Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 11, 2015

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

FROM: Lynda Hikichi
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 (ñPM 068736ò) 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 siteôs 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 (ownerôs 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 (ñCommissionò) 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 met again on June 8 to continue this discussion. The applicant proposes to revise the project by reducing the proposed building pads to lessen the impacts to the juniper woodlands, and provide the mitigation lands on-site. The undisturbed areas of the subject property will be designated as open space and labeled as building restriction areas. Since staff and the applicant have agreed on the proposed project changes, staff recommends approval with conditions.

MITIGATED NEGATIVE DECLARATION

The Mitigation Monitoring and Reporting Program (ñMMRPò) has been modified to reflect the applicant's proposed project design changes. Mitigation Measure No. 1.2 related to ñrelocation of building padsò for the impacts to Aesthetics has been replaced with ñreduction in building padsò Mitigation Measure No. 4.5 related to mitigation lands for the impacts to Biological Resources has been replaced with ñdeed restriction covering the remaining 10.29 acres of the site will be designated as mitigation for impacts to juniper woodland.ò

With reduced building pads and grading, the project redesign has less of an environmental impact than currently proposed. The undeveloped areas within the project site will be designated as open space with development restrictions and labeled as a Building Restriction Area. Since mitigation lands will be provided within the project site, Mitigation Measure Nos. 4.6 and 4.7 related to ñHabitat Management Lands Acquisitionò have been deleted from the MMRP. Mitigation Measure No. 11, related to ñLand Use and Planning,ò has been modified to read, ñReduction of the building pads will reduce the overall gradingé ò

The revisions to Mitigation Measure Nos. 1.2, 4.5, and 11 will avoid or reduce the significant effects addressed by those mitigation measures to at least the same degree as, or to a greater degree than, the original mitigation measures and will create no more adverse effect of its own than the original mitigation measures would have. Accordingly, the revised MMRP is equivalent or more effective in mitigating or avoiding potential significant effects and will not cause any potentially significant effect on the environment. Based on these findings and pursuant to CEQA Guidelines sections 15073.5 and 15074.1, recirculation of the revised MND is not required.

Staff recommends **APPROVAL** of Project Number PM068736, Vesting Tentative Parcel Map Number 068736 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE ASSOCIATED REVISED MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE PARCEL MAP NUMBER 068736 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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 11, 2015
Attachments: Approval Findings and Conditions, Revised MMRP, Exhibit Map dated 6-10-15

DRAFT FINDINGS OF THE REGIONAL PLANNING AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. PM068736-(5)
VESTING TENTATIVE PARCEL MAP NO. 068736

1. The Los Angeles County (ñCountyò) Regional Planning Commission (ñCommissionò) conducted a duly-noticed public hearing in the matter of Vesting Tentative Parcel Map No. 068736 on May 20, 2015 and June 17, 2015.

2. The permittee, Alan Laslovich ("permittee"), requests a Vesting Tentative Parcel Map (dated May 13, 2014) to authorize the creation of two residential lots (ñProjectò) on a property with Assessor Parcel Number 3217-019-013 located north of Sierra Highway, west of Crown Valley Road, and southwest of Sourdough Road in the unincorporated community of Acton ("Project Site") in the A-1-1 (Light Agricultural-One Acre Minimum Lot Area) zone pursuant to Los Angeles County Code ("County Code") sections 22.24.070-22.24.110.

3. The Project Site is 20.84 gross acres (20.09 net acres) in size and consists of one legal lot. The Project Site is irregular in shape with sloping topography and is undeveloped.

4. The Project Site is located in the Soledad Zoned District and is currently zoned A-1-1 (Light Agricultural-One Acre Minimum Lot Area).

5. The Project Site is located within the N1-Non-Urban 1 (0.5 dwelling units per gross acre) land use category of the Antelope Valley Area Plan Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

   North: A-1-1
   South: A-1-1, R-3, R-R
   East: A-1-10,000
   West: A-1-1

7. Surrounding land uses within a 500-foot radius include:

   North: Vacant/undeveloped
   South: Vacant/undeveloped
   East: Single-family residential
   West: Vacant/undeveloped

8. The subject property was zoned M-3 (Unclassified Zone) in 1957 (Ordinance No. 7091, January 22, 1957) and was later rezoned to is current A-1-1 zoning on September 30, 1958 (Ordinance No. 7401).

   The subdivision request is to divide Lot #7 of Parcel Map (ñPMò) No. 25036 recorded on June 17, 1998. Parcel Map No. 25036 is a unit of Tract Map No. 45707 approved by the Hearing Officer on January 6, 1998.

9. The Project Site is accessible via an easement on a neighborôs property identified with Assessorôs Parcel Number 3217-027-035 from Sourdough Road.

10. Access for the Project will be provided by a 24 foot wide paved easement through a neighborôs property. The 24 foot wide paved access continues onto the subject property as a shared private driveway and fire lane for about 300 feet and separates into two separate private driveway and fire lanes. The two private driveway and fire lanes are proposed 20 feet in width, and leads to the respective proposed lots.

11. The conditions of the Los Angeles County Subdivision Committee (Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated May 13, 2014 are attached.

12. Prior to the Commissionôs public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (ñCEQAò), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration (ñMNDò) was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (ñMMRPò) prepared for the Project.

