

# Regional Planning Commission Transmittal Checklist

Hearing Date  
5/20/2015  
Agenda Item No.  
8

Project Number: PM068736 - (5)  
Case(s): Tentative Parcel Map No. 068736  
Environmental Assessment Case No. 200700124  
Planner: Lynda Hikichi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Findings
- Copies of Subdivision Committee Reports of June 12, 2014
- Copies of Updated Public Works Subdivision Committee Reports (6/26/14 & 8/18/14)
- Environmental Documentation (MND, MMRP, Fish & Wildlife Comments)
- Correspondence: California Dept. of Fish & Wildlife; Mountains Recreation & Conservation Authority
- Correspondence: Acton Town Council (letters dated 2008 and 2014)
- Photographs
- Aerial Images (2014)
- Land Use Map
- Zoning Map
- Juniper Tree Location Map and Impacts to Plant Communities
- Building Pad and Driveway Maps
- Tentative Parcel Map (dated May 13, 2014)
- Exhibit Map
- CSD Exhibit Map

Reviewed By: Nooshini Pavidar



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

**PROJECT NUMBER**      **HEARING DATE**  
 PM068736                      May 20, 2015

**REQUESTED ENTITLEMENTS**  
 Vesting Tentative Parcel Map No. 068736  
 Environmental Assessment No. 200700124

# PROJECT SUMMARY

**OWNER / APPLICANT**

Alan and Jeanette Laslovich

**MAP/EXHIBIT DATE**

5/13/14

**PROJECT OVERVIEW**

To create two single-family residential lots on 20.84 acres 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 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards. Private on-site sewage disposal (septic) is proposed for the residences. Access to the proposed subdivision is via an easement on a neighbor's property identified with Assessor's 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 65,554 square feet (Parcel 1) and 65,897 square feet (Parcel 2) in size.

**LOCATION**

West end of Sourdough Road, Acton

**ACCESS**

Via a private easement from Sourdough Road

**ASSESSORS PARCEL NUMBER(S)**

3217-019-013

**SITE AREA**

20.84 Acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area Plan

**ZONED DISTRICT**

Soledad

**LAND USE DESIGNATION**

N1 – Non-Urban 1 (0.5 du/ac)

**ZONE**

A-1-1 (Light Agricultural)

**PROPOSED UNITS**

2

**MAX DENSITY/UNITS**

10

**COMMUNITY STANDARDS DISTRICT**

Acton

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration (Aesthetics for scenic vista/visual character and Biological Resources for the loss of juniper woodlands are environmental factors that would be potentially affected by this project).

**KEY ISSUES**

- Excessive number of juniper tree removals and impacts to juniper woodlands. Mitigation measures required due to the sensitivity of the habitat type.
- Excessive grading for the private driveways and large building pads. Grading of 93,000 cubic yards (46,500 cubic yards cut and 46,500 cubic yards of fill) proposed.
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
  - 22.44.126 (Acton CSD requirements)
  - 22.24.110 (A-1 Zone Development Standards)

**CASE PLANNER:**

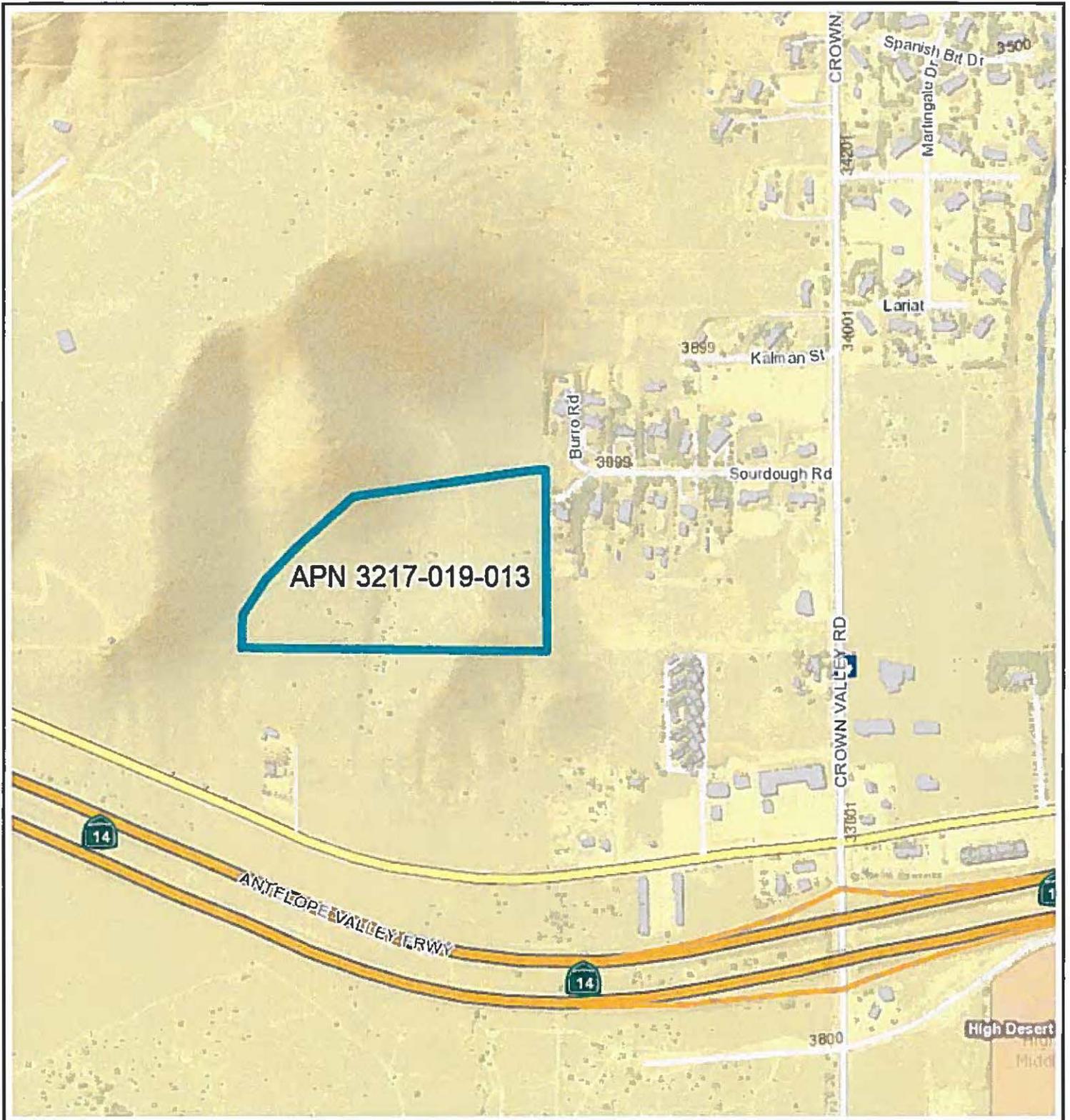
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**Created in GIS-NET3  
PM068736 - Vicinity Map**

Printed: Mar 31, 2015



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**ENTITLEMENTS REQUESTED**

Vesting Tentative Parcel Map No. 068736 to create two residential lots on 20.84 gross acres/20.09 net acres.

**PROJECT DESCRIPTION**

Vesting Tentative Parcel Map No. 068736 dated May 13, 2014 is a proposal 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 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards. Private on-site sewage disposal (septic) is proposed for the residences. Access to the proposed subdivision is via an easement on a neighbor's property identified with Assessor's Parcel Number 3217-027-035. The project will result in the loss of an estimated 100-200 juniper trees. The graded building pads for the proposed two lots are approximately 65,554 square feet (Parcel 1) and 65,897 square feet (Parcel 2) in size each, and the two driveway and fire lanes are 700-1,100 feet long each (approximately 32,000 square feet).

The subdivision application was submitted on July 16, 2007. The project site is currently vacant and undeveloped.

**MAP DESCRIPTION**

The Vesting Tentative Parcel Map depicts two proposed lots: Parcel 1 with 10.20 gross (9.62 net) acres and Parcel 2 with 10.64 gross (10.47 net) acres. Access to the subject property is via an easement on a neighbor's property identified as Lot 7 of TR 43748 (Assessor Parcel Number 3217-027-035).

**EXISTING ZONING**

The subject property is zoned A-1-1 (Light Agricultural- One Acre Minimum Lot Area).

Surrounding properties are zoned as follows:

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

**EXISTING LAND USES**

The subject property is currently vacant and undeveloped. Surrounding properties are developed as follows:

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

West: Vacant/undeveloped

### **PREVIOUS CASES/ZONING HISTORY**

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

The subdivision request is a resubdivision of Lot #7 of Parcel Map ("PM") 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.

### **ENVIRONMENTAL DETERMINATION**

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration ("MND") is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be mostly avoided by relocation of graded building pads and driveways, or reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring and Reporting Program ("MMRP") is included as an attachment to this report.

The owner/applicant has not agreed to relocate the graded building pads and driveways or to the proposed mitigation measures in the draft MMRP, and has not signed the MMRP.

The Initial Study has found Aesthetics and Biological Resources to be two categories of concern. Two driveways (approximately 1,100 feet and 700 feet long each) lead to two graded building pads of over one acre in size each. The proposed building pad for Parcel 1 measures approximately 65,554 square feet (1.5 acres) and is located on top of a hillside exceeding 25 percent slope. The proposed building pad for Parcel 2 measures approximately 65,897 square feet (1.5 acres) and is located on a slope of a hill. The future structures will be visible from the roadways and will greatly diminish the visual character of the area and impact the scenic vistas.

The proposed driveways, building pads, and associated fuel modification buffer of 200 feet will also greatly impact the juniper woodlands currently covering the site. It is estimated that up to 200 juniper trees could be impacted by the proposed grading and fuel modification.

