requirements.
 - c. Please see attached Road review sheet for comments and requirements.
- (5) Reconcile the gross area on the Land Division Application with the tentative map (262.9 acres vs. 259.38 acres).

Prepared by  John Chin
tr62622L-rev5.doc
<http://planning.lacounty.gov/case/view/tr062622/>

Phone (626) 458-4918

Date 07-17-2014



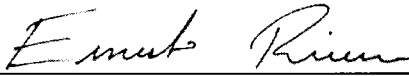
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 62622

(REVISED) TENTATIVE MAP DATED 06/17/14
EXHIBIT MAP 06/17/14

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

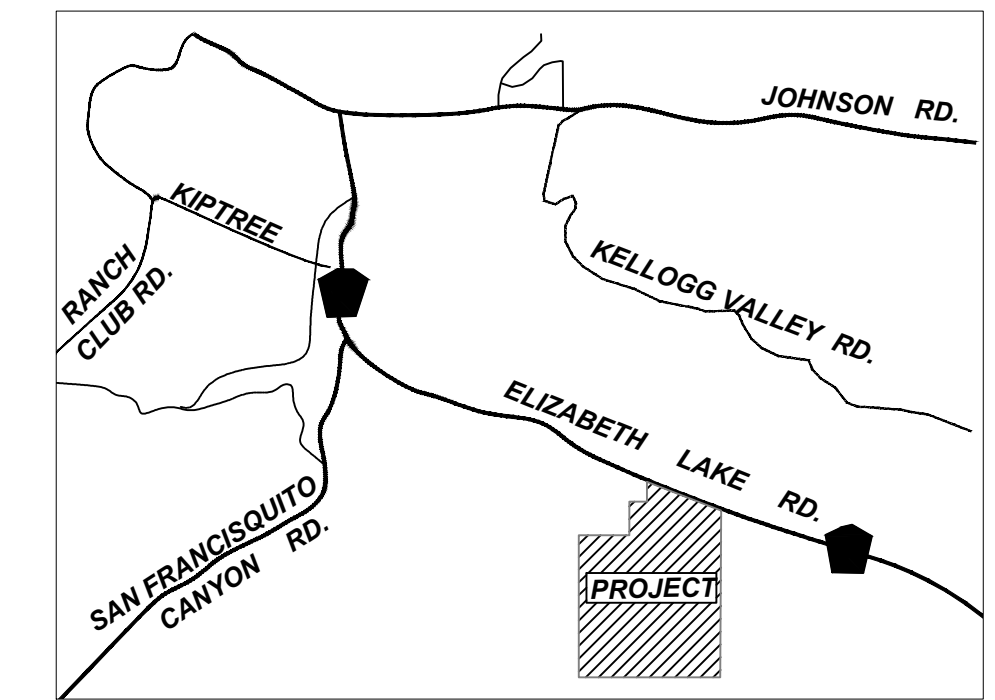
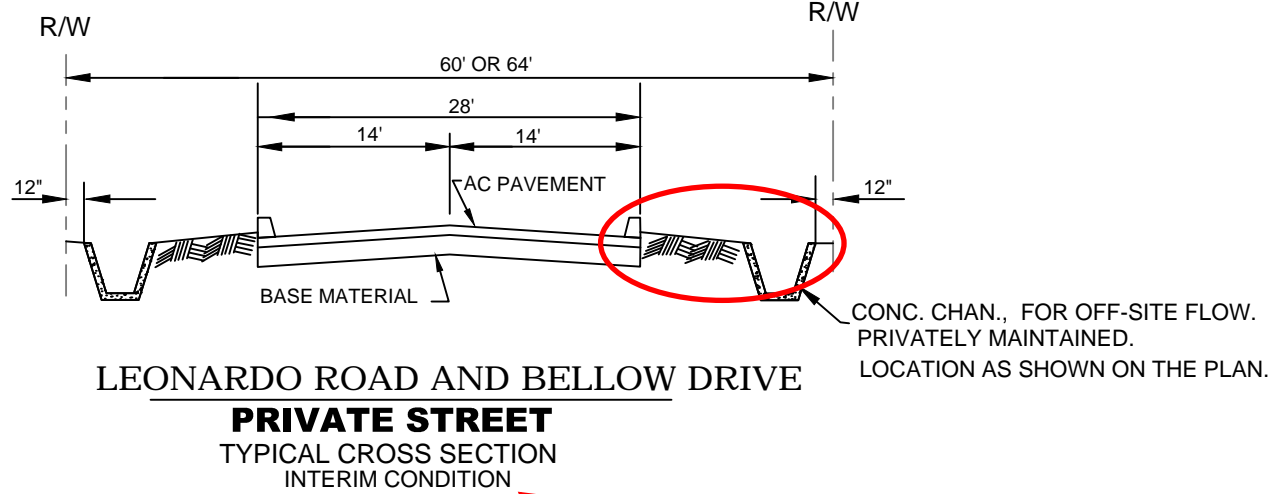
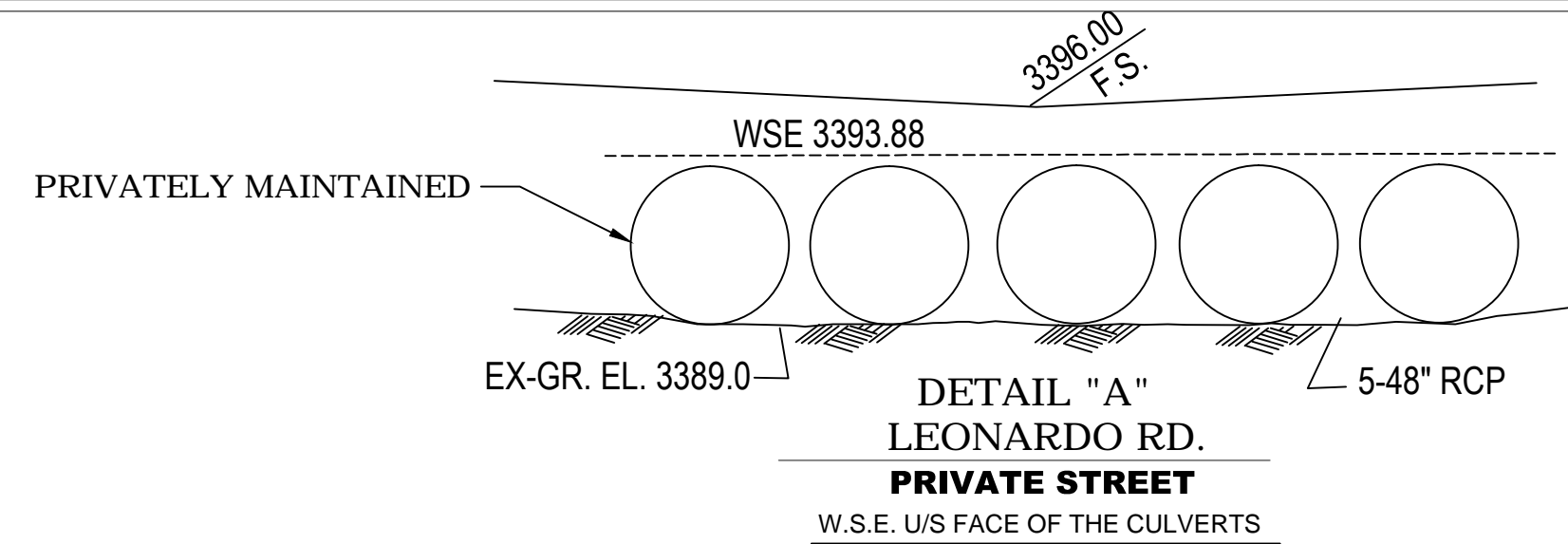
1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
 - The latest Drainage Concept / Hydrology Report was reviewed on 06/13/13 and was not approved.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
4. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.
5. Revise the drainage concept to reflect changes on the tentative map.
6. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by  Date 07/14/14 Phone (626) 458-4921
Ernesto J Rivera