13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

14. As of the May 20, 2015 public hearing, staff received a total of 3 email comments from Jacki Ayer and letters from the applicant, applicantôs attorney, Building Industry Association, Daryl Johnson, and the Acton Town Council (two letters). These comments and letters questioned and opposed the juniper woodland mitigations.

15. A duly noticed public hearing was held on May 20, 2015 before the Commission. Staff presented that the relocation of the two building pads and associated driveways to flatter areas of the site and closer to Sourdough Road would reduce projectôs impacts to the siteôs scenic vistas and sensitive juniper habitat to a less than significant level and may result in the project being consistent with the General Plan, Antelope Valley Area, and Acton Community Standards District (ñCSDò). Staff recommended that the Commission continue the public hearing for 90 days and direct Regional Planning to work with the applicant to redesign the project consistent with staffôs recommendation, or deny the project. Staff provided the projectôs denial findings to the Commission for their consideration. Staffôs recommendation for denial was based on the design of the subdivision and the proposed improvements that would result in the loss of an estimated 100-200 juniper trees out of 415 juniper trees on the project site. The removal is a result of grading required for the building pads (approximately 65,554 square feet for Parcel 1 and 65,897 square feet for Parcel 2) and two 700-1,100 foot long driveways. The removal of an estimated 100-

200 juniper trees and the large building pads did not meet the Antelope Valley Area Planôs to utilize and enhance natural topographic features or minimize disruption and degradation of the environment, and the CSDôs policy of preserving the existing natural contours of the hillside or the native vegetation.

16. At the May 20, 2015 public hearing, Alan Laslovich (owner/applicant) and Hunt Braly (ownerôs attorney) made a presentation. Among other concerns, the applicant and his representatives testified that the applicant did not agree with mitigation recommended by staff regarding juniper woodland and the siting of the proposed building pads away from sensitive areas on the site. Members of the public also testified in opposition to the juniper woodland mitigation, among other concerns. After hearing all testimony, the Commission indicated it was concerned about delays faced by the project applicant. The Commission continued the item to June 17, 2015 to allow staff and the applicant to continue to discuss project designs. The Commission also directed staff to prepare findings for approval, in addition to the findings for denial previously prepared by staff and submitted to the Commission in connection with the May 20, 2015, public hearing, for the Commission's consideration.

17. Staff met with the applicant and his team on May 27, 2015 to discuss relocating or reducing the building pads to minimize impact to the juniper woodland, consistent with the mitigation measures in the MMRP. Staff, the applicant and his team met again on June 8, 2015 to continue this discussion. Applicant submitted a revised exhibit on June 10, 2015 showing the following: the proposed building pads were reduced in size, the proposed pad for Parcel 2 was moved closer to the private driveway, and portions of the two private driveways were merged together to reduce the total amount of grading. As depicted on the June 10th exhibit, the project will impact approximately 10.55 acres of California juniper woodland habitat, with approximately 10.29 acres remaining not subject to removal either through grading or fuel modification.

18. A deed restriction covering the remaining 10.29 acres of the project site will prevent further disturbance to juniper woodland on the site, and preserve the remainder of the site for juniper habitat and wildlife movement, in accordance with the mitigation measures in the MMRP.

19. The MMRP has been modified to reflect the applicant's proposed project design changes. Mitigation Measure No. 1.2 related to ñrelocation of building padsò for the impacts to Aesthetics will be replaced with ñreduction in building padsò. Mitigation Measure No. 4.5 related to mitigation lands for the impacts to Biological Resources will be replaced with ñdeed restriction covering the remaining 10.29 acres of the site will be designated as mitigation for impacts to juniper woodland. The undisturbed areas shall be designated as open space and labeled as Building Restriction Area.ò The deed restriction of the remainder of the property (portions of the lots outside of the graded and/or fuel modification areas within the Project Site) is in substantial conformance with mitigation proposed in the initial study.

20. The revised MMRP is attached to and incorporated into the conditions of approval for the project.

21. With reduced building pads and grading, the project redesign has less of an environmental impact than currently proposed. The building pad has been reduced from 1.5 acre in size each to one acre. Proposed grading has been reduced from a total of 93,000 cubic yards (46,500 cubic yards of cut and 46,500 cubic yards of fill) to 86,000 cubic yards (38,000 cubic yards of cut, 38,000 cubic yards of fill, and 10,000 cubic yards of removal/recompaction).

22. The Project Site totals 20.84 acres. The project would impact approximately 10.55 acres of native vegetation, 4.75 acres resulting from permanent ground disturbance impacts and 5.8 acres as a consequence of fuel modification. The portions of the lots outside of the graded and/or fuel modification areas within the Project Site totaling 10.29 acres will be considered as mitigation lands and will remain undeveloped and designated as open space with development restrictions. Provision of 10.29 acres of mitigation land via deed restriction of undeveloped portions of on-site within the Project Site is in compliance with the MMRP, and no further action is required to comply with Mitigation Measure No. 4.5, related to mitigation lands.

23. The undeveloped areas within the Project Site will be designated as open space with development restrictions. The open space area will be labeled as a Building Restriction Area. The Building Restriction Area shall remain as undeveloped and no structures/buildings or clearance of vegetation shall be permitted.

24. Since mitigation lands will be provided within the Project Site, Mitigation Measures Nos. 4.6 and 4.7 related to ñHabitat Management Lands Acquisitionò have been deleted from the MMRP.