Relocation of the two building pads and associated driveways to flatter areas of the site and closer to Sourdough Road would reduce project's impacts to the site's scenic vistas and sensitive habitat to a less than significant level.

## STAFF EVALUATION

### General Plan / Antelope Valley Area Plan Consistency

The subject property is located within the N1 - Non-Urban 1 (0.5 dwelling units per acre) land use category of the Antelope Valley Area Plan ("Plan"), a component of the Los Angeles County General Plan. The N1 category allows for a maximum density of one dwelling unit per two gross acres. Based on the lot area of the subject property, the proposed two unit subdivision is consistent with the land use designation and is therefore consistent with the density allowed by the Plan.

The subject property has slopes greater than 25% and is subject to the hillside density slope analysis. Based on the slope density analysis, the low density threshold was 3.1 and the maximum density threshold was 10.4. The proposal of two residential units is below the low density threshold and thus is not subject to the hillside management Conditional Use Permit (CUP). In addition, grading of 46,500 cubic yards of cut and 46,500 cubic yards of fill is proposed, 7,000 cubic yards short of the threshold of 100,000 cubic yards to require a grading CUP. In the event the total grading exceeds 100,000 cubic yards (cut and fill), a CUP for grading will be required.

The following policies of the General Plan are applicable to the proposed project:

- "To encourage high quality design in all development projects, compatible with and sensitive to the natural and manmade environment." (General Plan Land Use Section IV, Objectives, Page LU-8)
- "To encourage more efficient use of land, compatible with and sensitive to natural ecological, scenic, cultural and open space resources." (General Plan Land Use Section IV, Objectives, Page LU-8)
- "Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards." (General Plan Land Use Section V, Needs and Policies, Policy 7, Page LU-10)
- "Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic." (General Plan Land Use Section V, Needs and Policies, Policy 8, Page LU-10)
- "Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned." (General Plan Land Use Section V, Needs and Policies, Policy 13, Page LU-10)
- "Establish land use controls that afford effective protection for significant ecological resources, and lands of major scenic value." (General Plan Land Use Section V, Needs and Policies, Policy 20, Page LU-11)

The following policies of the Antelope Valley Area Plan (Plan) are applicable to the proposed project:

- “Promote and enhance a rural community character in designated rural areas.” (Plan, Chapter V, Policy Statements, Policy 11, Page V-2)
- “Direct future growth away from areas exhibiting high environmental sensitivity to land use development unless appropriate mitigation measures can be implemented.” (Plan, Chapter V, Policy Statements, Policy 18, Page V-3)
- “Minimize disruption and degradation of the environment as land use development occurs, integrating land uses so that they are compatible with natural environmental systems.” (Plan, Chapter V, Policy Statements, Policy 19, Page V-3)
- “Carefully integrate physical land use development into the natural environmental setting (e.g., hillside development should respect natural contours, rather than utilizing massive grading to reshape the site).” (Plan, Chapter V, Policy Statements, Policy 63, Page V-9)
- “Encourage development to utilize and enhance natural topographic features, thus establishing harmony between the natural and man-made environment.” (Plan, Chapter V, Policy Statements, Policy 135, Page V-17)
- “Prohibit the harvesting of Joshua or Juniper trees for fuel purposes or for transplanted out of their normal habitat area.” (Plan, Chapter V, Policy Statements, Policy 141, Page V-18)

The proposed two-lot subdivision is not consistent with the above mentioned policies. The design of the project includes two excessively large building pads of 1.5 acres each and long 700-1,100 foot driveways providing access to the building pads. To accommodate the pads and driveways, 93,000 cubic yards of grading is proposed in addition to a 200-foot brush clearance buffer for fuel modification, leading to an estimated removal of 100-200 juniper trees onsite. One building pad is proposed on top of a hillside and another is proposed on the slope of a hill. Since there are flatter areas on the project site closer to Sourdough Road, relocation of the two proposed building pads would be more compatible with the natural environment and greatly minimize impact to the sensitive habitats of juniper woodlands. The proposed residential uses are consistent with the allowed density, but inconsistent with the objectives and policies of the Plans to protect the natural environment and lands with scenic value. The proposal of a residential structure on top of a hillside is not utilizing the natural contours of the project site. Juniper woodlands are unique in the Acton area, and the proposed removal of an estimated 100-200 juniper trees for the two residential structures is disrupting the juniper woodland habitat.

#### Zoning Ordinance and Development Standards Compliance

The property is zoned A-1-1 (Light Agricultural – one acre minimum lot area). The project site is 20.84 gross, and the proposed lot size of 10.20 acres (Parcel 1) and 10.64 acres (Parcel 2) are consistent with the one acre minimum required lot area of the A-1-1 zone. The proposed project entails a subdivision of an existing residential lot into two lots and the proposed single-family residential use is permitted in the A-1 zone

pursuant to Section 22.24.070 of the County Code. The proposed constructions of the single-family residences are subject to the development standards of Sections 22.24.070 through 22.24.110 of the County Code.

Pursuant to Section 22.44.126 of the County Code, projects in the Acton Community Standards District (CSD) are subject to the development standards of the CSD. The Acton CSD was established to "protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme...the standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features."

The standards include but not limited to the following: hillside design, native vegetation, architectural style, drainage/impervious surface, fence design, outdoor lighting, and lot setbacks.

Per the Acton CSD, "Hillside resources are among the most important features of the Acton community...Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives." Objectives include: "preserve to the greatest extent possible existing natural contours and natural rock outcropping features" and "minimize disruption of view corridors, scenic vistas and adjacent property by the use of sensitive site design and grading techniques." In addition, the preservation of native vegetation entails the emphasis on the "protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs and trees which intercept, hold and more slowly release rainfall than bare earth surfaces."

Although the proposed project is consistent with Plan density and keeping the rural character of the existing residential neighborhood, the large size of the building pads, location of the building pads on the hillside, and long driveways leading to the pads are not consistent with the CSD's objectives to preserve the existing natural contours of the hillside, minimizing disruption of the scenic vista, and preserving native habitats.

The size and location of building pads and driveways as well as the 200-foot fuel modification buffer will lead to significant impact to the site's juniper woodland habitat. The subject property contains approximately 400 juniper trees. The Department of Regional Planning considers the juniper woodlands as one of the declining woodlands within the Los Angeles County ("County"). The California Department of Fish & Wildlife ("CDFW") considers juniper woodlands as an important natural resource in the County and has concerns with regard to the cumulative loss of juniper woodlands within the County, particularly within the Acton Area.

Per CDFW's letter dated October 9, 2013 (see attached), "these losses are a result of continued development, fuel modification, and human-caused wildfire...these

woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles national Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed." This corridor is recognized as "having a high priority for conservation" and considered an "Area of Conservation Emphasis by the CDFW for wildlife movement and its juniper woodland habitat components."

Based on CDFW's concern and staff's preliminary investigations, staff considers the loss of juniper woodlands an issue of local concern warranting mitigation. The proposed removal of an estimated 100-200 juniper trees will add to the cumulative effects of the loss of junipers over the years in the area.

As depicted on tentative map dated May 13, 2014, the design and location of the pads and driveways do not support the Plan policies or the CSD objectives mentioned above.

#### Site Visit

A site visit was made on April 16, 2015. The subject property is vacant and undeveloped.

#### Neighborhood Impact/Land Use Compatibility

Each proposed lot has sufficient net area to meet the lot area requirements of one acre. The subject property has street frontage along Burro Road (private and future street) established from the underlying Parcel Map (PM 25036, recorded on June 17, 1998)

The project site is currently undeveloped and vacant. The proposed single-family residences will be consistent with the existing single-family residential buildings in the neighborhood (directly east of the subject property). Since the single-family residential buildings already exist in the neighborhood, the lot split would not alter the neighborhood's rural character. The proposed residential use will be consistent with the existing land use in the community.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The conditions of the Los Angeles County Subdivision Committee ("Subdivision Committee"), which consists of the Departments of Regional Planning ("DRP"), Public Works, Fire, Parks and Recreation, and Public Health, based on maps dated May 13, 2015, are attached.

#### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

The California State Department of Fish and Wildlife provided comments in response to the draft Initial Study (see attached). Recommendations have been incorporated into the MMRP.

The Mountains Recreation & Conservation Authority ("MRCA") provided comments dated April 24, 2015 (see attached). Per the comments by MRCA, the "property is part of a rare wide and direct habitat connection between the Sierra Pelona Mountains and the mountain system between SR-14 and Soledad Canyon Road...If the partial

protection of this habitat linkage does not occur as mitigation for the proposed project, the project will most likely have a permanent significant biological impact.”

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has received two letters from the Acton Town Council dated May 7, 2008 and October 8, 2014 (see attached). Staff has received additional emails pertaining to wildlife corridor, juniper woodland preservation, and mitigation conditions from a member of the Town Council (see attached with department’s responses).

**STAFF RECOMMENDATION**

Staff is of the opinion that the project, as currently proposed, is not consistent with the policies of the General Plan or AV Plan, and does not comply with the CSD. Staff is also of the opinion, however, that relocation of the proposed building pads to a flatter area on the site will lessen the project’s aesthetics impact and impacts to the juniper woodlands, and may result in the project being consistent with the General Plan and AV Plan, and may bring the project into compliance with the CSD. A project redesign to reduce the project’s aesthetic and biological impacts to a less than significant level is also required as a mitigation measure pursuant to CEQA.

Staff therefore recommends that the Regional Planning Commission remand the project to staff for redesign consistent with this staff report. If the applicant will not agree to redesign the project consistent with staff’s recommendation and as required pursuant to CEQA, staff recommends the Regional Planning Commission deny the project. Staff has prepared findings for denial, which are attached to this staff report.

This recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

**SUGGESTED MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE HEARING FOR 90 DAYS AND DIRECT THE APPLICANT TO REDESIGN THE PROJECT CONSISTENT WITH STAFF’S RECOMMENDATIONS.**

Prepared by Lynda Hikichi, Senior Regional Planning Assistant, Land Divisions Section  
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

**Attachments:**

- Correspondence (from Acton Town Council and MRCA)
- CEQA Comments from California Dept. of Fish & Wildlife
- Environmental Document (Initial Study and MMRP)
- Site Photographs, Aerial Image

**PROJECT NO. PM068736-(5)**  
**VESTING TENTATIVE PARCEL MAP NO. 068736**

**STAFF ANALYSIS**  
**PAGE 8 OF 8**

Tentative Map, Exhibit Map, Land Use Map  
Draft Denial Findings

NP:LKH  
May 7, 2015

**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 ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Vesting Tentative Parcel Map No. 068736 ("PM068736") on May 20, 2015.
2. The permittee, Alan Laslovich ("permittee"), requests a Vesting Tentative Parcel Map to authorize the creation of two residential lots ("Project") 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. The Project proposes 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards. Private on-site sewage disposal (septic) is proposed for the residences.
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. The Project Site has 10.59 acres of land within the zero to 24.99 percent slopes, 10.14 acres of land within the 25-49.99 percent slopes, and 0.1 acre of land in areas with greater than 50 percent slopes.
4. The Project Site is located in the Soledad Zoned District and Acton Community Standards District ("CSD").
5. The Project Site is currently zoned A-1-1 (Light Agricultural-One Acre Minimum Lot Area).
6. 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 ("AV Plan") Land Use Policy Map.
7. 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
8. Surrounding land uses within a 500-foot radius include:
  - North: Vacant/undeveloped
  - South: Vacant/undeveloped
  - East: Single-family residential
  - West: Vacant/undeveloped

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

The subdivision request is a resubdivision of Lot #7 of Parcel Map ("PM") 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.

10. The Project Site is accessible via an easement on a neighbor's property identified with Assessor's Parcel Number 3217-027-035 from Sourdough Road. Access for the Project will be provided by a 24 foot wide paved easement through a neighbor's property, which continues onto the subject property as a shared private driveway and fire lane for about 40 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 building pads approximately 65,554 square feet (Parcel 1) and 65,897 square feet (Parcel 2).
11. Based on the slope density analysis, the low density threshold was 3.1 and the maximum density threshold was 10.4. The proposal of two residential units is below the low density threshold and thus, is not subject to the hillside management requirements and the project does not require a conditional use permit.
12. About 415 California juniper trees are within the subject property and the proposed project will result in the loss of an estimated 100-200 juniper trees.
13. 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.
14. Prior to the Commission's 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.) ("CEQA"), 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 ("MND") was the appropriate environmental document for the Project.
15. 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 hearing by mail, newspaper, property posting, library posting, and Department of Regional Planning ("DRP") website posting.
16. Staff has received two letters from the Acton Town Council dated May 7, 2008 and October 8, 2014 (see attached). Staff has received emails pertaining to wildlife corridor, juniper woodland preservation, and mitigation conditions from a member of the Town Council. Staff has responded to the comments.

17. A duly noticed public hearing was held on May 20, 2015 before the Commission.  
[Summary of proceedings]
18. The Project is consistent with the A-1-1 zoning designation for residential uses pursuant to County Code Section 22.24.070.
19. 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.
20. The design of the subdivision and the proposed improvements will 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 fuel modification areas.
21. The County considers the juniper woodlands as one of the declining woodlands. Juniper trees are recognized locally as sensitive habitats. The proposed removal of an estimated 100-200 juniper trees will add to the cumulative effects of the loss of junipers over the years in the area.
22. The California Department of Fish & Wildlife ("CDFW") considers juniper woodlands as an important natural resource in Los Angeles County and has concerns with regard to the cumulative loss of juniper woodlands within the County, particularly within the Acton Area. "These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles national Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed." This corridor is recognized as "having a high priority for conservation" and considered an "Area of Conservation Emphasis by the CDFW for wildlife movement and its juniper woodland habitat components."
23. The Commission finds that the Project proposes two large building pads of approximately 65,554 square feet (1.5 acres) and 65,897 square feet (1.5 acres), respectively. The building pads are located on a scenic hilltop with a slope exceeding 25% and in the slope of a hillside. Locating the large building pads as proposed would impact the scenic nature of the site, and cause visual disruption to residents in the vicinity of the site and to persons traveling along Sierra Highway. Grading associated with the large building pads in their proposed location would require the removal of approximately 100-200 juniper trees, which as discussed above are considered by the County and CDFW to be important natural resources in the County. The Project site contains a relatively flat, already disturbed location on site closer to Sourdough Road which could accommodate the two building pads. Locating the building pads on the flatter portion of the site would significantly reduce the Project's scenic impacts, and would reduce the impact to juniper trees on the site. The Commission therefore finds as follows:

- a. The proposed project does not meet the General Plan's objectives to encourage design compatible with and sensitive to the natural environment.
  - b. The proposed project does not meet the General Plan's objectives to encourage more efficient use of land, compatible with and sensitive to natural ecological, scenic, and open space resources.
  - c. The proposed project does not meet the General Plan's policy for new development to be compatible with the natural environment by implementing appropriate locational controls.
  - d. The proposed project does not meet the General Plan's policy to prevent inappropriate development in areas that are environmentally sensitive.
  - e. The proposed project does not meet the General Plan's policy to establish land use controls that afford effective protection for lands of major scenic value.
  - f. The proposed project does not meet the AV Plan's policy to minimize disruption and degradation of the environment.
  - g. The proposed project does not meet the AV Plan's policy to carefully integrate physical land use development into the natural environmental setting.
  - h. The proposed project does not meet the AV Plan's policy to utilize and enhance natural topographic features.
  - i. The proposed project does not meet the CSD's standard to preserve to the greatest extent possible existing natural contours.
  - j. The proposed project does not meet the CSD's standard to preserve native vegetation with the emphasis on the protection and revegetation.
24. 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. However, the permittee does not agree to the mitigation measures in the MMRP. The permittee does not agree to the relocation of the proposed building pads to lessen the impacts to the juniper woodlands. The Commission therefore finds that approval of the Project would result in a significant impact to the juniper woodlands.
25. 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, property posting, library posting, and DRP website posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries 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.

26. 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 subdivision and the provisions for its design and improvement are not consistent with the goals and policies of the General Plan and Antelope Valley Area Plan, and do not comply with the community-wide development standards of the Acton Community Standards District.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

Denies Vesting Tentative Parcel Map No. 068736 in view of the findings of fact and conclusions presented above.

NP:LKH  
May 7, 2015



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

**PROJECT NUMBER**      **HEARING DATE**  
PM068736                      TBD

**REQUESTED ENTITLEMENTS**  
Vesting Tentative Parcel Map No. 068736  
Environmental Assessment No. 200700124

## SUBDIVISION COMMITTEE REPORT

<b>OWNER / APPLICANT</b>	<b>MAP/EXHIBIT DATE:</b>	<b>SCM REPORT DATE:</b>	<b>SCM DATE:</b>
Alan and Jeanette Laslovich (Dean Paradise)	5/13/14	6/12/14	6/19/14

**PROJECT OVERVIEW**  
To create two single-family lots on 20 acre parcel.

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

**MAP STATUS**  
Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Additional Revisions (requires a fee):

<b>LOCATION</b>	<b>ACCESS</b>
West end of Sourdough Road, Acton	Via a private easement from Sourdough Road

<b>ASSESSORS PARCEL NUMBER(S)</b>	<b>SITE AREA</b>
3217-019-013	20.84 gross acres

<b>GENERAL PLAN / LOCAL PLAN</b>	<b>ZONED DISTRICT</b>	<b>SUP DISTRICT</b>
Antelope Valley Area	Soledad	5 <sup>th</sup>

<b>LAND USE DESIGNATION</b>	<b>ZONE</b>	<b>CSD</b>
N1 – Non-Urban 1 (0.5 du/ac)	A-1-1	ACTON

<b>PROPOSED UNITS (DU)</b>	<b>MAX DENSITY/UNITS (DU)</b>	<b>GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)</b>
2	10	46,500 cy cut and 46,500 cy fill (balanced on-site)

**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 <a href="mailto:lhikichi@planning.lacounty.gov">lhikichi@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 <a href="mailto:smathai@parks.lacounty.gov">smathai@parks.lacounty.gov</a>
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

---

## SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" 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. Project needs to show compliance of the Acton Community Standards District (e.g., Hillside Design).*

### Tentative Map:

1. The net area is listed as 20.09 acres. Per the Assessor's map, the net area totals 19.37 acres (not including the Restricted Use Area). Clarify the discrepancy
2. Show all existing and proposed easements on the tentative map.
3. Retaining walls are proposed within the slope easement. Please check with Public Works regarding the proposed retaining walls within the slope easement.
4. Provide elevations of the proposed retaining walls. Ensure to provide the width, length, and height of the proposed walls.

### Exhibit Map:

5. Information required for the CSD compliance may be shown on the exhibit map.
6. Provide the pad area information.
7. Under the Legend, the thick line denotes "potential building pad area" but seems to denote the lot lines. Clarify the discrepancy.

### Conditional Use Permit:

8. 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.
9. If a CUP is required, an "Exhibit A" will be required.

### Environmental Determination:

10. Due to the existence of Juniper woodlands on the subject property, mitigation of 3:1 will be required due to the sensitivity of the habitat type.
11. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment.
12. Additional comments from the biologist will be provided upon completion of the BCA review. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

### Community Standards District:

13. The CSD compliance should also include how the project complies with the Hillside Design Considerations, Preservation of Native Vegetation, Drainage, etc.

14. The proposed impervious area totals 10.5% and exceeds the maximum 10% allowed per the CSD requirements. Revise/redesign to ensure the impervious area does not exceed 10%.
15. The project is subject to the Acton CSD Architectural Style Guidelines.

