



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 4, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Lynda Hikichi *LH*
Land Divisions Section

SUBJECT: **Project No. PM068736**
Tentative Parcel Map No. 068736
Environmental Assessment No. 200700124
RPC Meeting: June 17, 2015
Agenda Item: 5

PROJECT BACKGROUND

Vesting Tentative Parcel Map No. 068736 ("PM 068736") is a subdivision proposal to create two residential lots within the A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) zone. The property is located at the west end of Sourdough Road in Acton. The subject property is currently vacant and undeveloped. The project proposes to remove an estimated 100-200 juniper trees. A Mitigated Negative Declaration was prepared for this project to address aesthetics and biological impact of the proposal to the project site's juniper habitat.

MAY 20, 2015 PUBLIC HEARING

After opening the public hearing on May 20, 2015 and taking public testimony from Alan Laslovich (owner), Hunt Braly (owner's attorney), Ann Trussell (realtor), Manuel Soriano (area resident), and Daryl Johnson (appraiser) speaking in support of the project and in opposition to the juniper woodland mitigation measures, the Regional Planning Commission ("Commission") continued the public hearing to June 17, 2015 to allow staff to prepare two sets of findings; one set for denial and one set for approval with no mitigation measures included.

SUPPLEMENTAL MATERIALS

Staff met with the applicant and his team on May 27 to explore the possibility of relocating or reducing the building pads to minimize impact to the juniper woodland. Staff and applicant will meet again on June 8 to continue this discussion. Staff will provide your Commission the requested two sets of findings on June 11, one week in advance of the June 17 public hearing.

TENTATIVE PARCEL MAP NO. 068736-(5)

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If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

NP:LKH

June 3, 2015