25. Mitigation Measure No. 11, related to ñLand Use and Planning,ò has been modified to read, ñReduction of the building pads will reduce the overall gradingé ò Project as revised complies with Mitigation Measure No. 11.

26. Staff recommends, and the Commission finds, that the revisions to Mitigation Measures Nos. 1.2, 4.5, and 11 will avoid or reduce the significant effects addressed by those mitigation measures to at least the same degree as, or to a greater degree than, the original mitigation measures and will create no more adverse effect of its own than the original mitigation measures would have. Accordingly, the revised MMRP is equivalent or more effective in mitigating or avoiding potential significant effects and will not cause any potentially significant effect on the environment. Based on these findings and pursuant to CEQA Guidelines sections 15073.5 and 15074.1, recirculation of the revised MND is not required.

27. [Proceedings from June 17, 2015 public hearing]

28. The proposed two residential units are consistent with the General Planôs policy to ñprotect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation.ò

29. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Antelope Valley Area Plan, a component of the Los Angeles County General Plan. The land use designation indicates the Project Site is suitable for residential developments.

30. The proposed subdivision for two residential units in an existing residential neighborhood is consistent with the Antelope Valley Area Planôs policy to ñencourage growth in and adjacent to existing urban, suburban, and rural communities.ò

31. Each proposed parcel will have a gross lot area of more than ten acres each. The proposed project is consistent with the Antelope Valley Area Planôs policy to ñpromote and enhance a rural community character in designated rural areas.ò

32. The proposed project is consistent with the Antelope Valley Area Plan in keeping with the established rural residential community character. The proposed project of two residential lots maintains the established rural community character of residential developments in the Acton Community Standards District.

33. The proposed two residential units are consistent with the land use category of N1 (Non-Urban 1; 0.5 dwelling units per acre) and do not exceed the low density threshold as calculated from the slope density analysis. The proposed two residential units are compatible land uses in the area.

34. The proposed residential use will be consistent with the neighborhoodôs residential character and the creation of two residential lots is compatible with the existing neighborhood character and the land use in the community.

35. The site is physically suitable for the type of development being proposed, since the Project Site has adequate building sites to be developed in accordance with the County grading ordinance and has access to a County-maintained street, and will be subject to the requirements of the Los Angeles County Department of Public Works.

36. Septic (on-site sewage disposal system) is proposed for the two residential lots, and will be subject to the requirements of the Los Angeles Department of Public Health.

37. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

38. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an

adopted Significant Ecological Area (ñSEAò) and will not affect any stream courses or high value riparian habitat.

39. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.

40. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

41. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

42. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

43. This parcel map has been submitted as a ñVestingò Tentative Parcel Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).

44. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the library located in the vicinity of Acton community. On April 14, 2015, a total of 33 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1000 foot radius from the Project Site, as well as 21 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

45. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

46. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

47. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole

record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

48. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at the Los Angeles County Department of Regional 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 Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted Antelope Valley Area 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 this Title 22, 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Vesting Tentative Parcel Map No. 068736, subject to the attached conditions.

ACTION DATE: [Month Day, Year]

VOTE: [Concurring:Dissenting:Abstaining:Absent, e.g. 5:0:0:0 or 4:0:1:0]
Concurring: [Valadez, Louie, Pincetl, Pedersen, Modugno) or ñ0òif none.]

Dissenting: [Valadez, Louie, Pincetl, Pedersen, Modugno or ñ0ò]

Abstaining: [Valadez, Louie, Pincetl, Pedersen, Modugno or ñ0ò]

Absent: [Valadez, Louie, Pincetl, Pedersen, Modugno or ñ0ò]

NP:LKH
June 11, 2015

c.: Regional Planning Commission, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM068736-(5)
VESTING TENTATIVE PARCEL MAP NO. 068736

PROJECT DESCRIPTION

The project is a Vesting Tentative Parcel Map No. 068736 dated May 13, 2014 and Exhibit dated June 10, 2015 to subdivide an existing residential lot of 20.84 acres into two residential lots. The project entails the creation of two residential lots in an A-1-1 (Light Agricultural-One Acre Minimum Lot Area) zone.

The subject property with Assessor Parcel Number 3217-019-013 is located north of Sierra Highway, west of Crown Valley Road, and southwest of Sourdough Road. The lot split would divide the lot into two lots of 10.20 acres (Parcel 1) and 10.64 acres (Parcel 2), respectively. The two-lot subdivision involves 38,000 cubic yards of cut, 38,000 cubic yards of fill, and 10,000 cubic yards of removal and compaction (totaling 86,000 cubic yards). Private on-site sewage disposal (septic) is proposed for the residences. Access to the proposed subdivision is via an easement on a neighborôs property identified with Assessorôs Parcel Number 3217-027-035. The project will result in the loss of an estimated 100-200 juniper trees. The building pads for the proposed two lots are approximately one acre in size each.

The project site is currently vacant and undeveloped, and subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term ñpermitteeò 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 (ñRegional Planningò) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 11 (NOD/F&G fee) and 14 (Mitigation Monitoring Fee). Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4 (indemnification), 5 (litigation deposit), 8 (expiration if not vested), and 11 (NOD/F&G fee) shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term ñdate of final approvalò shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. 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.

5. 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 Regional 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 Regional 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.