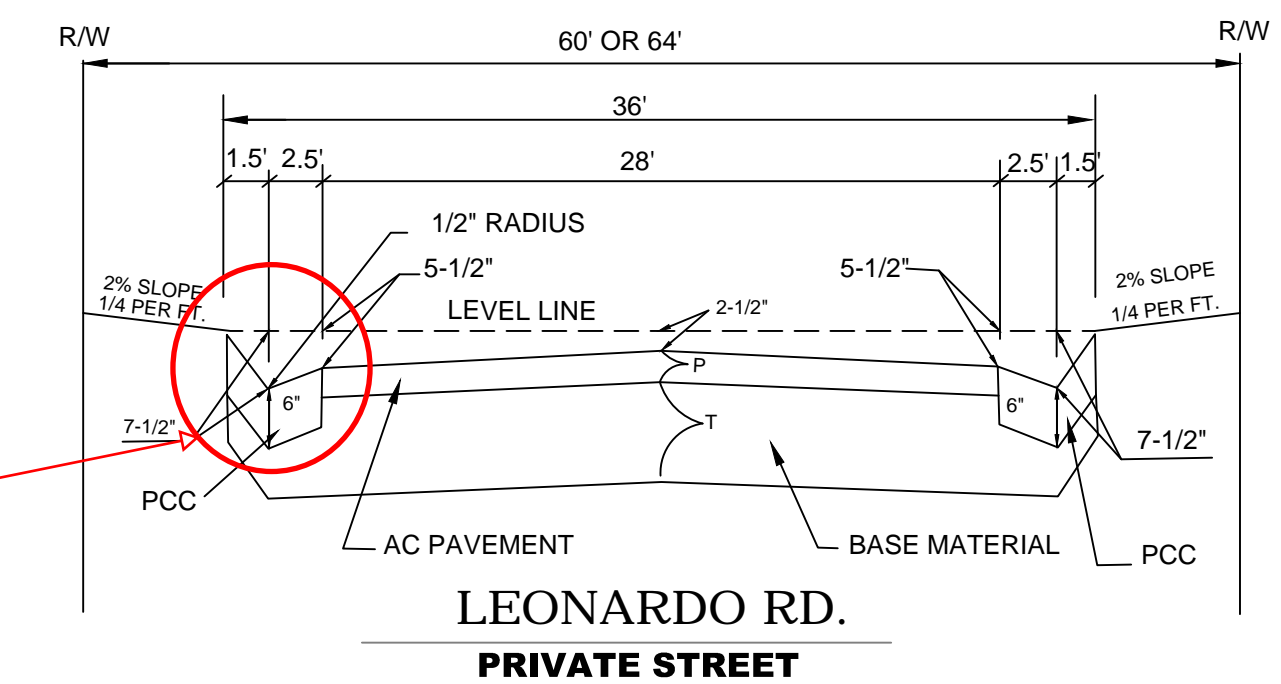
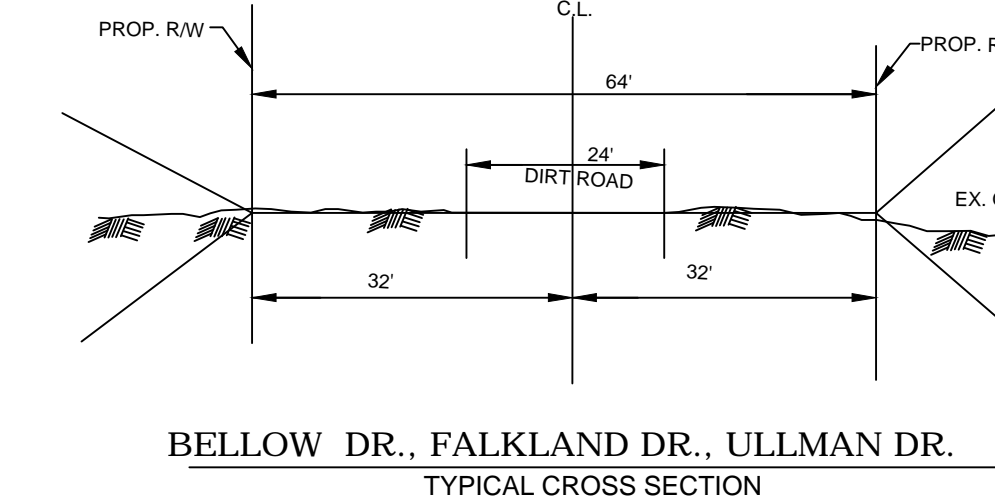
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
 - a. Resolve conflict of information pertaining proposed grading provided on the tentative map and application. The application and a note on the tentative map show No Grading while the private driveway on the map is proposed to be improved with pavement and grading.
 - b. Select one section of proposed improvements for Leonardo Rd. Don't use "interim" or "R/W" words to describe it.
 - c. Show non-exclusive easement along Bellow Dr. extended to the tract boundary for the favor of the offsite property owners.
2. Approval of the latest hydrology study approved by the Storm Drain and Hydrology Section of Land Development Division approving proper proposed crossing to existing major water courses to provide all weather access.
3. Additional comments on the Tentative Map Check Print at:
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 062622\GP 062622\2014-06-18 TR 062622 SUBMITTAL

Name N. Said  Date 7/17/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 062622\GP 062622\2014-06-18 TR 062622 SUBMITTAL



VICINITY MAP
N.T.S.