Administrative/Other:

16. Provide wet signatures of the owner and applicant on the application.
17. Contact the Acton Town Council with regard to the revised project description and map/exhibits.
18. The project is subject to the Rural Outdoor Lighting ordinance.
19. The project is located within the State Responsibility Area (SRA) and subject to the SRA guidelines/requirements.
20. Provide a copy of the title report.
21. Verification regarding construction rights within the easements is required.

---

**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*
- *Seven (7) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)*
- *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. Provide a release letter from the prior engineer (LandTech).
2. An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 2) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
3. Please see attached Storm Drain and Hydrology review sheet (Comment 3) for comments and requirements.
4. Please see attached Grading review sheet (Comments 2 and 3) for requirements.
5. A revised tentative map and exhibit maps required to show the following additional items:
  - a. Provide the number "0" in front of PM 68736 (i.e. PM 068736).
  - b. Please see attached Road review sheet for requirements.
  - c. Please see attached Grading review sheet (Comment 1) for requirements.

*HCW*  
Prepared by John Chin  
pm68736L-rev2.doc  
<http://planning.lacounty.gov/case/view/pm068736/>

Phone (626) 458-4918

Date 06-02-2014



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

PARCEL MAP NO. 068736

REVISED TENTATIVE MAP DATED 05/13/14  
EXHIBIT MAP 05/13/14

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.
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.

Reviewed by *Ernesto J Rivera* Date 06/06/14 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 and/or exhibit map is required to show the following additional items:
  - a. Include over-excavation volume as applicable since it may increase the earthwork volume passing the threshold of CUP (100,000 CY).
2. Approval of the latest Hydrology Plan approved by the Storm Drain and Hydrology Section of Land Development Division.
3. The easement documents provided will need to be reviewed to determine whether it contains construction and maintenance rights as this seems to be unclear. If these documents do not provide construction and maintenance rights you may pursue acquiring separate covenants from the fee owner and the easement holder prior to tentative map approval.

Name Nazem Said  Date 6/10/2014 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 068736\GP 068736\2014-05-13 TPM 068736 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 68736 (Rev.)

Page 1/1

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

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

A revised tentative map and exhibit map is required. See road comments as shown in the attached files (2014-06-06 TPM 068736 Exhibit Map dated 2014-05-13 RD checkprint) which can be found at the following ftp link:

<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%2068736/>

PC

Name Patricia Constanza  
pm68736r-rev2

Phone (626) 458-4921

Date 06-10-2014

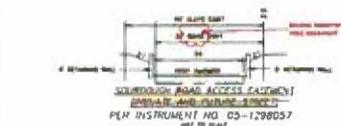
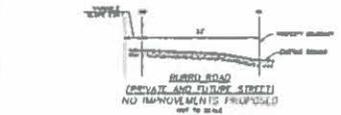
APPROVED  
 (SEAL OF PROFESSIONAL ENGINEER)  
 (SEAL OF PROFESSIONAL SURVEYOR)  
 DATE: 06/11/14

## EXHIBIT "A"

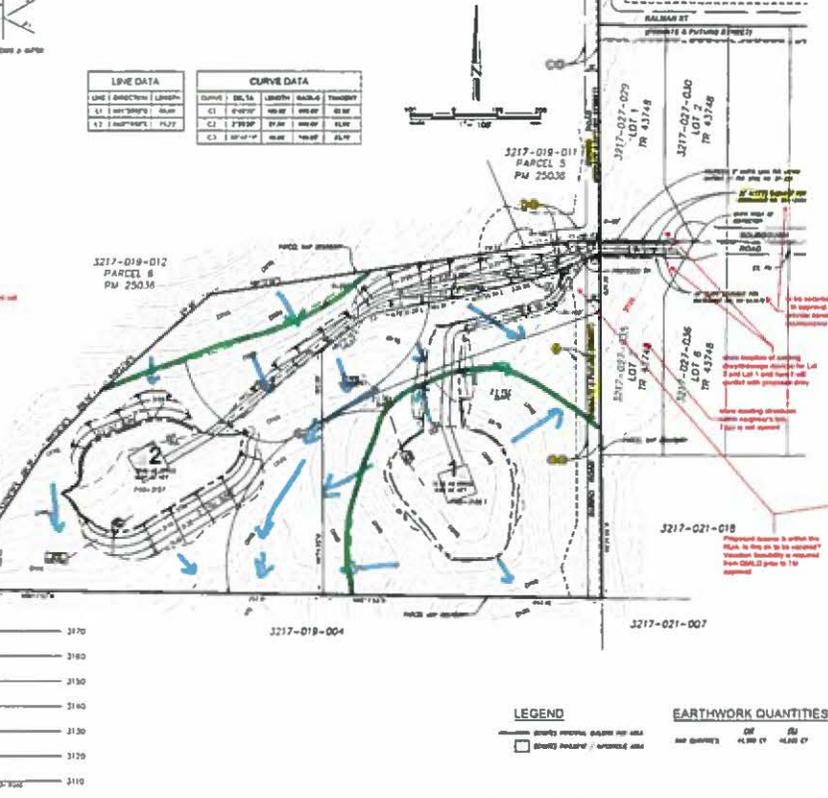
### MINOR LAND DIVISION

#### VESTING TENTATIVE PARCEL MAP NO. 68736

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



LINE DATA		CURVE DATA			
LINE 1	DIRECTION   LENGTH	CURVE 1	DELTA	LENGTH	RADIUS
S1	100°00'00"   100.00	C1	90°00'	100.00	50.00
S2	100°00'00"   100.00	C2	90°00'	100.00	50.00
S3	100°00'00"   100.00	C3	90°00'	100.00	50.00



**LEGAL DESCRIPTION**  
 PARCEL 1 OF PARCEL MAP 28636, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 281, PAGE 88, BEARING N 10° 00' 00" W, 100.00 FEET, OF MAPS IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

**OWNER:**  
 ALAN & JEANETTE LASLOVICH  
 3051 CLAYVALE ROAD  
 ACTON, CA 93510

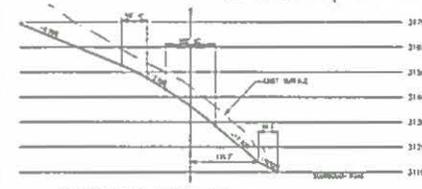
**LOT TABULATION**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. AC.)
1	10,000.00	0.230
2	10,000.00	0.230
3	10,000.00	0.230
4	10,000.00	0.230
5	10,000.00	0.230
6	10,000.00	0.230

- EASEMENT NOTES:**
- Proposed easement is shown in red. It is a 10-foot wide easement for utility lines.
  - Proposed easement is shown in red. It is a 10-foot wide easement for utility lines.
  - Proposed easement is shown in red. It is a 10-foot wide easement for utility lines.
  - Proposed easement is shown in red. It is a 10-foot wide easement for utility lines.

**UTILITIES**  
 ALL UTILITIES SHOWN ARE APPROXIMATE. EXISTING UTILITIES SHOWN IN RED. PROPOSED UTILITIES SHOWN IN BLUE. ALL UTILITIES SHOWN ARE SUBJECT TO FIELD SURVEY.

- NOTES**
- SEE SET OF THIS MAP FOR NOTES.
  - ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
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**LEGEND**

[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	PROPOSED EASEMENTS

**EARTHWORK QUANTITIES**

TYPE	AMOUNT
CUT	14,000 CY
FILL	14,000 CY

NO.	DESCRIPTION	DATE	BY

ALAN & JEANETTE LASLOVICH  
 3051 CLAYVALE ROAD  
 ACTON, CA 93510



Engineering • Planning • Surveying  
 1001 MAIN ST. SUITE 200 - TORRANCE, CA 90501  
 PREPARED UNDER THE SUPERVISION OF

IN THE COUNTY OF LOS ANGELES  
 VESTING TENTATIVE  
 PARCEL MAP NO. 68736  
 01 of 01

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

Page 1/1

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

- 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  
pm68736L-rev2.doc  
<http://planning.lacounty.gov/case/view/pm068736/>

Phone (626) 458-4918

Date 06-02-2014

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, 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.

*HW*  
*JL*  
Prepared by John Chin  
pm68736L-rev2.doc  
<http://planning.lacounty.gov/case/view/pm068736/>

Phone (626) 458-4918

Date 06-02-2014

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 ---

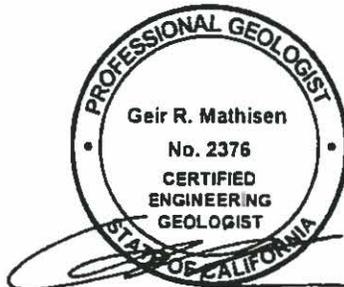
TENTATIVE MAP DATED 5/13/14 (Revision)  
LOCATION Acton  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE ---  
REPORT DATE ---

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.



Prepared by Geir Mathisen Date 5/29/14

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/qmed/Manual.pdf>



Prepared by \_\_\_\_\_

Date 5/22/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qmed/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\PR 68736, Acton, TPM-A\_3.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 68736 (Rev.)

Page 1/1

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. Provide a non-exclusive easement along the proposed private driveway to provide access to lots 1 and 2 to the satisfaction of the Fire Department and Public Works.

PC

Name Patricia Constanza  
pm68736r-rev2

Phone (626) 458-4921

Date 06-10-2014

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  
pm68736s-rev2.doc

Phone (626) 458-4921

Date 06-09-2014

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

Page 1/1

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  
pm68736w-rev2.doc

Phone (626) 458-4921

Date 06-09-2014



**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

---

**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.



**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

- 
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.