6. 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.

7. 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.

8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 068736. In the event that Vesting Tentative Parcel Map No. 068736 should expire without the recordation of a final map; this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. 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. 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.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

11. Within five (5) working days from the day after your appeal period ends **[Appeal date + five working days],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.00** ($2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,144.75** ($3,069.75 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (ñMMRPò), which are incorporated by this reference and made a part of these conditions, as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program (ñMMRPò) and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permitteeôs compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. 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 (ñCommissionò) 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 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. 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.

19. 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.

20. 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 Regional 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 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

21. The permittee shall conform to the requirements of Title 21 of the Los Angeles County Code.

22. The permittee shall provide at least 50 feet of street frontage for each lot.

23. A final map is required for this subdivision. A parcel map waiver is not allowed.

24. The portions of the lots outside of the graded and/or fuel modification areas, as depicted on the exhibit map dated June 10, 2015, will be considered as mitigation lands and will remain undeveloped and designated as open space with development restrictions.

25. No residential buildings or structures of any kind may be erected or constructed outside of the graded and/or fuel modification areas, as depicted on the exhibit map dated June 10, 2015. The portions of the lots outside of the graded and/or fuel modification areas, as depicted on the exhibit map, shall be labeled as õbuilding restriction areaò on the final map. The permittee shall dedicate to the County the right to prohibit the construction of residential buildings or other structures beyond the fuel modification areas as depicted on the exhibit map. The final map will contain the language of dedication in a form acceptable to the Director.

26. As required by section 21.32.195 of the County Code, the permittee shall plant or cause to be planted at least one tree of non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the permittee shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

27. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.

28. Prior to final map approval, the permittee shall submit to the Subdivision Committee for review and approval a copy of the exhibit map dated June 10, 2015, depicting the project changes (reduced building pads, reduced grading, changes to the private driveway and fire lanes, etc.).

29. Prior to final map approval, the permittee shall submit to Regional Planning for review and approval a copy of a recordable maintenance agreement for the shared driveway.

30. Prior to final map approval, the permittee shall submit to Regional Planning for review and approval a copy of a recordable reciprocal ingress and egress easement for the two lots sharing the driveway.

31. Prior to final map approval, provide a copy of the Library Fees receipt.

32. Prior to final map approval, provide a copy of the Park Obligation Fees receipt.

33. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated August 18, 2014.

34. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated May 16, 2014.

35. The permittee shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated June 10, 2014.

36. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated June 10, 2014.

Attachments:
Mitigation Monitoring and Reporting Program (pages 1-7)
Subdivision Committee Report and Conditions for Tentative Map dated 5-13-2014 (pages 1- 17)

REVISED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted on-site and off-site for the replacement of juniper removals. The tree planting plan shall include the replacement of junipers as well as any other trees/shrubbery proposed to be planted on-site. b) The trees/shrubbery selected in addition to the junipers shall meet the Los Angeles County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "on-site/front yard tree" performance bond and subject to bond release inspection after installation.	Approval of a tree planting plan (Plot plan or Revised Exhibit "A").	Prior to final map approval.	Owner/applicant	Department of Regional Planning ("Regional Planning")
1.2		The two residences are proposed on the sides of the hillside, within slopes of 25-50%, where they will be visible from all the surrounding roadways. Relocation of the building pads <u>or reduction of the building pad size</u> for the proposed residences on areas with lower elevations will diminish the effects on the scenic vistas from the roadways. <u>Reduction of the building pads</u> will reduce the overall grading required for the access driveways and fuel modification areas, and also, decrease the number of juniper removals.	<u>Reduction of building pad size.</u>	Prior to tentative map approval.	Owner/applicant	Regional Planning
4.1	Biological Resources	Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the Los Angeles County Department of Regional Planning ("DRP") and California Department of Fish and Wildlife ("CDFW"). That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to DRP and CDFW at their request.	Retention of a qualified biologist and submittal of monitoring reports	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2		Pre-construction surveys will be conducted prior to ground disturbance. These surveys will include all special-status species identified as having the potential to be present on the project site; including, but not limited to, silvery legless lizard, rosy boa, southern grasshopper mouse, pallid bat, loggerhead shrike, San Diego black-tailed jackrabbit, and coast horned lizard. Any special-status reptiles or other species determined important by the qualified biological monitor occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones. Preconstruction surveys shall incorporate methods to maximize detection and capture of target species such as pitfall traps, drift fencing, and Sherman-style live traps. Any species captured in pitfall traps or small mammal traps should also be relocated onto adjacent appropriate habitat not impacted by the Project. Any grubbing, grading or other ground disturbance activities on the project site should be done in a manner that encourages mobile wildlife species to leave the project site to escape safely into immediately adjacent habitat off-site. Humane consideration of wildlife during site preparation, in conjunction with an on-site biological monitor to salvage and relocated species of low mobility off the project site onto adjacent habitat not impacted by the project, should assist in assuring that needless loss of wildlife does not occur as a result of the project.	Pre-construction survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning
4.3		Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 ï August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Breeding bird survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birdsôhabituation to them; and the terrain, vegetation, and birdsôlines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.				
4.4		A pre-construction burrowing owl survey shall be conducted prior to grading. Pre-construction surveys for burrowing owl shall be conducted weekly, beginning no later than 30 days and ending no earlier than 3 days prior to the commencement of disturbance. The surveys shall follow the three-tiered burrowing owl survey approach and mitigation measures detailed in the March 7, 2012, Staff Report on Burrowing Owl Mitigation (htttp://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html#Birds). If burrowing owls are found during the pre-construction survey, then replacement burrows and habitat must be provided prior to the commencement of construction. The Applicant shall be prepared to provide artificial replacement burrows in the event that owls are detected, either as wintering or breeding individuals. Wintering individuals may be evicted with the use of exclusion devices followed by a period of seven days to ensure that animals have left their burrows. When it can be assured that owls are no longer using the burrows, the burrows can be hand excavated and collapsed under the supervision of the avian biologist. Breeding owls must not be disturbed and must be allowed to complete the raising of young until the fledglings can forage independently of adults and it can be confirmed that further attempts at nesting shall not be undertaken. When this has been confirmed, the owls can be evicted as described above for wintering animals.	Pre-construction burrowing owl survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.5		The proposed project will impact approximately 10.55 acres of California juniper woodland habitat, with approximately 10.29 acres remaining not subject to removal either through grading or fuel modification. A deed restriction covering the remaining 10.29 acres of the site will be designated as mitigation for impacts to juniper woodland. The undisturbed areas shall be designated as open space and labeled as Building Restriction Area.	The undisturbed area shall be designated as open space and labeled as Building Restriction Area on the final map.	Prior to final map approval.	Owner/applicant	Regional Planning
5.1	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
5.2	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLDõs recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLDõs recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee.
11	Land Use and Planning	Reduction of the building pads will reduce the overall grading required for the access driveways and fuel modification areas, and also, decrease the amount required for the long access driveways and decrease the number of juniper removals.	Reduction of building pad size.	Prior to tentative map approval.	Owner/applicant	Regional Planning
19	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning

* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.
* Revisions are underlined.

REVISED MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. PM068736 / VESTING TENTATIVE PARCEL MAP NO. 068736 / ENV NO. 200700124

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

_____	_____
Applicant	Date
_____	_____
Staff	Date

Date 08-18-2014

TO: Nooshine Paidar
Department of Regional Planning

Attention Lynda Hikichi

FROM: John Chin
Department of Public Works

Parcel Map No. 068736-rev2 (Updated 08/18/2014) .

[x] Public Works' report for NO SCM map dated 05-13-2014.

[ ] Revised Public Works' report for map dated _____.

[x] Revised pages of Public Works' report for map dated 05-13-2014 as follows.

Subdivision: Removed Denial Page No. 1/1. Updated Condition Page 1/3.

Drainage: Removed Denial Page 1/1. Added Condition Page 1/1.

Grading: Removed Denial Page 1/1. Added Condition Page1/1.

Road: Removed Denial Pages 1/2 and 2/2. Added Condition Page 1/1.

[x] Revised Public Works' report clearing previous **Subdivision, Drainage, Grading and Road denial(s).**

[ ] Public Works still has _____denials.

[x] Public Works' clearance for Public Hearing.

[ ] Please forward the attached Engineer's and City's copy.

[ ] A waiver for the final map ;may be filed.

[ ] Other:

cc: Dean Paradise; Hall & Foreman Inc.

PARCEL MAP NO. 068736 (Rev.) TENTATIVE MAP DATED 05-13-2014
EXHIBIT MAP DATED 05-13-2014

The following reports consisting of 10 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. "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."

9. Delineate proof of access to a public street on the final map.

10. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

11. Grant ingress/egress and utility easements to the public over the private and future or future streets.

12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. 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.

+1(w)
Prepared by John Chin Phone (626) 458-4918 Date Updated 08-18-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 68736

TENTATIVE MAP DATE: 05/13/14
EXHIBIT MAP DATE: 05/13/14

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

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

Name Ernesto Rivera Date 07/30/14 Phone (626) 458-4921
Ernesto J Rivera

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 PARCEL MAP 68736
SUBDIVIDER Laslovich
ENGINEER Land Tech Engineering
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 5/13/14 (Revision)
LOCATION Acton
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 5/22/14 is attached.

Note: Guidelines in the Administrative Manual, require that all geotechnical hazards, other than soils susceptible to hydro consolidation, liquefaction or excessive settlement, must be designated as Restricted Use Areas (RUA) on the Final Map. According to a geotechnical report by GeoSystems dated 4/22/98, the designated RUA shown on Parcel Map 25036 are areas underlain by alluvial deposits which are subject to hydro consolidation. Therefore, the RUA shown on Parcel Map 68736 (lot 7 of Parcel Map 25036) is deemed unnecessary.

PROFESSIONAL GEOLOGIST
Geir R. Mathisen
No. 2376
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Prepared by _____ Date 5/29/14
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
68736, PM3 APP

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
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 68736
Location Acton
Developer/Owner Laslovich
Engineer/Architect Hall & Foreman, Inc.
Soils Engineer -----
Geologist -----

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

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning **5/13/14 (rev.)**
Previous Review Sheet Dated 1/16/08

ACTION:

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

REMARKS:

A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: ***http://dpw.lacounty.gov/gmed/Manual.pdf***

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
Exp. 6-30-15
GEOTECHNICAL
STATE OF CALIFORNIA

Prepared by _____ Date 5/22/14

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmed/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:\gmepub\Development Review\Soils Review\Jeremy\PR 68736, Acton, TPM-A_3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 068736

TENTATIVE MAP DATED 05-13-2014
EXHIBIT MAP DATED 05-13-2014

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

Concurrent with the Recording of the Final Map the developer shall:

1. Record an easement on Lot 1 for Lot 2 for ingress, egress, construction, and maintenance of an access to Lot 2 through Lot 1.