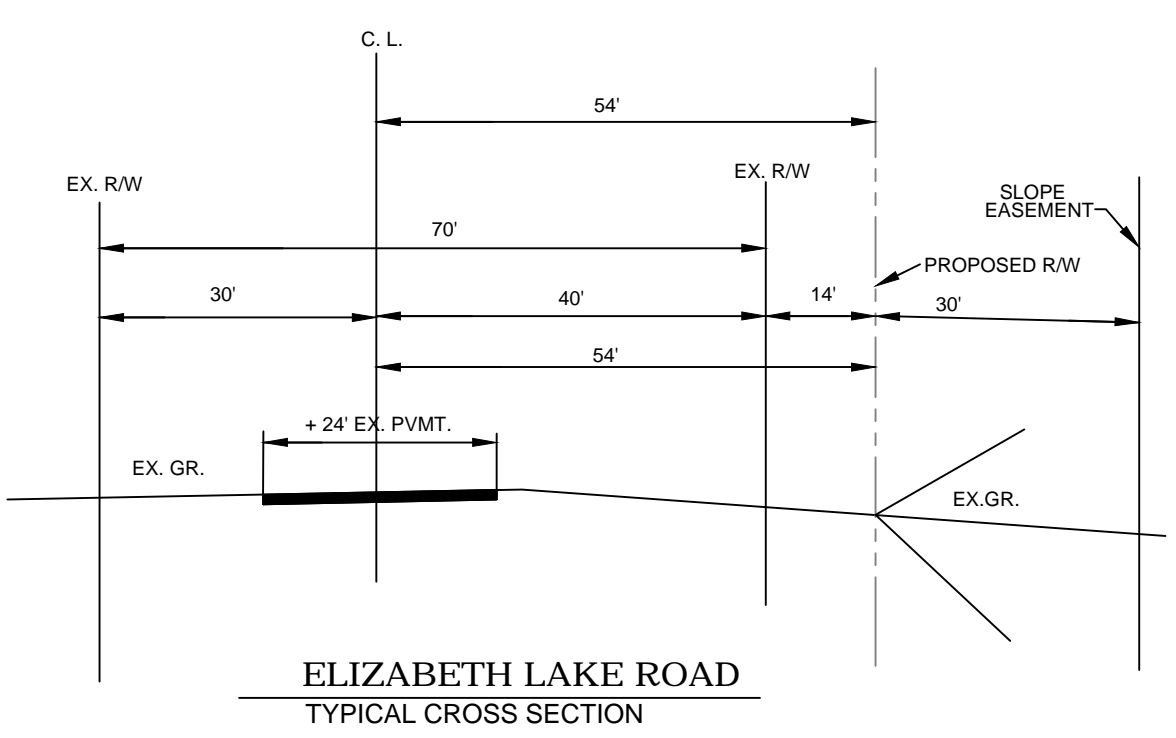
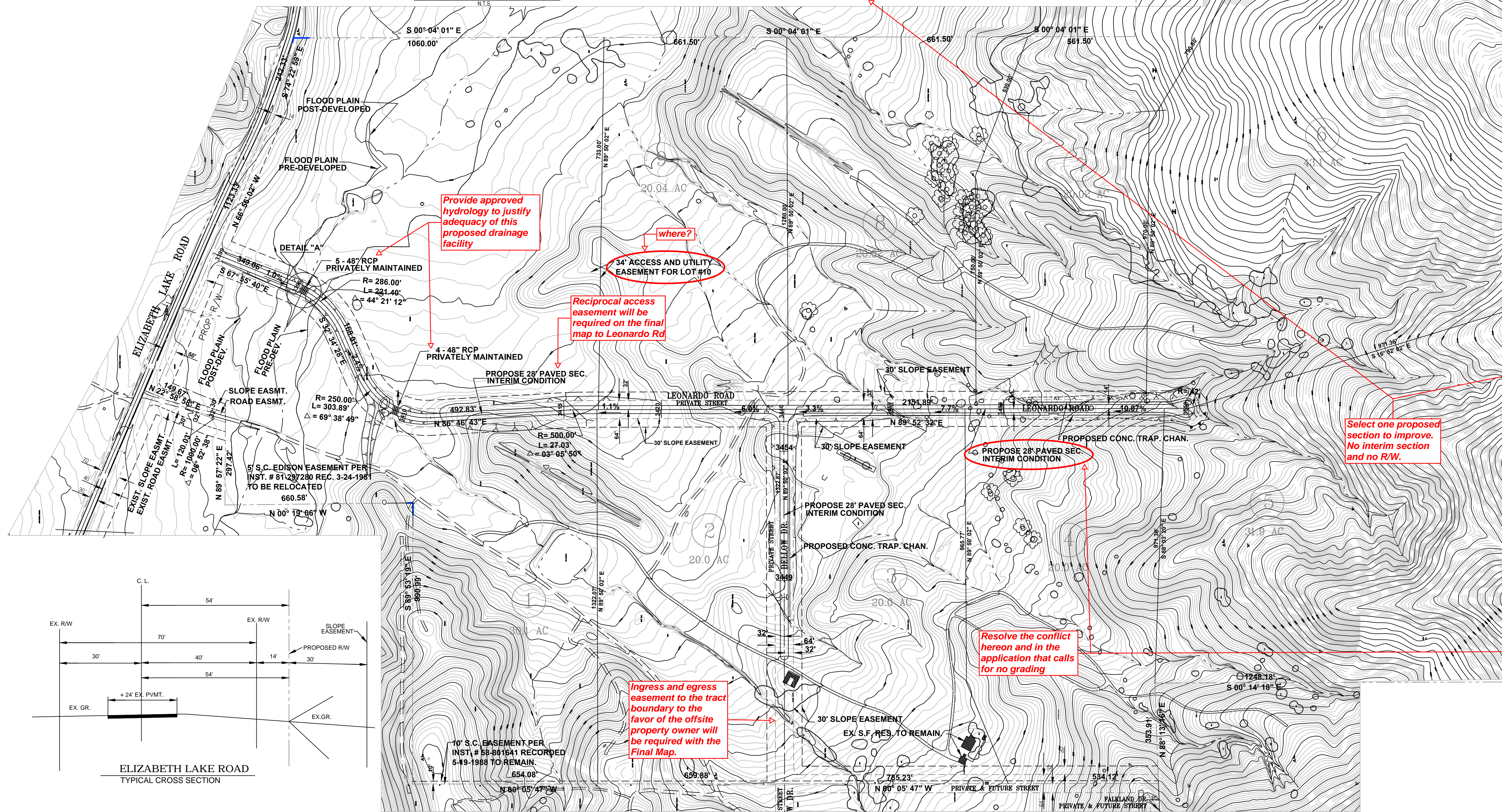
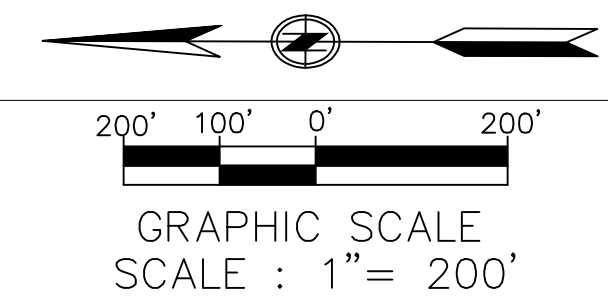
NOTES:

TOTAL AREA	259.38 ACRES
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
EXISTING ZONE	A-2-2
PROPOSED ZONE	A-2-2
GENERAL PLAN DESIGNATION:	20.0 ACRES
MIN. LOT AREA:	20.0 ACRES
PROPOSED NO. OF LOTS:	10
SEWER:	PRIVATE
ELECTRIC:	S. CA EDISON
WATER:	PRIVATE

NO GRADING PROPOSED, 30 FT. SLOPE EASEMENT ALONG ALL PRIVATE AND FUTURE STREETS EXCEPT AS SHOWN ON PLAN.

NOTE:
NO PRIVATE EASEMENT EXIST ON THE SITE.

LEGEND:
BOUNDARY OF THE LAND BEGIN SUBDIVIDED BY THIS PLAN
INDICATES LOCATION OF OAK TREES



ACE CIVIL ENGINEERING
7668 El Camino Real #104-463
Carlsbad CA 92009
(661) 260-3422



PREPARED FOR:
MR. LEONARDO LOPEZ
2800 S. VERMONT AVE.
LOS ANGELES, CA 90007
(323) 373-0291

REV. NO.	DATE	REVISION	BY	APP.
6	3-01-2013	REVISE AND REALIGN LOCATION OF LEONARDO RD. AT THE PROJECT ENTRANCE AND REVISE LOT SIZE FOR LOT 1 AND REMOVED LOT 11		
5	8-25-2011	REMOVE A ST. ALONG THE ELY LANE AND ADD 24' EASMT. ON LOT 11 FOR LOT 10		
4	11-23-2010	ADJ. LOT/LOT LINE, LOT 6, 7, 8 AND 9		
3	10-5-2009	SHOW S.C. EDISON EASMT. ON LOT 1, 2, 3 AND 4 AND NOT ON PLAN.		
2	9-9-2010	REMOVE ST. EASMT. (LOT 4, 5, 6, 7) AND ADD EASTERLY EASMT.		
1	1-27-2009	REVISE LOT LINE 10 AND 11		