**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](mailto:Juan.Padilla@fire.lacounty.gov).



**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  = 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:

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  
QMB02F.FRX



**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  = Proposed Units  + Exempt Units

	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	
<b>Total Acre Obligation =</b>				<b>0.00</b>

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					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

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



**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](http://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** M.T  
 Environmental Health Specialist IV  
 Land Use Program  
 5050 Commerce Drive  
 Baldwin Park, California 91706  
 TEL (626) 430-5382 • FAX (626) 813-3016

Date 06-26-2014

TO: Nooshine Paidar  
Department of Regional Planning

Attention Lynda Hikichi

FROM: John Chin  
Department of Public Works

**Parcel Map No. 068736-rev2.**

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

Revised Public Works' report for map dated \_\_\_\_.

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

**Subdivision: Updated Denials No. 4 and 5a.. Removed Grading Comment No. 5c.**

**Grading: Removed Denial Comments 1 & 2.**

Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).

Public Works still has Subdivison, Hydrology, Grading, and Revised Map denials.

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.

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. Provide a release letter from the prior engineer (LandTech).
2. An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 2) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
3. Please see attached Storm Drain and Hydrology review sheet (Comment 3) for comments and requirements.
4. Please see attached Grading review sheet for requirements.
5. A revised tentative map and exhibit maps required to show the following additional items:
  - a. Provide the number "0" in front of PM 68736 (i.e. PM 068736) if a revised map is submitted.
  - b. Please see attached Road review sheet for requirements.

*HCW*

*JLC*

Prepared by John Chin

Phone (626) 458-4918

Date 06-26-2014

pmm68736L-rev2(updated 06-26-2014).doc  
<http://planning.lacounty.gov/case/view/pm068736/>



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

PARCEL MAP NO. 068736

REVISED TENTATIVE MAP DATED 05/13/14  
EXHIBIT MAP 05/13/14

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.
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.

Reviewed by *Ernesto J Rivera* Date 06/06/14 Phone (626) 458-4921  
Ernesto J Rivera

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

Page 1/1

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

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. The easement documents provided will need to be reviewed to determine whether it contains construction and maintenance rights as this seems to be unclear. If these documents do not provide construction and maintenance rights you may pursue acquiring separate covenants from the fee owner and the easement holder prior to tentative map approval.

Name Nazem Said  Date 6/23/2014 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 068736\GP 068736\2014-05-13 TPM 068736 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 68736 (Rev.)

Page 1/1

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

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

A revised tentative map and exhibit map is required. See road comments as shown in the attached files (2014-06-06 TPM 068736 Exhibit Map dated 2014-05-13 RD checkprint) which can be found at the following ftp link:

<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%2068736/>

PC

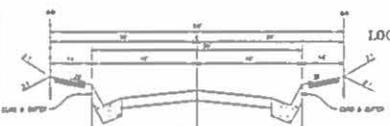
Name Patricia Constanza  
pm68736r-rev2

Phone (626) 458-4921

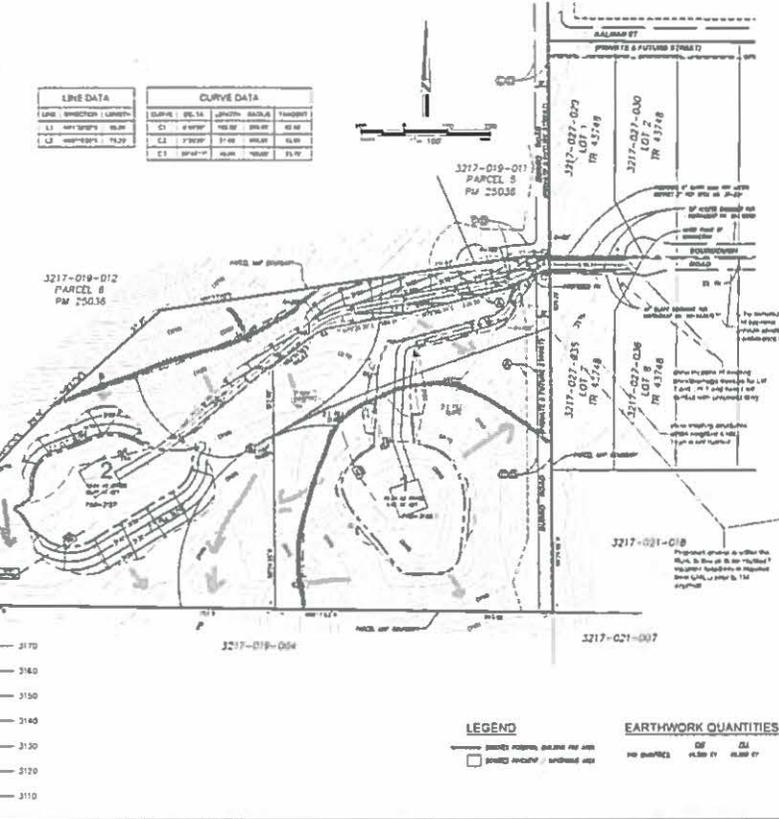
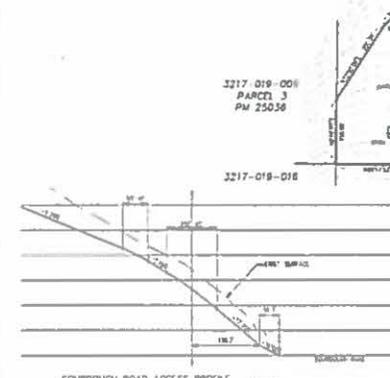
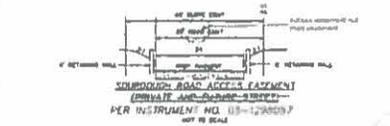
Date 06-10-2014

RECEIVED  
 DEPT OF PUBLIC WORKS  
 PLANNING  
 DIVISION  
 DATE: 06/11/14

**EXHIBIT "A"**  
**MINOR LAND DIVISION**  
**VESTING TENTATIVE PARCEL MAP NO. 68736**  
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA		CURVE DATA			
LINE	DIRECTION / LENGTH	STARTING POINT	END POINT	LENGTH	ANGLE
L1	WEST 100.00	0+00	0+100	100.00	90.00
L2	SOUTH 100.00	0+100	1+00	100.00	90.00
L3	EAST 100.00	1+00	2+00	100.00	90.00



**LEGAL DESCRIPTION**  
 PARCELS 1 OF PARCEL 100, SITES 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**OWNER:**  
 ALAN & JEANETTE LASLOVICH  
 3051 CLAYVALE ROAD  
 ACTON, CA 95110

**LOT TABULATION**

LOT NO.	ACRES	FEET	INCHES
1	1.85 AC	1	00
2	1.84 AC	1	00
3	2.00 AC	2	00

**EASEMENT NOTES:**  
 1. ALL EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN.  
 2. THE EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN.  
 3. THE EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN.

**UTILITIES**  
 ALL UTILITIES SHOWN ON THIS MAP ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN.

**NOTES**  
 1. THE EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN.  
 2. THE EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN.  
 3. THE EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN.

**LEGEND**

PROPOSED IMPROVEMENTS (DASHED LINE)  
 EXISTING IMPROVEMENTS (SOLID LINE)

**EARTHWORK QUANTITIES**

1.00 CU YD  
 1.00 CU YD

NO.	DESCRIPTION	DATE	BY	APPROVED

**SUBMITTER APPLICANT**  
**ALAN & JEANETTE LASLOVICH**  
 3051 CLAYVALE ROAD  
 ACTON, CA 95110



**Alan & Jeanette Laslovich, Inc.**  
 Engineering • Planning • Surveying  
 10000 W. 10th St., Suite 100, Los Angeles, CA 90024  
 (310) 441-1111

IN THE COUNTY OF LOS ANGELES  
**VESTING TENTATIVE PARCEL MAP NO. 68736**  
 SHEET NO. 01 OF 01

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

Page 1/1

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

- 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 06-02-2014

pm68736L-rev2.doc  
<http://planning.lacounty.gov/case/view/pm068736/>

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, 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.

*HCW*  
*JL*  
Prepared by John Chin  
pm68736L-rev2.doc  
<http://planning.lacounty.gov/case/view/pm068736/>

Phone (626) 458-4918

Date 06-02-2014

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 --

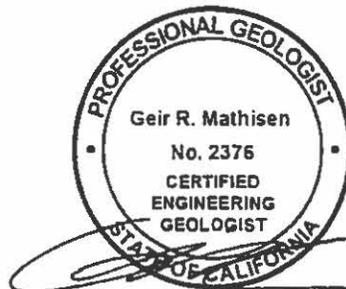
TENTATIVE MAP DATED 5/13/14 (Revision)  
LOCATION Acton  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE --  
REPORT DATE --

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.



Prepared by Geir Mathisen

Date 5/29/14

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/qmed/Manual.pdf>

Prepared by \_\_\_\_\_



Date 5/22/14

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

**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\PR 68736, Acton, TPM-A\_3.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 68736 (Rev.)

Page 1/1

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. Provide a non-exclusive easement along the proposed private driveway to provide access to lots 1 and 2 to the satisfaction of the Fire Department and Public Works.

PC

Name Patricia Constanza  
pm68736r-rev2

Phone (626) 458-4921

Date 06-10-2014

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  
pm68736s-rev2.doc

Phone (626) 458-4921

Date 06-09-2014

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

Page 1/1

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  
pm68736w-rev2.doc

Phone (626) 458-4921

Date 06-09-2014

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).**

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

Revised Public Works' report for map dated \_\_\_\_\_.

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 Page 1/1.**

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

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

Public Works still has \_\_\_\_\_ denials.

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.

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.
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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.

*HCW*  
*JL*  
Prepared by John Chin  
pm68736L-rev2(updated 08-18-14).doc  
<http://planning.lacounty.gov/case/view/pm068736/>

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 J 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 ---

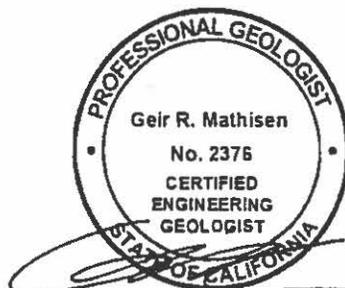
TENTATIVE MAP DATED 5/13/14 (Revision)  
LOCATION Acton  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE ---  
REPORT DATE ---

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.