2. Record reciprocal Covenant and Agreements for grading and construction purposes over each parcel. The Covenant and Agreements are subject to the satisfaction of the Department of Public Works.

Name Nazem Said Date 07-31-2014 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

PARCEL MAP NO. 68736 (Rev.)

TENTATIVE MAP DATED 05-13-2014
EXHIBIT MAP DATED 05-13-2014

There are no road conditions for the proposed subdivision.

PC

Name Patricia Constanza Phone (626) 458-4921 Date 08-18-2014

pm68736r-rev2updated 08-18-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SEWER
PARCEL MAP NO. 068736 (Rev.)

TENTATIVE MAP DATED 05-13-2014
EXHIBIT MAP DATED 05-13-2014

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 Phone (626) 458-4921 Date 06-09-2014
pm68736s-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER
PARCEL MAP NO. 068736 (Rev.)

TENTATIVE MAP DATED 05-13-2014
EXHIBIT MAP DATED 05-13-2014

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

Approved without conditions. This is a 5+ acres subdivision

Prepared by Tony Hui Phone (626) 458-4921 Date 06-09-2014
pm68736w-rev2.doc

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 68736 MAP DATE: May 13, 2014

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL - ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.

2. The proposed driveways used for fire apparatus access shall be indicated on the final map as "Private Driveway and Fire lane" with the widths clearly depicted.

3. A reciprocal access agreement is required for the portion of the driveway being shared by the 2 future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.

4. The off-site private driveway shall provide a minimum paved unobstructed width of 24 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

5. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. 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.

Reviewed by: Juan Padilla Date: May 16, 2014

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

PROJECT: TR 68736 MAP DATE: May 13, 2014

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. 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.

9. 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.

10. 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).

11. 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.

12. All proposed 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.

Reviewed by: Juan Padilla Date: May 16, 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 68736 MAP DATE: May 13, 2014

CONDITIONS OF APPROVAL - WATER

13. Install **1** public fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.

14. Additional fire hydrant(s) maybe required if any portion of the future buildings exceed a 750 feet distance from an approved public fire hydrant.

15. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

16. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

17. If the future single family dwellings are 3,600 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 fire hydrants flowing simultaneously may be used to achieve the required fire flow. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.

18. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.

19. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

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

Reviewed by: Juan Padilla Date: May 16, 2014

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 68736	DRP Map Date: 05/13/2014	SCM Date: 06/19/2014	Report Date: 06/10/2014
Park Planning Area # 43B	AGUA DULCE / ACTON		Map Type: TENTATIVE

Total Units [2] = Proposed Units [0] + Exempt Units [2]

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:

The payment of $0 in-lieu fees.

This project is exempt from park obligation requirements because:

Residential lot(s) [specify lot #'s] are 10 or more acres in size.

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: James Barber

James Barber, Land Acquisition & Development Section

Supv D 5th
June 10, 2014 13:06:39
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 68736	DRP Map Date: 05/13/2014	SMC Date: 06/19/2014	Report Date: 06/10/2014
Park Planning Area # 43B	AGUA DULCE / ACTON		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 2 = Proposed Units 0 + Exempt Units 2

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	0	0.00
M.F. < 5 Units	2.21	0.0030	0	0.00
M.F. >= 5 Units	2.61	0.0030	0	0.00
Mobile Units	2.15	0.0030	0	0.00
Exempt Units			2	
			Total Acre Obligation =	0.00

Park Planning Area = **43B AGUA DULCE / ACTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$45,636	$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	$45,636	$0

COUNTY OF LOS ANGELES
Public Health

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

June 10, 2014

Tentative Parcel Map No. 068736

Vicinity: Acton

Tentative Parcel Map Date: May 13, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 068736**. The Department recommends approval of the tentative parcel map as submitted based on the following requirements:

Potable Water Supply

Each parcel size is over 5-acre; therefore, no improvement is mandated to provide a source of potable water supply. As no proof of water availability was presented, a disclosure was added on the tentative map stating that "**A potable water supply has not been proven to be available for the proposed parcels at this time**".

Sewage Disposal Method

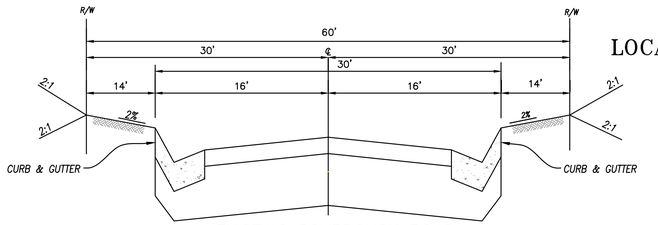
A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by this Department.