SCALE: 1" = 200'

CHK'D BY: APPROVED BY: R.C.E. NO. 40922 DATE: 3-06-2007 DWG. NO. 1 SHEET 1 OF 1

LEGAL DESCRIPTION
THE SW 1/4 AND THE EAST 1/2 OF THE SW 1/4 OF THE W 1/2 OF LOT 1 IN THE NW 1/4 OF SEC. 3 T6N, R14W, SBM, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NO. 062622
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

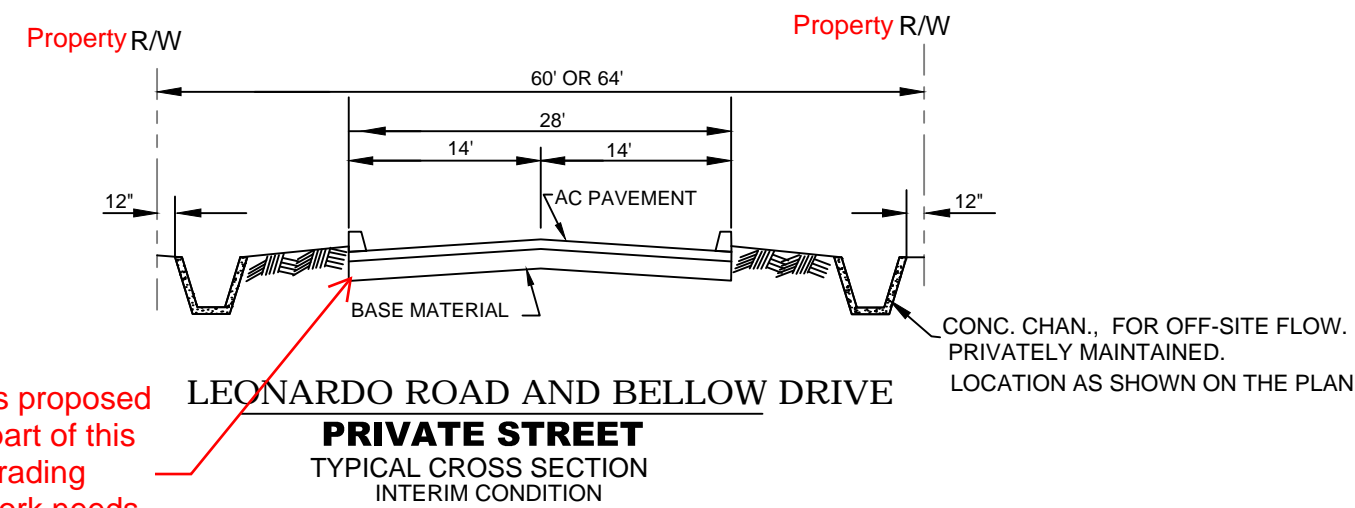
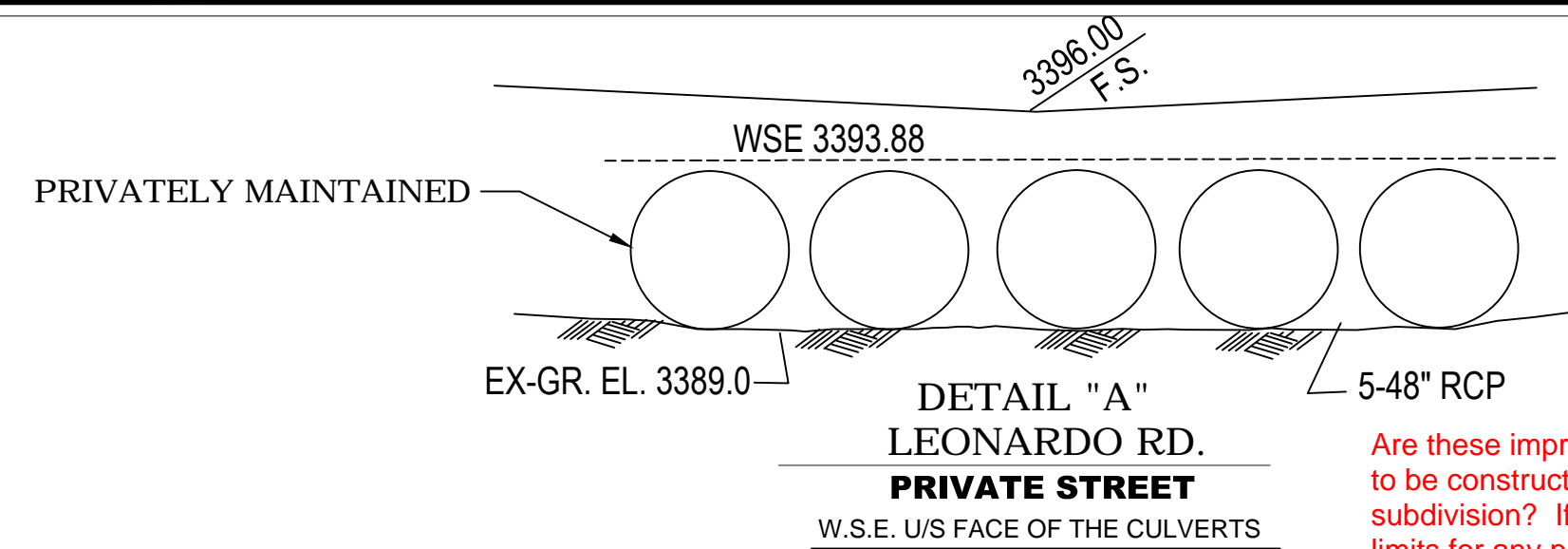
This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Add a note requesting permission to waive street frontage for all lots.
2. Add note that all streets to be private streets not to be encumbered by offer of right of way.
3. See attached check print for additional comments.