Prepared by Geir Mathisen Date 5/29/14

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/qmed/Manual.pdf>



Prepared by \_\_\_\_\_ Date 5/22/14

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

**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\PR 88736, Acton, TPM-A\_3.doc

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  
P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 068736\GP 068736\2014-05-13 TPM 068736 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 68736 (Rev.)

Page 1/1

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  
pm68736r-rev2updated 08-18-2014

Phone (626) 458-4921

Date 08-18-2014

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  
pm68736s-rev2.doc

Phone (626) 458-4921

Date 06-09-2014

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

Page 1/1

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  
pm68736w-rev2.doc

Phone (626) 458-4921

Date 06-09-2014

**Environmental Checklist Form (Initial Study) – DRAFT**  
County of Los Angeles, Department of Regional Planning



**Project title:** “Sourdough Road Parcel Map” / Project No. PM068736 / Vesting Tentative Parcel Map No. 068736 / Environmental Assessment No. 200700124

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Lynda Hikichi, (213) 974-6433

**Project sponsor’s name and address:** Alan and Jeanette Laslovich, 3051 Clayvale Road, Acton, CA 93510

**Project location:** North of Sierra Highway, West of Crown Valley Road, and Southwest of Sourdough Road, Antelope Valley

**APN:** 3217-019-013 USGS Quad: Acton

**Gross Acreage:** 20.84 acres

**General plan designation:** Non-urban

**Community/Area wide Plan designation:** N1 – Non-Urban 1 (0.5 dwelling unit per acre), Antelope Valley Area Plan

**Zoning:** A-1-1 (Light Agricultural), Acton Community Standards District

**Description of project:** Alan and Jeanette Laslovich (owners) are proposing a vesting tentative parcel map to create two single-family residential lots on 20.8 acres located north of Sierra Highway, west of Crown Valley Road, and southwest of Sourdough Road. The lot split would divide the roughly trapezoidal lot, along a north-south line, into two lots of 10.20 acres (Parcel 1) and 10.64 acres (Parcel 2), respectively. The two-lot subdivision involves 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards. The subject property is under the jurisdiction of the Los Angeles County Waterworks District No. 37 and proposing to connect to an existing public water facility. Private on-site sewage disposal (septic) is proposed for the residences. Access to the proposed subdivision is via an easement on a neighbor’s property identified with Assessor’s Parcel Number 3217-027-035.

**Surrounding land uses and setting:** The project site is currently undeveloped and surrounded by residential development to the east and northeast; and undeveloped land to the north, west, and south. There is commercial development farther to the southeast of the project site. There are some rural residences farther to the northwest.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

**Major projects in the area (nearby the project site):**

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>88061/TR45613 / CP88061</u>	<u>Seven single-family lots on 16.2 acre and CUP for hillside management: Denied due to Inactivity on December 7, 2004</u>
<u>PM06294 / PM06294</u>	<u>Four single-family lots on 20 acres: Approved on August 21, 2007</u>
<u>93148 / CP 93148</u>	<u>Wireless Telecommunications Facility – Approved on July 11, 1994</u>
<u>PM068707 / PM068707</u>	<u>Three single-family lots: Denied due to Inactivity on March 5, 2013</u>
<u>85223 / TR43748</u>	<u>Twelve single-family lots on 20 acres: Recorded on February 4, 1987</u>
<u>86370 / TR44477</u>	<u>Four single-family lots on 10 acres: Recorded on March 15, 1988</u>
<u>90126 / TR49370 / LP90126</u>	<u>Seven single-family lots on 8.16 acres and local plan amendment from N1 to N2: Denied due to Inactivity on March 13, 2005</u>
<u>93105 / CP93105 / VA93105</u>	<u>Alcohol CUP and variance for similar use within 500 ft. radius: Approved on December 15, 1993</u>
<u>90370 / PM16832</u>	<u>One Multi-family lot with 48 apartments and one commercial lot on 4.332 acres: Recorded on August 17, 1999</u>
<u>85543 / TR44355 / CP 85543 / ZC 85543</u>	<u>Four Industrial lots, one commercial lot, and one multi-family lot on 10.32, CUP for commercial building and truck stop in proposed M-1-DP zone, zone change from C-3 and R-3 to M-1-DP: Denied due to Inactivity on October 27, 1992</u>

**Reviewing Agencies:**

*Responsible Agencies*

- None
- Regional Water Quality Control Board:
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

*Trustee Agencies*

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- 

*County Reviewing Agencies*

- DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division

*Regional Significance*

- None
- SCAG Criteria
- Air Quality (Antelope Valley AQMD)
- Water Resources
- Santa Monica Mtns. Area
- 

- Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Greenhouse Gas Emissions     | <input type="checkbox"/> Population/Housing                            |
| <input type="checkbox"/> Agriculture/Forest              | <input type="checkbox"/> Hazards/Hazardous Materials  | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Hydrology/Water Quality      | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic                        |
| <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Mineral Resources            | <input type="checkbox"/> Utilities/Services                            |
| <input type="checkbox"/> Energy                          | <input type="checkbox"/> Noise                        | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils                   |   |  |

**DETERMINATION:** (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

*Sybil Hill*  
Signature (Prepared by)

3-17-2015  
Date

*Noushin Pajdar*  
Signature (Approved by)

3/17/15  
Date

## 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Have a substantial adverse effect on a scenic vista?

The project site is located about 1,341 feet from the Crown Valley Road, 991 feet from Sierra Highway, and 1,203 feet from the Antelope Valley Freeway (State Route 14). Crown Valley Road, Sierra Highway, and the Antelope Valley Freeway are not designated as Scenic Highways. However, 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 for the proposed residences on areas with lower elevations will diminish the effects on the scenic vistas from the roadways.

- b) Be visible from or obstruct views from a regional riding or hiking trail?

The closest proposed trails are located along Crown Valley Road and Sierra Highway. Vasquez Loop Trail is proposed along Crown Valley Road, located about 1341 feet from the project site. The Darrell Readmond Trail is proposed along Sierra Highway, located about 991 feet from the project site. The two residences are proposed on areas with slopes 25-50% and the residences will be visible from the proposed trails.

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project site is presently undeveloped and contains undisturbed open space. Approximately 4.7 acres of the project site, mostly within the central portion of the site, contain California juniper/California buckwheat scrub. (Source: Results of a Biological Constraints Analysis letter report by PCR, May 8, 2014.) A total of 46,500 cubic yards of cut and 46,500 cubic yards of fill are proposed for the private driveways and fire lanes, and the large building pads for the two residences. Due to the location of the proposed residences and size of the building pads, an estimated 100-200 juniper trees will be removed. The juniper woodland impacts will be mitigated on a sliding scale based on the mitigation measures selected by the owners. There are no historical buildings on the project site.

- d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The project site is currently undeveloped; and surrounded by residential development to the east and northeast; and undeveloped land to the north, west, and south. There is commercial development farther to the southeast of the project site. There are some rural residences farther to the northwest. Single-family residences are proposed for the subject property and the proposed land use is consistent with the

surrounding character of the area. Proposed structures are subject to the guidelines and requirements of the Acton Community Standards District (CSD) and other applicable zoning standards. The two large building pads for the residences are proposed on areas with slopes of 25-50%; and the residences, graded slopes around the building pads, and fuel modification areas will be visible from the roadways, thus potentially affecting the scenic vistas. The location of the two proposed residences may degrade the existing visual character of the area.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The proposal of two single-family residences would introduce an incremental increase in development within a rural area. The project would develop a second single-family residence on a property currently zoned for one single-family residence. The indoor and outdoor lighting for the proposed structures would introduce a source of new light in an area with limited lighting. The subject property is located within the Rural Outdoor Lighting District, and subject to all requirements and guidelines of this ordinance.

**2. AGRICULTURE / FOREST**

<b>Would the project:</b>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently undeveloped and zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area). The project site is identified as “Other Land” on the Farmland Mapping and Monitoring Program within the Division of Land Resource Protection of the California Department of Conservation. “Other Land” is non-agricultural land use and includes low density rural developments, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres, and vacant and nonagricultural areas surrounded by development. The project site is not considered farmland. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Source: California Department of Conservation, website accessed on August 6, 2014.

<b>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and the proposed single-family residences are permitted in this zone. The project site is undeveloped and is not presently used for agriculture. The proposed project is a permitted use within the current zoning. The proposed project site is not under a Williamson Act Contract and is not located within an Agricultural Opportunity Area. Source: California Department of Conservation, Division of Land Resource Protection, website accessed on August 6, 2014 and Regional Planning GIS website accessed on August 6, 2014.

<b>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and is not zoned as forestland. The project site is not located in a National Forest area. The Angeles National Forests are located approximately 27,989 feet (5.3 miles) northwest and 17,582 feet (3.3 miles) southeast from the project site.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and is not zoned as forestland. The project site is not located in a National Forest area.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and is not zoned as forestland. The project site is not located in a National Forest area. Properties surrounding the subject property are not currently used for agricultural purposes or located in a National Forest area.

### 3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

Project construction would involve the short-term use of heavy-duty construction vehicles, which may generate air pollutant emissions. Fugitive dust emissions will be generated during grading and excavation of the site. Construction emissions (equipment exhaust, wind erosion, vehicle exhaust) would be short-term in nature, limited to the periods when construction activity is taking place. Thus, construction emissions should not add to the long-term air quality degradation. Daily emissions from construction sources are not expected to exceed daily SCAQMD emissions thresholds for criteria pollutants because of the limited nature of the proposed development. The project will be required to comply with local regulations in connection with fugitive dust control. Short-term construction activities with regard to air emissions are considered to be less than significant from these impacts.