Prepared by:

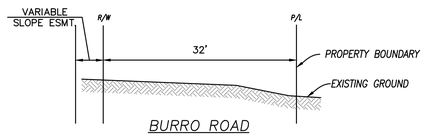
MICHELLE TSIEBOS, MPA, REHS MT
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

EXHIBIT MAP
MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 068736

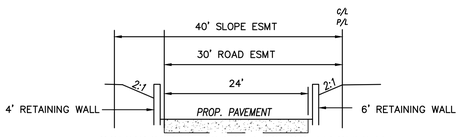
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



EXISTING SOURDOUGH ROAD
PER TRACT NO. 43748
EXISTING IMPROVEMENTS
NOT TO SCALE



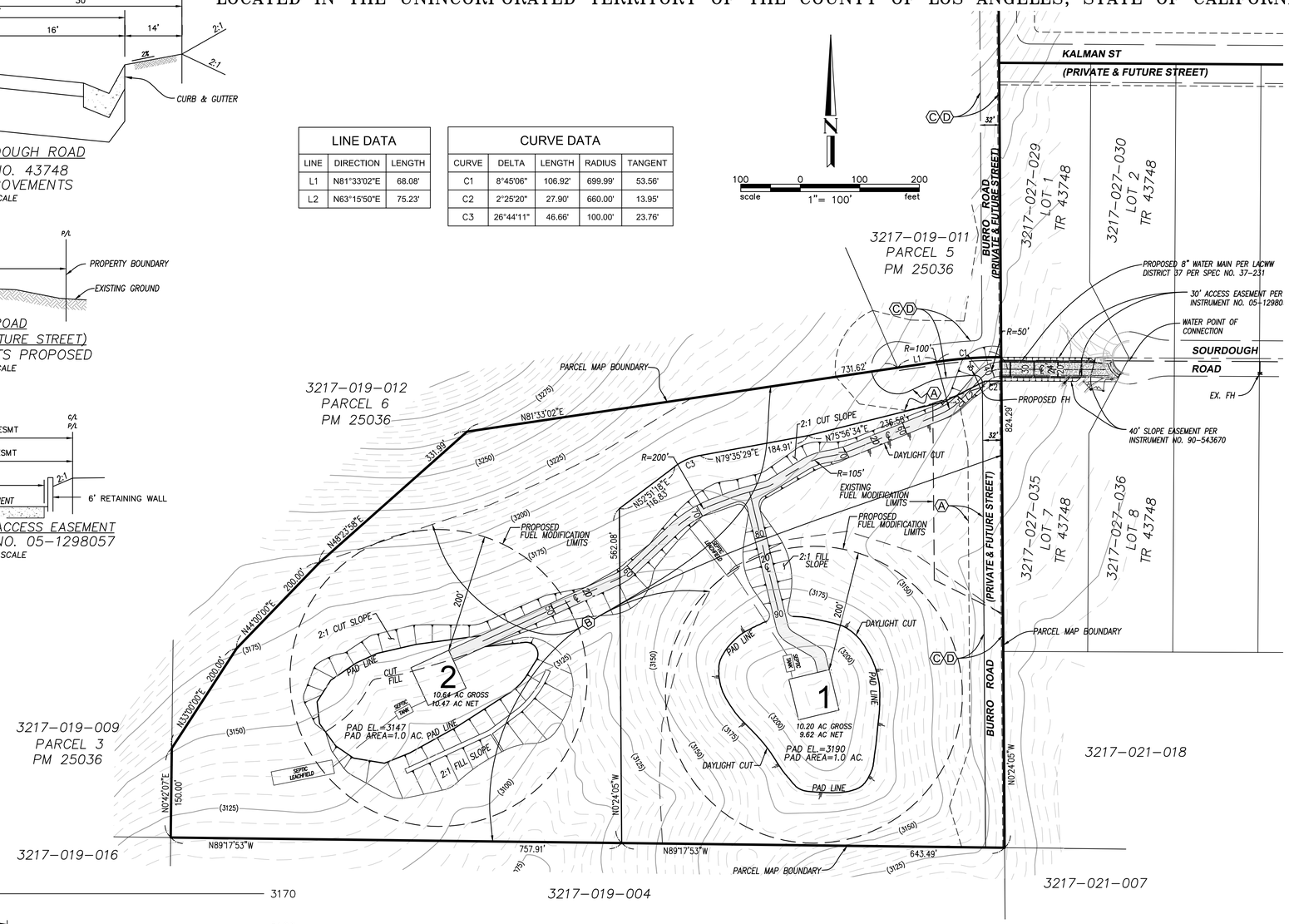
BURRO ROAD
(PRIVATE AND FUTURE STREET)
NO IMPROVEMENTS PROPOSED
NOT TO SCALE

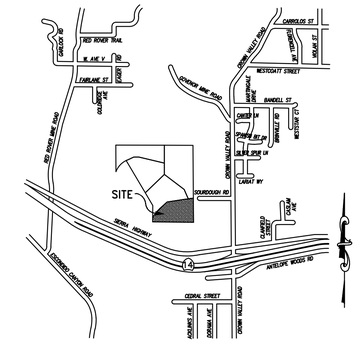


SOURDOUGH ROAD ACCESS EASEMENT
PER INSTRUMENT NO. 05-1298057
NOT TO SCALE

LINE DATA		
LINE	DIRECTION	LENGTH
L1	N81°33'02"E	68.08'
L2	N63°15'50"E	75.23'