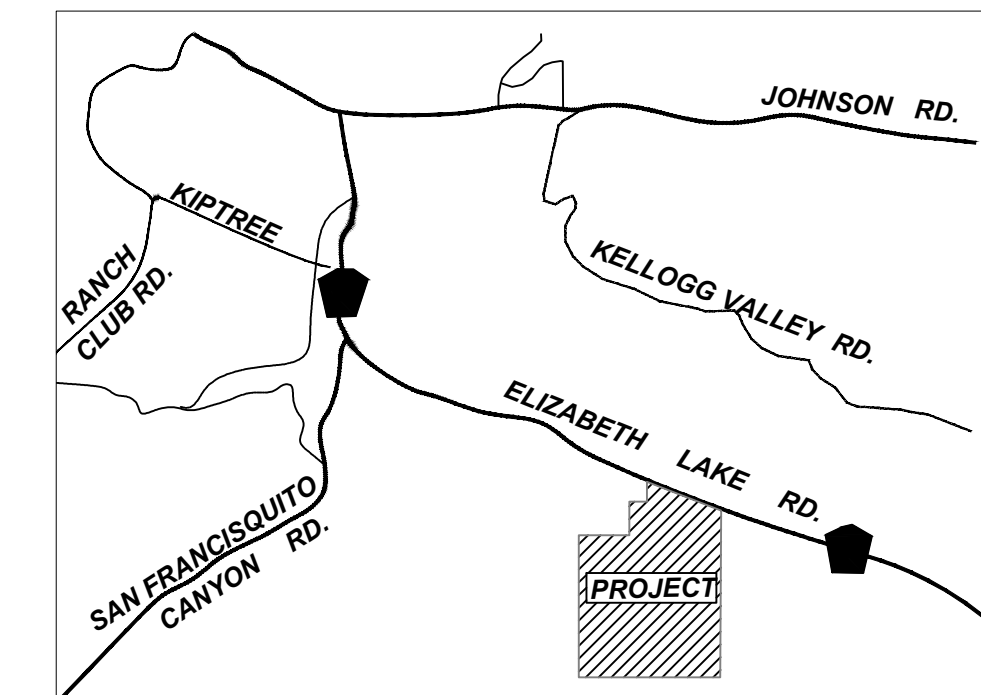
Name Omar Ahmed ^{OA}
tr62622r-rev5.doc

Phone (626) 458-4921

Date 07-14-2014

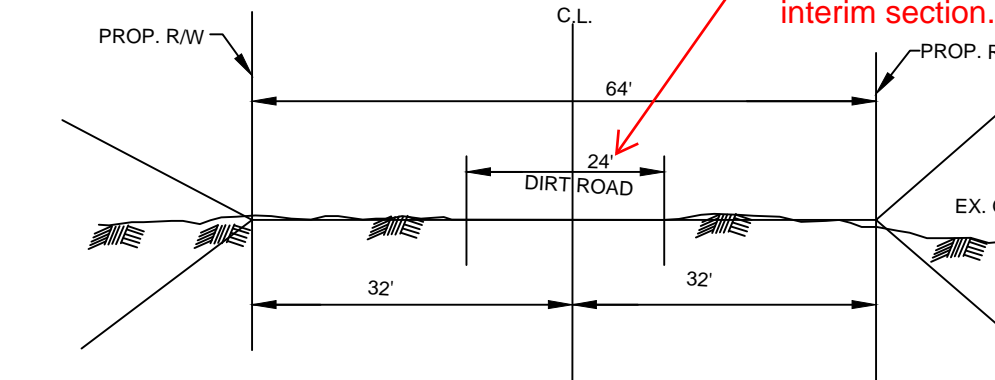


Clearly delineate the tract boundaries

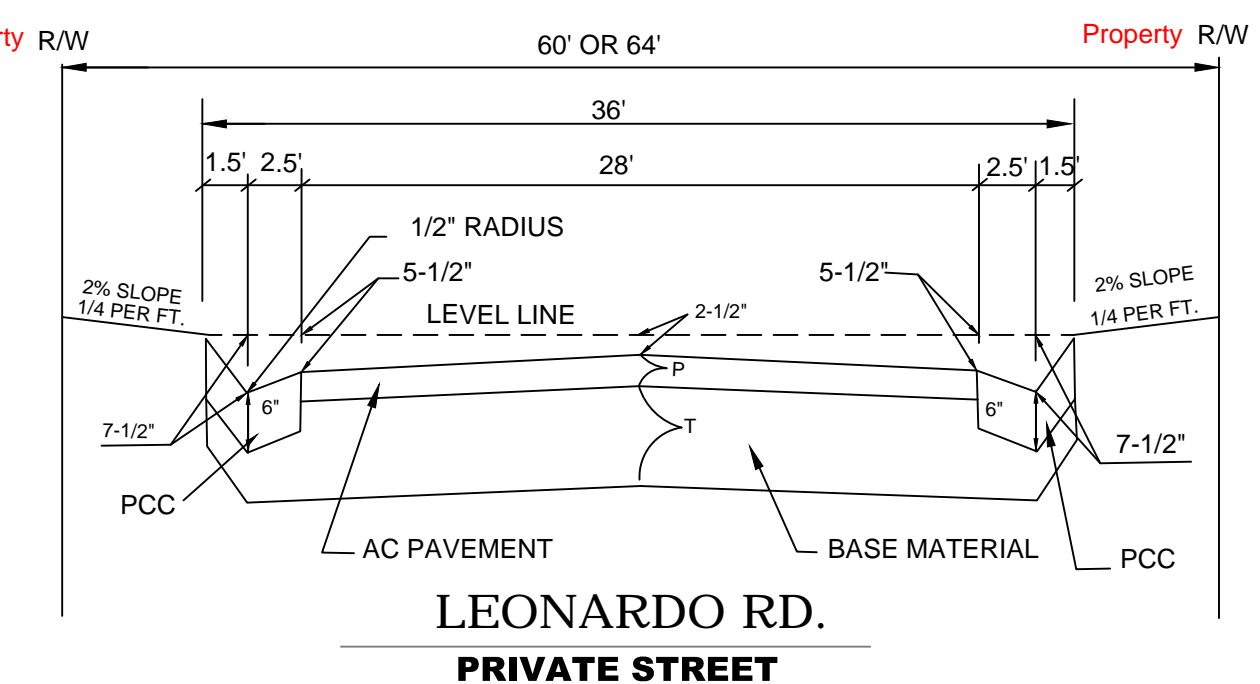


VICINITY MAP

This is a smaller section than you are showing in the interim section. Reconcile.



BELLOW DR., FALKLAND DR., ULLMAN DR.
TYPICAL CROSS SECTION



LEONARDO RD.
PRIVATE STREET

NOTES:

TOTAL AREA	259.38 ACRES
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
EXISTING ZONE	A-2-2
PROPOSED ZONE	A-2-2
GENERAL PLAN DESIGNATION:	20.0 ACRES
MIN. LOT AREA:	20.0 ACRES
PROPOSED NO. OF LOTS:	10
SEWER:	PRIVATE
ELECTRIC:	S. CA EDISON
WATER:	PRIVATE

NO GRADING PROPOSED, 30 FT. SLOPE EASEMENT ALONG ALL PRIVATE AND FUTURE AND FUTURE STREETS EXCEPT AS SHOWN ON PLAN.

Add the following note: "Request permission to waive street frontage for all lots"