The proposed project of subdividing an existing lot into two parcels should incrementally increase traffic in the area and could result in an incremental increase in emissions from stationary sources associated with natural gas and electrical consumption. Daily emissions from vehicular and stationary sources would not likely exceed daily SCAQMD emissions thresholds for criteria pollutants because of the limited operational activities associated with one or two single-family residences.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Project construction and operation would result in an incremental increase in emissions but not in excess of the state and federal significant thresholds. Total project grading would involve 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The project site is located within the South Coast Air Basin (SCAB), which is currently in non-attainment for several criteria pollutants. Operational activities associated with the proposed project in the addition of two new single-family residences would not result in a cumulative considerable increase in air pollutant emissions.

d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project entails subdividing an existing lot into two single-family residential parcels. The project site is located approximately 1,203 feet (0.22 mile) from the Antelope Valley Freeway, also known as the State Route 14. The project site is not located near heavy industrial uses. The nearest parks to the project site are the Acton Park, Acton Wash Wildlife Sanctuary, and Vasquez Rocks Natural Area, located approximately 8,371 feet (1.6 miles), 10,179 feet (1.93 miles), and 29,516 feet (5.6 miles) from the project site respectively. The nearest schools to the project site are the Vasquez High School, High Desert Middle School, Acton Elementary School, Meadowlark Elementary School, and Shiloh Christian School, located approximately 2,121 feet (0.4 mile), 2,703 feet (0.51 mile), 8,472 feet (1.6 miles), 9,099 feet (1.72 miles), and 10,405 feet (1.97 miles) respectively. The proposed project of subdividing an existing lot into two parcels will not expose sensitive receptors (e.g., schools and parks) to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

Grading and construction activities may result in short-term fugitive dust or other potential emissions. Although there are single-family residences to the east and northeast of the subject property, properties directly to the north, east, and south of the project site are vacant. This project would not generate any objectionable odors.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A total of 23 special-status plant species were reported in the vicinity based on CA Natural Diversity Database (CNDDDB) and California Native Plant Society (CNPS) within the nine-quadrangle search area, including San Gabriel manzanita (*Arctostaphylos glandulosa* ssp. *gabrielensis*), Nevin’s barberry (*Berberis nevinii*), slender mariposa lily (*Calochortus clavatus* var. *gracilis*), Palmer’s mariposa lily (*C. palmeri* var. *palmeri*), Plummer’s mariposa lily (*C. plummerae*), alkali mariposa lily (*C. striatus*), Peirson’s morning-glory (*Calystegia peirsonii*), Mt. Gleason paintbrush (*Castilleja gleasonii*), southern tarplant (*Centromadia parryi* ssp. *australis*), San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), white-bracted spineflower (*C. xanti* var. *leucotheca*), slender-horned spineflower (*Dodecabema leptoceras*), California satintail (*Imperata brevifolia*), lemon lily (*Lilium parryi*), San Gabriel linanthus (*Linanthus concinnus*), sagebrush loeflingia (*Loeflingia squarrosa* var. *artemisiarum*), Peirson’s lupine (*Lupinus peirsonii*), Davidson’s bush-mallow (*Malacothamnus davidsonii*), Ojai navarretia (*Navarretia ojaiensis*), short-joint beavertail (*Opuntia basilaris* var. *brachyclada*), Rock Creek broomrape (*Orobanche valida* ssp. *valida*), Mason’s neststraw (*Stylocline masonii*), and Greata’s aster (*Symphylotrichum greatae*). (Source: Biological Constraints Analysis (BCA) Letter Report, PCR Services Corporation (PCR), May 8, 2014.)

Due to lack of suitable habitat, or the study area being outside of the range of the species, the following plant species are not expected to occur: San Gabriel manzanita, Nevin’s barberry, Palmer’s mariposa lily, alkali mariposa lily, Mt. Gleason paintbrush, southern tarplant, San Fenando Valley spineflower, white-bracted spineflower, slender-horned spineflower, California satintail, lemon lily, San Gabriel linanthus, sagebrush loeflingia, Peirson’s lupine, Davidson’s bush-mallow, Ojai navarretia, Rock Creek broomrape, and Greata’s aster. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

There is potential for several special-status plant species to occur within the study area due to the presence of potentially suitable habitat (i.e., California buckwheat scrub and California juniper woodland/California buckwheat scrub habitats). These include slender mariposa lily, Plummer’s mariposa lily, Peirson’s morning-glory, short-joint beavertail, and Mason’s neststraw. Approximately 14.0 acres of California buckwheat scrub occurs on-site through the study area. Approximately 4.7 acres of California juniper/California buckwheat scrub occurs on-site within the central portion of the study area. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

No special-status plant species were observed within the study area during the general biological survey, and no special-status plant species were observed within the study area during the April 2014 spring survey and none are expected. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

A total of 35 special-status wildlife species were reported in the vicinity based on the nine-quadrangle search area of the CA Natural Diversity Database (CNDDDB), including Santa Ana sucker (*Catostomus santaanae*), unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), arroyo chub (*Gila orcutti*), Santa Ana speckled dace (*Rhinichthys osculus* ssp. 3), arroyo toad (*Anaxyrus californicus*), California red-legged frog (*Rana draytonii*), southern mountain yellow-legged frog (*Rana muscosa*), Coast Range newt (*Taricha torosa*), silvery legless lizard (*Anniella pulchra pulchra*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), rosy boa (*Charina trivirgata*), western pond turtle (*Emys marmorata*), coast horned lizard (*Phrynosoma blainvillii*), two-striped garter snake (*Thamnophis hammondi*), Cooper's hawk (*Accipiter cooperii*), tricolored blackbird (*Agelaius tricolor*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), golden eagle (*Aquila chrysaetos*), Bell's sage sparrow (*Artemisiospiza belli belli*), burrowing owl (*Athene cunicularia*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), mountain plover (*Charadrius montanus*), southwestern willow flycatcher (*Empidonax traillii extimus*), prairie falcon (*Falco mexicanus*), loggerhead shrike (*Lanius ludovicianus*), coastal California gnatcatcher (*Polioptila californica californica*), Le Conte's thrasher (*Toxostoma lecontei*), least Bell's vireo (*Vireo belli pusillus*), pallid bat (*Antrozous pallidus*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), Yuma myotis (*Myotis yumanensis*), southern grasshopper mouse (*Onychomys torridus ramona*), San Joaquin pocket mouse (*Perognathus inornatus inornatus*), and Mohave ground squirrel (*Xerospermophilus mohavensis*). (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

Due to lack of suitable habitat, or the project site being outside of the range of the species, the following wildlife species are not expected to occur: Santa Ana sucker, unarmored threespine stickleback, arroyo chub, Santa Ana speckled dace, arroyo toad, California red-legged frog, southern mountain yellow-legged frog, Coast Range newt, two-striped garter snake, western pond turtle, tricolored blackbird, mountain plover, southwestern willow flycatcher, prairie falcon, coastal California gnatcatcher, Le Conte's thrasher, least Bell's vireo, Yuma myotis, San Joaquin pocket mouse, and Mohave ground squirrel (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

There is potential for several special-status wildlife species to occur within the project site due to the presence of potentially suitable habitat (i.e., California buckwheat scrub and California juniper woodland/California buckwheat scrub habitats). These include southern silvery legless lizard, coastal whiptail, rosy boa, coast horned lizard, Cooper's hawk, California rufous-crowned sparrow, golden eagle, Bell's sage sparrow, burrowing owl, Swainson's hawk, loggerhead shrike, pallid bat, southern grasshopper mouse, and San Diego black-tailed jackrabbit.

Cooper's hawk, California rufous-crowned sparrow, Bell's sage sparrow, and coastal whiptail used to be California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC) but have been downrated and are no longer considered SSC. They may utilize the site, but project related impacts to these species would not be expected to substantially reduce local population sizes and would be considered less than significant.

Silvery legless lizard, rosy boa, southern grasshopper mouse, pallid bat, loggerhead shrike, San Diego black-tailed jackrabbit, and coast horned lizard are SSC have potential to occur within the project site.

Golden eagle is considered a State Fully Protected species by CDFW, and Swainson's hawk is a Threatened species under the California Endangered Species Act (CESA). Neither is expected to nest on or near the project site, but both may rarely forage in the area.

Burrowing owl is a SSC that has potential to occur within the project site but is not expected to be present. A phase I burrowing owl survey, conducted in 2009, showed that no burrowing owl or sign were observed. No evidence or burrowing owl was observed during the site visits made by PCR in 2013 and 2014. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.) Conditions will be imposed to ensure

pre-construction nesting bird survey is conducted prior to ground disturbance. Mitigation will be required to ensure potentially significant impacts to breeding habitat do not occur in the event that any burrowing owls are observed within the project site.

- b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

On-site vegetation has been classified as California buckwheat scrub, California juniper woodland/California buckwheat scrub, and disturbed. Los Angeles County notes that much of the area classified as California buckwheat scrub in the BCA prepared for the project, meets membership rules for classification as California juniper woodland, based on juniper cover. Although none of these plant associations has been afforded a sensitive or "high priority for inventory" designation by CDFW on a state-wide basis, CDFW has concerns regarding the cumulative loss of California juniper woodland within the County of Los Angeles and particularly within the Acton area. These losses are a result of continued development, fuel modification, and human-caused wildfire. Juniper woodland includes stands where California junipers are dominant or co-dominant (Sawyer, et al. 2009). These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles National Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed. This corridor is recognized by CDFW and other resource agencies, state and local conservancies, conservation organizations, and citizens within the County and the City of Santa Clarita as having a high priority for conservation. The corridor is considered an Area of Conservation Emphasis by CDFW for wildlife movement and its juniper woodland habitat components.