CURVE DATA				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	8°45'06"	106.92'	699.99'	53.56'
C2	2°25'20"	27.90'	660.00'	13.95'
C3	26°44'11"	46.66'	100.00'	23.76'





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL 7 OF PARCEL MAP 25036, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 281, PAGES 94 THROUGH 97, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

ALAN & JEANETTE LASLOVICH
3051 CLAYVALE ROAD
ACTON, CA 93510

LOT TABULATION

LOT NO.	GROSS AREA	NET AREA	PAD AREA	BUILDING FOOTPRINT
1	10.20 AC.	9.62 AC.	1.0 AC.	4,900 SF
2	10.64 AC.	10.47 AC.	1.0 AC.	4,900 SF
TOTAL	20.84 AC.	20.09 AC.	2.0 AC.	9,800 SF

EASEMENT NOTES:

THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY #02 067 44727 PREPARED BY TRICOR TITLE COMPANY OF CALIFORNIA DATED JUNE 3, 2005

(A) VARIABLE WIDTH SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO REMAIN.

(B) RESTRICTED USE AREA PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO BE VACATED PRIOR TO FINAL MAP RECORDATION.

(C) SOURDOUGH ROAD & BURRO ROAD PRIVATE & FUTURE STREETS PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO REMAIN.

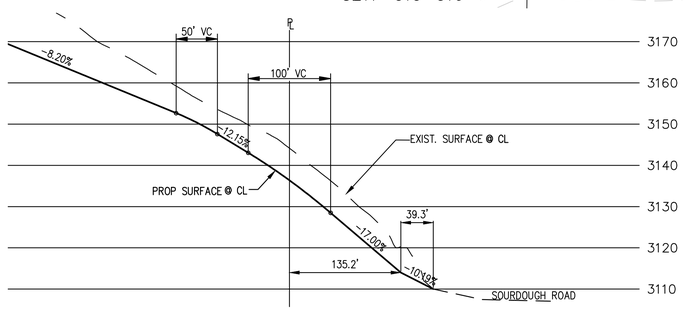
(D) NONEXCLUSIVE EASEMENT TO THE GENERAL PUBLIC FOR INGRESS & EGRESS & ROAD PURPOSES IN THE REAL PROPERTY HEREIN OFFERED AS "PRIVATE & FUTURE STREET" PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO REMAIN.

UTILITIES

WATER: LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37
SEWER: PRIVATE SEWAGE DISPOSAL (SEPTIC)
ELECTRIC: SOUTHERN CALIFORNIA EDISON
CABLE: TIME WARNER
TELEPHONE: VERIZON
GAS: SOUTHERN CALIFORNIA GAS COMPANY

NOTES

1. SIZE OF SITE: 20.84 ACRES
2. EXISTING ZONING: A-1-1
3. EXISTING LAND USE: N1 (1du/2ac)(0.5ac/du)
4. PROPOSED LAND USE: 2 LOTS (1du/6.95ac)(0.14ac/du)
5. NO OAK TREES ON SITE
6. NO WELLS ON SITE
7. APN 3217-019-013
8. NO EXISTING STRUCTURES
9. NO DEFINED WATER COURSES
10. NO EXISTING SEWAGE DISPOSAL SITES
11. A POTABLE WATER SUPPLY HAS NOT BEEN PROVEN TO BE AVAILABLE FOR THE PROPOSED PARCEL AT THIS TIME.



SOURDOUGH ROAD ACCESS PROFILE
NOT TO SCALE

AREA TABULATIONS

DISTURBED AREA = 207,000 SQ.FT./ 4.75 AC.
PROPOSED FUEL MODIFICATION AREA = 224,000 SQ.FT./ 5.1 AC.
EXISTING FUEL MODIFICATION AREA FOR ADJACENT PARCEL = 32,000 SQ.FT. / 0.7 AC.
TOTAL FUEL MODIFICATION AREA = 256,000 SQ.FT. / 5.8 AC.

LEGEND

DENOTES POTENTIAL BUILDING PAD AREA
DENOTES PAVEMENT / IMPERVIOUS AREA

EARTHWORK QUANTITIES

	CUT	FILL	REMOVE AND RECOMPACT
RAW QUANTITIES:	38,000 CY	38,000 CY	10,000 CY

NO.	DESCRIPTION	DATE	BY

REVISONS

SUBDIVIDER / APPLICANT:

ALAN & JEANETTE LASLOVICH
3051 CLAYVALE ROAD
ACTON, CA 93510

REGISTERED PROFESSIONAL ENGINEER DEAN A. PARADISE No. C39830 CIVIL STATE OF CALIFORNIA

Hall & Foreman, Inc.
Engineering • Planning • Surveying
14297 CAJON ST, SUITE 101 • VICTORVILLE, CA 92392 • 760-524-9100
PREPARED UNDER THE SUPERVISION OF:
DEAN A. PARADISE R.C.E. NO.C39830 DATE:

DRAWN BY: SMS
DESIGNED BY: SMS
CHECKED BY: DP

IN THE COUNTY OF LOS ANGELES

VESTING TENTATIVE
PARCEL MAP No.068736

SCALE: AS SHOWN
DATE: 06/10/15
SHT NO.: 01 OF 01

Drawing Name: V:\140015\Planning\Tentative Map\01_TPM 68736_Exhibit A_06.09.dwg
Last Opened: Jun 10, 2015 - 3:35pm by: smsc