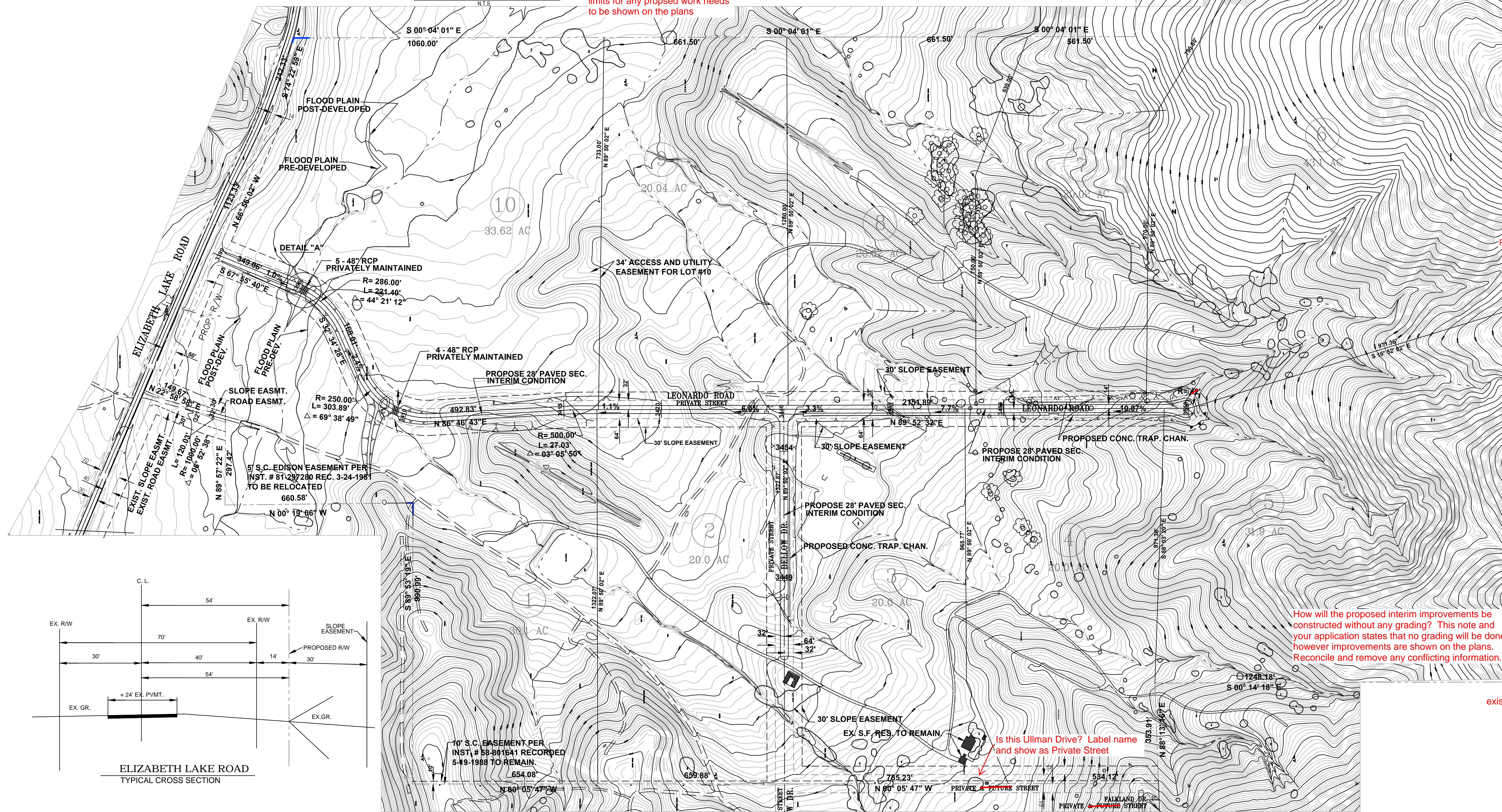
NOTE: NO PRIVATE EASEMENT EXIST ON THE SITE. Add the following note: "All streets to be private streets not to be encumbered by offer of right of way"

LEGEND:

BOUNDARY OF THE LAND BEGIN SUBDIVIDED BY THIS PLAN
INDICATES LOCATION OF OAK TREES



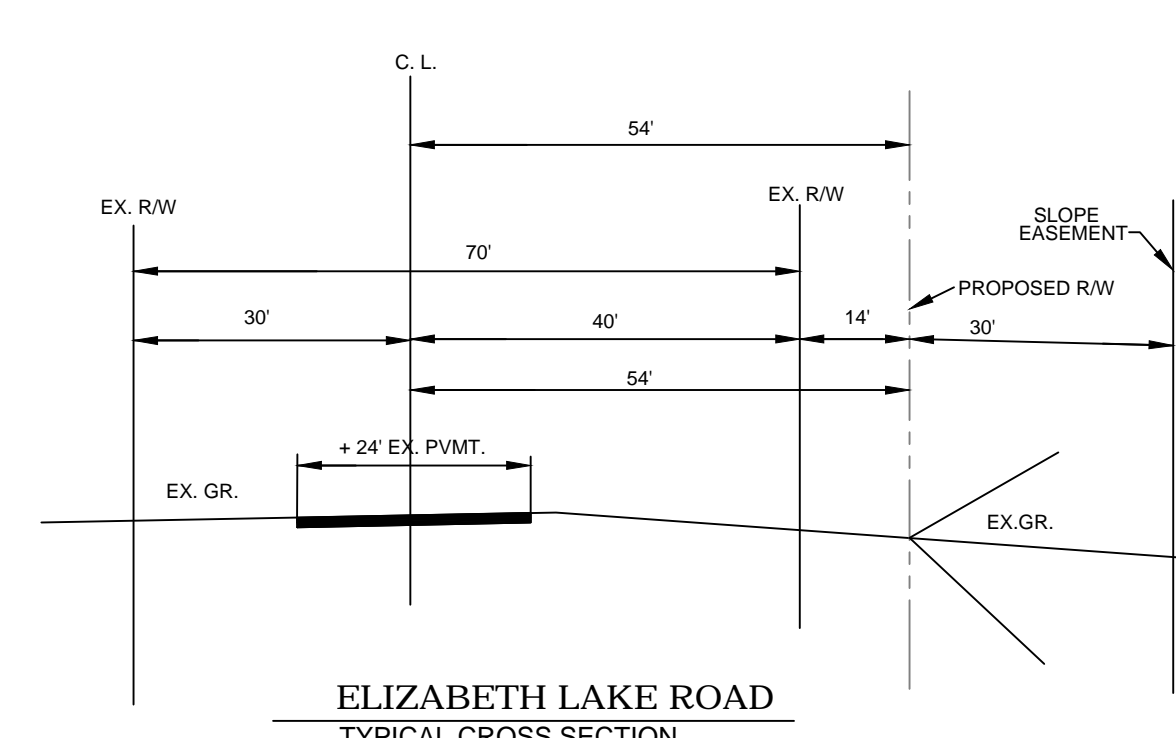
200' 100' 0' 200'
GRAPHIC SCALE
SCALE : 1" = 200'



Are these improvements proposed to be constructed as a part of this subdivision? If so the grading limits for any proposed work needs to be shown on the plans

How will the proposed interim improvements be constructed without any grading? This note and your application states that no grading will be done however improvements are shown on the plans. Reconcile and remove any conflicting information.

Is this Ullman Drive? Label name and show as Private Street



ELIZABETH LAKE ROAD
TYPICAL CROSS SECTION

ACE CIVIL ENGINEERING
7668 El Camino Real #104-463
Carlsbad CA 92009
(661) 260-3422

PREPARED FOR:
MR. LEONARDO LOPEZ
2800 S. VERMONT AVE.
LOS ANGELES, CA 90007
(323) 373-0291

REV. NO.	DATE:	REVISION	BY.	APP.
6	3-01-2013	REVISE AND REALIGN LOCATION OF LEONARDO RD. AT THE PROJECT ENTRANCE AND REVISE LOT SIZE FOR LOT 1 AND REMOVED LOT 11		
5	8-25-2011	REMOVE A ST. ALONG THE ELY LANE AND ADD 24' EASMT. ON LOT 11 FOR LOT 10		
4	11-23-2010	ADJ. LOT/LOT LINE, LOT 6, 7, 8 AND 9		
3	10-5-2009	SHOW S.C. EDISON EASMT. ON LOT 1, 2, 3 AND 4 AND NOT ON PLAN.		
2	9-9-2010	REMOVE ST. EASMT. (LOT 4, 5, 6, 7) AND ADD EASTERLY EASMT.		
1	1-27-2009	REVISE LOT LINE 10 AND 11		

SCALE: CHK'D BY: APPROVED BY: R.C.E. NO. DATE: DWG. NO. SHEET 1 OF 1

LEGAL DESCRIPTION
THE SW 1/4 AND THE EAST 1/2 OF THE SW 1/4 OF THE W 1/2 OF LOT 1 IN THE NW 1/4 OF SEC. 3 T6N, R14W, SBM, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NO. 062622
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA


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

Page 1/1

TRACT NO. 062622 (Rev.)

TENTATIVE MAP DATED 06-17-2014
EXHIBIT MAP DATED 06-17-2014

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


Prepared by John Chin

Phone (626) 458-4918

Date 07-15-2014

tr62622L-rev5.doc
<http://planning.lacounty.gov/case/view/tr062622/>

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

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

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

8. Grant ingress/egress and utility easements to the public over the private and future or future streets.
9. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
10. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 62622
SUBDIVIDER Leonardo Lopez
ENGINEER Ace Civil Engineering
GEOLOGIST High Desert Consulting, Inc.
SOILS ENGINEER A.Z. Geotechnics, Inc.

TENTATIVE MAP SUBMITTAL DATE 6/17/14 (Rev./Exhib.)
LOCATION Leona Valley
GRADING BY SUBDIVIDER [N]
REPORT DATE 12/18/09, 10/1/09, 5/14/09, 1/22/09, 6/30/08, 1/24/06
REPORT DATE 12/10/09, 10/13/09, 2/4/09, 7/2/08, 10/5/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

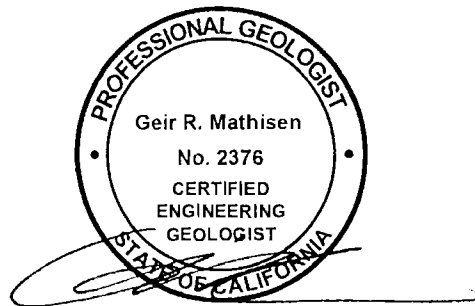
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
3. The Soils Engineering review dated 7-8-14 is attached.

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- Geology and soils engineering reports will be required prior to approval of building or grading plans.

NOTE: A slope easement for road grading will be required to be shown on the Final Map.



Reviewed by _____ Date 7/3/14
Geir Mathisen

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office: ---
PCA: LX001129 / A867
Sheet 1 of 1

Ungraded Site Lots

Tentative Tract Map: 62622
Location: Leona Valley
Developer/Owner: Leonardo Lopez
Engineer/Architect: Ace Civil Engineering
Soils Engineer: A. Z. Geo Technics, Inc. (GT-2774-S)
Geologist: High Desert Consulting, Inc.

DISTRIBUTION:

___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 6/17/14 (rev.)
Soils Engineering Report Dated 10/5/05
Soils Engineering Addenda Dated 12/10/09, 10/13/09, 2/4/09, 7/2/08
Geology Report Dated 1/24/06
Geology Addenda Dated 12/18/09, 10/1/09, 5/14/09, 1/22/09, 6/30/08
Previous Review Sheet Dated 4/1/10

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the building and grading plan review stages, submit two sets of plans to the Soils Section for verification of compliance with County codes and policies.
2. At the building and grading plan review stages, provide a geologic and soils engineering report.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.
- B. GMED REVIEWS OF GRADING PLANS AND BUILDING PLANS WILL BE REQUIRED FOR EACH LOT.

Prepared by _____



Date 7/8/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/pdgm/survey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmpub\Development Review\Soils Review\Jeremy\TR 62622, Leona Valley, TTM-A_11.doc

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

1. Dedicate right of way 54 feet from centerline on Elizabeth Lake Road. Fourteen feet of additional right of way is required along the property frontage. As applicable, provide slope easements along Elizabeth Lake Road along the property frontage to the satisfaction of Public Works.
2. Reserve a non-exclusive easement for access purposes over all private streets.

Prepared by Omar Ahmed ^{OA}
tr62622r-rev5.doc

Phone (626) 458-4921

Date 07-14-2014

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

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer system.
2. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health. Please call Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.


Prepared by Tony Hui
trp62622s.doc

Phone (626) 458-4921

Date 07-10-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER
TRACT NO. 062622 (Rev)

Page 1/1

TENTATIVE MAP DATED 06-17-2014
EXHIBIT MAP DATED 06-17-2014

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

NOTE: The project is located outside the AV Adjudication boundary and is cleared from the contingent on the resolutions of the adjudication process.

Approved without conditions. This is a 20+ acres subdivision



Prepared by Tony Hui
tr62622w.doc

Phone (626) 458-4921

Date 07-10-2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 62622

MAP DATE: June 17, 2014

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

TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide approval of the proposed culverts within this development from the Department of Public Works prior to Tentative Map clearance.

CONDITIONS OF APPROVAL – ACCESS

1. A reciprocal access agreement is required for Leonardo Road. Submit documentation to the Fire Department for review prior to Final Map clearance.
2. The paved portion of Leonardo Road shall be labeled as "Private Driveway and Fire lane" on the Final Map. The proposed width shall be clearly depicted on the Final Map.
3. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
4. The on-site private driveways for each lot shall provide a minimum paved unobstructed width of 20 feet, clear to the sky, from Leonardo Road. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 62622

MAP DATE: June 17, 2014

-
5. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. Each proposed lot shall provide an approved Fire Department turnaround within the pads area since the driveway exceed a length of 150 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. The on-site private driveways shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. The gradient of the on-site private driveways shall comply with the Fire Department's requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 9. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all weather access surface to be clear to sky.
 10. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 11. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 62622

MAP DATE: June 17, 2014

CONDITIONS OF APPROVAL - WATER

12. The Fire Department is prohibited from setting water requirements for this subdivision as presently zoned and due to the proposed lot sizes.
13. The Fire Department will be setting water requirements for fire protection purposes during the Fire Department review of the architectural plan prior to building permit issuance.
14. The required fire flow for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
15. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
16. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



PARK OBLIGATION REPORT

Tentative Map #	62622	DRP Map Date:	06/17/2014	SCM Date:	07/31/2014	Report Date:	07/14/2014
Park Planning Area #	43A		LAKE ELIZABETH			Map Type:	TENTATIVE

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Residential lot(s) [specify lot #'s] are 10 or more acres in size. Lots 1 thru 10 are 20 ac or more

Trails:

No trails.

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

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

By: Kathline King 7/15/14
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	62622	DRP Map Date:	06/17/2014	SMC Date:	07/31/2014	Report Date:	07/14/2014
Park Planning Area #	43A		LAKE ELIZABETH			Map Type:	TENTATIVE

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

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

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.62	0.0030	0	0.00
M.F. < 5 Units	1.20	0.0030	0	0.00
M.F. >= 5 Units	1.50	0.0030	0	0.00
Mobile Units	2.24	0.0030	0	0.00
Exempt Units			10	
Total Acre Obligation =				0.00

Park Planning Area = **43A LAKE ELIZABETH**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$69,961	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$69,961	\$0



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

July 11, 2014

Tentative Tract Map No. 062622

Vicinity: Palmdale

Tentative Tract Map Date: June 17, 2014

The Los Angeles County Department of Public Health (DPH) – Environmental Health Division has reviewed **Tentative Tract Map 062622** based on the use of private water (Well) and private septic system as proposed. The following conditions shall be satisfied prior to approval of the tentative tract map by this Department.

Land Use Program

1. A report to determine the feasibility of installing onsite wastewater treatment systems (OWTS) for the new proposed parcels shall be submitted to the DPH's Land Use Program for review and approval. The report shall be prepared in compliance with DPH's "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)." The guideline is available on-line at www.lapublichealth.org/eh.

The report shall consist of a soil profile excavation, exploratory boring to determine historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to confirm that the soil on the property can support the use of OWTS. Testing shall be conducted in an area likely to be utilized as a disposal field.

2. The applicant shall demonstrate to the satisfaction of Public Health that the existing onsite wastewater treatment system (OWTS) is functional and in good repair. The applicant shall submit to Public Health's Land Use Program for review and approval a certified inspection report prepared by a qualified professional attesting to the functionality of the OWTS. The inspection report shall be prepared in conformance with the Public Health's guidelines. As part of demonstrating system competency, the system components including septic tank, plumbing lines, distribution boxes and dispersal systems (leach lines or seepage pits) shall be inspected and tested by the qualified professional. Additional percolation testing and groundwater exploratory excavations may be required. The applicant/qualified professional is advised to contact the Land Use Program prior to conducting any tests.

Documentation of any prior approval for the existing system shall be submitted to this Department for verification purposes. The feasibility of installing a future expansion area in compliance with

the Los Angeles County Plumbing Code may be required. Additional requirements, such as, percolation testing and groundwater exploratory excavations may be required.

Note: Systems that cannot be certified shall be abandoned, and a complete feasibility report for the installation of a new OWTS shall be submitted to the Land Use Program for review and approval.

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

For questions regarding the above conditions, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or at eedwards@ph.lacounty.gov, and vbanada@ph.lacounty.gov.

Drinking Water Program

The applicant will have to demonstrate the availability of potable water for the proposed parcels by providing one of the listed documentation below:

1. Approved water well:

- a. Copy of Well Driller's Report.
- b. If applicable, provide copy of bond density log to confirm presence and depth of sanitary seal per California Well Standards.
- c. Copy of a Well Production Permit and Water Supply Approval from the Drinking Water Program for the construction of the water well.
- d. Documentation of well yield test in conformance with Public Health requirements. Well yield test results are valid for three (3) years from the date of approval.
- e. Submit laboratory test results indicating the well water meets the drinking water standards established by the U.S. Environmental Protection Agency and the California Department of Public Health.
- f. Submit a scaled plan/map showing the location of existing well.
- g. Detail on plan/map a 100' separation from any animal enclosure.

2. Water availability assessment report for the proposed parcels from a California Licensed Hydrogeologist

If no proof of water availability is presented, a disclosure must be added on the tentative map stating that a potable water supply has not been proven to be available for the proposed parcels.

For questions regarding the above conditions, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or at rlavin@ph.lacounty.gov, and ebraganza@ph.lacounty.gov.

Prepared by:

MICHELLE TSIEBOS, MPA, REHS (M.T.)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016

March 9, 2023

MIKE MASSOODNIA
C/O ACE CIVIL ENGINEERING
18377 BEACH BLVD STE 211
HUNTINGTON BEACH CA 92648

**NOTICE OF INACTIVE SUBMITTAL: PROJECT NO. TR062622-(5) / TENTATIVE TRACT
MAP NO. 062622; ELIZABETH LAKE ROAD PALMDALE, CA 93551; APN: 3225025011;
3225025017**

Hello,

The subject project has been identified as inactive and is subject to denial due to inactivity. The Subdivision Committee Meeting held on or around July 31, 2014, provided reports listing deficiencies/corrections to you. Staff has not received a follow-up from you regarding these items.

To not have the subject project scheduled for denial, you are required to provide the requested corrections as noted on the Subdivisions Committee Reports within sixty (60) days of the date of this letter, on or before **May 8, 2023**.

You may also request to withdraw your application and may be eligible for a refund of deposited fees. Please email a typed request to me, signed by the owner or the owner's representative withdrawing the project.

Please send all questions and/or forward all documents to tstapleton@planning.lacounty.gov. If deemed active, the project will be reassigned to another staff member for processing.

Sincerely,

Timothy Stapleton

TIMOTHY STAPLETON, AICP
PRINCIPAL PLANNER
PH: (213) 893-7004
TSTAPLETON@PLANNING.LACOUNTY.GOV

March 9, 2023

LEONARDO & IRIS LOPEZ
2800 S. VERMONT AVE.
LOS ANGELES, CA 90007

**NOTICE OF INACTIVE SUBMITTAL: PROJECT NO. TR062622-(5) / TENTATIVE TRACT
MAP NO. 062622; ELIZABETH LAKE ROAD PALMDALE, CA 93551; APN: 3225025011;
3225025017**

Hello,

The subject project has been identified as inactive and is subject to denial due to inactivity. The Subdivision Committee Meeting held on or around July 31, 2014, provided reports listing deficiencies/corrections to you. Staff has not received a follow-up from you regarding these items.

To not have the subject project scheduled for denial, you are required to provide the requested corrections as noted on the Subdivisions Committee Reports within sixty (60) days of the date of this letter, on or before **May 8, 2023**.

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Please send all questions and/or forward all documents to tstapleton@planning.lacounty.gov. If deemed active, the project will be reassigned to another staff member for processing.

Sincerely,

Timothy Stapleton

TIMOTHY STAPLETON, AICP
PRINCIPAL PLANNER
PH: (213) 893-7004
TSTAPLETON@PLANNING.LACOUNTY.GOV

Timothy Stapleton

From: Timothy Stapleton
Sent: Thursday, March 9, 2023 10:07 AM
To: Leon.lopez1950@yahoo.com
Subject: Notice of Inactive Submittal: Project No. TR062622-(5) / Tentative Tract Map 062622 [APN: 3225-025-011 & 3225-025-017]

Good morning,

The subject project has been identified as inactive and is subject to denial due to inactivity. The Subdivision Committee Meeting (on July 31, 2014) provided reports listing deficiencies/corrections to you which are publicly available online at <https://planning.lacounty.gov/case/view/tr062622>. Staff has not received a follow-up from you regarding these items. In order to not have the subject project scheduled for denial, you are required to provide the requested corrections as noted on the Subdivisions Committee Report within sixty (60) days of this email, on or before **May 8, 2023**. Please forward all documents to me. If deemed active, the project will be reassigned to another staff member for processing.

If no response is provided, the project will be scheduled for denial.

You may also request to withdraw your application and may be eligible for a refund of deposited fees.

Please email a typed request to me, signed by the owner or the owner's representative withdrawing the project.

TIMOTHY STAPLETON, AICP

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6411 • Direct: (213) 893-7004

Email: tstapleton@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](http://planning.lacounty.gov) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

May 2, 2024

LOPEZ, LEONARDO M AND IRIS A TRS
2800 S. VERMONT AVE.
LOS ANGELES, CA 90007

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. TR062622
PERMIT: Tentative Parcel Map 062622
Environmental Assessment No. 200500095
APN - 3225-025-011 & -017

Dear Applicant,

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a tentative tract map to create ten single-family lots on a site area 262.89 gross acres in size.

The most recent correspondence dated March 9, 2023 requesting project revisions and additional information is attached for your review. Additionally, staff contacted you by telephone on March 21, 2024 and informed you that the denial process would be started if responsive documents are not received. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100(C)(1) of the County Code provides that the Hearing Officer may deny, without public hearing, any application if such application is deemed inactive. Due to the longstanding inactive status of the project identified above, the project will be scheduled for denial before a County Hearing Officer on **August 6, 2024**.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, Room 150, 320 West Temple Street, Los Angeles, CA 90012, Attention: Phillip Smith. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

5/2/2024

Page 2

For questions or for additional information, please contact Phillip Smith of the Subdivisions Section at (213) 974-6433, or psmith@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

 FOR

Joshua Huntington, Supervising Regional Planner

JH:PS

Enclosures: Most recent incomplete Letter, (3/9/23)
Most recent correspondence/email, (3/9/23)

CP_DATE_FILENAME