The proposed project will result in the loss of an estimated 100 – 200 juniper trees. Relocation and reduction of the building pads will reduce impacts to juniper woodlands, and mitigation in the form of habitat preservation or contribution of an in-lieu fee for the purposes of conservation planning will alleviate the project contribution to the cumulative loss of juniper woodland in the region.

- c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code §1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The project site does not support any wetlands or any Army Corps of Engineers (USACE) or Regional Water Quality Control Board (RWQCB) jurisdictional "waters of the U.S." or "waters of the State." (Source: Results of a Biological Constraints Analysis Letter Report, PCR, May 8, 2014 and <http://www.fws.gov/wetlands/Data/Mapper.html>, accessed Aug. 18, 2014.)

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife movement: The project site is undeveloped with native habitat that is situated adjacent to a rural residential community within a network of undeveloped open space connecting the Sierra Pelona Mountains to the north and open space areas of the San Gabriel Mountains to the southwest. Wildlife access to these southern open space areas is hindered by a major thoroughfare in the region (Sierra Highway) and a freeway (State Route 14, Antelope Valley Freeway), which serve as barriers to wildlife movement. The nearest breaks in these barriers lie at the Crown Valley Road and Red Rover Mine Road undercrossings of the I-14 freeway, approximately 0.45 miles southeast and 0.80 miles southwest of the project site, respectively. Rural residential, suburban residential, and commercial development occur to the east and west of the project site and pose diffuse obstacles to wildlife movement in an east-west direction. Despite the highway and freeway posing significant barriers to movement to the south, the project site is located where a continuous, mostly undeveloped corridor between the Sierra Pelona Mountains and the San Gabriel Mountains is still open (via the Crown Valley and Red Rover Mine Road undercrossings). As such, movement of wildlife species in a north-south direction on both a local and regional level likely occurs to some degree through the vicinity of the study area. The project entails subdividing an existing residential lot into two residential parcels for two single-family homes adjacent to an existing small residential community and will remove native habitat, resulting in a constriction of the local habitat linkage.

CDFW has concerns regarding the cumulative loss of California juniper woodland within the County and particularly within the Acton area. These losses are a result of continued development, fuel modification, and human-caused wildfire. These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles National Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed. This corridor is recognized by CDFW and other resource agencies, state and local conservancies, conservation organizations, and citizens within the County and the City of Santa Clarita as having a high priority for conservation. The corridor is considered an Area of Conservation Emphasis by CDFW for wildlife movement and its juniper woodland habitat components.

In 2006, The Nature Conservancy published their Santa Clara River Upper Watershed Conservation Plan (Plan) following extensive collaboration with a multitude of conservation groups, conservancies, and federal, state, and local agencies. With regard to Acton, Appendix D, Page D1 of the Plan states:

"A mosaic of desert communities, dominated by desert buckwheat and California juniper, covers roughly 30 percent of the focus area. The desert communities are located in the northern portion in an area with little public ownership. Primary threats are incompatible development, increased fire frequency, and fragmentation. Protection of the transition zone between the desert, coastal, and montane communities is critical for maintaining large-scale ecological processes."

The proposed project has the potential to contribute to a cumulative impact to this corridor and therefore may result in a potentially significant impact to wildlife movement. Relocation and reduction of the building pads will reduce impacts to juniper woodlands and general wildlife use of the site and local movement opportunities, and mitigation for this impact will be provided in the form of habitat preservation through preservation of juniper woodland habitat or contribution of an in-lieu fee for the purposes of conservation planning in the region.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other

migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment. (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees.

e) Convert oak woodlands (as defined by the state,     oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no oak trees on or adjacent to the project site. The proposed project will impact approximately 10.9 acres of California juniper woodland habitat, with approximately 9.94 acres not subject to removal either through grading or fuel modification.

CDFW has concerns regarding the cumulative loss of California juniper woodland within the County of Los Angeles and particularly within the Acton area. These losses are a result of continued development, fuel modification, and human-caused wildfire. Juniper woodland includes stands where California junipers are dominant or co-dominant (Sawyer, et al. 2009). These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles National Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed. This corridor is recognized by CDFW and other resource agencies, state and local conservancies, conservation organizations, and citizens within the County and the City of Santa Clarita as having a high priority for conservation. The corridor is considered an Area of Conservation Emphasis by CDFW for wildlife movement and its juniper woodland habitat components.

In order to alleviate the project contribution to the cumulative loss of juniper woodland in the region, mitigation will be provided in the form of habitat preservation through preservation of juniper woodland habitat or contribution of a in-lieu fee for the purposes of conservation planning in the region.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not located within an existing or proposed Significant Ecological Area (SEA). There are no oak trees on the project site. The proposed project of subdividing an existing residential lot into two parcels would not conflict with or impact wildflower reserve areas or the County's Oak Tree Ordinance. The project site is not in proximity to the wildflower areas. Oak trees are not on or adjacent to the project site. The project site is located within the Acton Community Standards District (CSD), and subject to all

guidelines and standards of the CSD intended to help preserve a Western desert community character. The CSD emphasizes the preservation and use of high desert native vegetation. The project would impact approximately 10.9 acres of native vegetation, 6.0 acres resulting from permanent ground disturbance impacts and 4.9 acres as a consequence of fuel modification. (Source: Results of a Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

**g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?**                                                                               

The project site is not within the limits of any adopted Habitat Conservation Plan (HCP), natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan. The proposed project should not conflict with the provisions of an adopted state, regional or local habitat conservation plans. The project site is not located within an existing or proposed Significant Ecological Area (SEA).

### **Mitigation Measures**

1. 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 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.
  
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.

3. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – 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.

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 shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines 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.

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. 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 ([http://www.dfg.ca.gov/wildlife/nongame/survey\\_monitor.html#Birds](http://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.

5. Mitigation lands shall be acquired for impacts to special-status species habitat, juniper woodland, and wildlife connectivity. Replacement land acreage will be provided based on the quality of the mitigation land relative to the impacted habitat. The ratio of such replacement shall be determined as follows:
  - a. a ratio of 1.0 acre of replacement land for each acre of development if the replacement land provides superior values and is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoning to another land use that could cause degradation of the replacement lands; or
  - b. a ratio of 2.0 acres of replacement land for each acre development if the replacement land provides similar value and if it is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoned to another land use that could cause degradation of the replacement lands.

Other combinations of replacement land attributes may be considered, resulting in differing ratios than those presented above, subject to County approval. Mitigation land shall be sited adjacent to protected natural open space unless the mitigation is selected in a location that may serve as a conservation nucleus that could lead to future land preservation based upon close proximity to protected natural open space or other habitat of high biological diversity. All mitigation acquisitions shall be conducted in a manner that assures that mitigation lands are preserved in perpetuity under a conservation easement and deeded to a local land conservancy.

6. Review and Approval of Habitat Management Lands Prior to Acquisition: The Applicant shall provide a mitigation land acquisition proposal to DRP and CDFW for their approval before acquiring the property. The proposal shall discuss the suitability of proposed mitigation land by comparing it to the selection criteria. As a part of the preparation of the land acquisition proposal, acreage quantification by habitat category will be developed with DRP and CDFW based on the following criteria:
  - a. Habitat Management Land Selection Criteria: The Applicant must identify the lands to be acquired, and the type and quality of habitat to be acquired. Detailed criteria and acreage for each habitat category will be developed with Los Angeles County.
7. Habitat Management Lands Acquisition: Prior to initiating ground-disturbing activities, the Applicant shall provide a proposal to DRP and CDFW for off-site mitigation land to be restored, enhanced, or maintained according to the requirements of the biological mitigation measures in this MND. The proposal will require that mitigation lands identified shall be preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a

permanent deed restriction or conservation easement on the mitigation land(s) to be preserved as open space, or shall provide in-lieu fees to an approved conservation organization sufficient to provide for an equivalent amount of preservation. The deed restriction/conservation easement/in-lieu fee agreement shall be submitted to DRP for review and approval prior to issuance of grading permit.

## 5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is currently undeveloped and is vacant of buildings. Grading is proposed for the private driveway and fire lane, and two single-family residences. There is no indication of potential cultural, paleontological or archaeological resources on the property.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A total of 415 individuals California junipers are located on the subject property and, a third to one half are proposed to be removed for the proposed private driveway and fire lane, and two single-family residences. There is no indication of potential cultural, paleontological or archaeological resources on the property based on the Biological Constraints Analysis (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.) In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Soil types found within the project site include: Vista coarse sandy loam, 30 to 50 percent slopes; Ramona coarse sandy loam, 9 to 15 percent slopes; and Vista coarse sandy loam, 15 to 30 percent slopes (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.) In the event that paleontological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There is no indication of potential cultural, paleontological or archeological resources on the property. In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the

human remains are of Native American descent, the Native American Heritage Commission should be contacted, and who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner; a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.

**6. ENERGY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would comply and be designed in compliance with the Los Angeles County Green Building Standards Code requirements (Title 31). The project would be developed in compliance with all state and local regulations related to energy conservation.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would comply and be designed in compliance with the Los Angeles County Green Building Standards Code requirements (Title 31). The project would be developed in compliance with all state and local regulations related to energy conservation.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The subject property is not located within a mapped Alquist-Priolo Earthquake fault zone. No active or potentially active faults are known to pass directly beneath the project site. The closest major fault to the subject property is the San Andreas fault located 29,633 feet (5.6 miles) north of the subject property.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>ii) Strong seismic ground shaking?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Because the entirety of Southern California is seismically active, no project site will be free from potential seismic impacts. However, no active or potentially active faults are known to pass directly beneath the project site. The closest major fault to the subject property is the San Andreas fault located 29,633 feet (5.6 miles) north of the subject property.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>iii) Seismic-related ground failure, including liquefaction and lateral spreading?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is not located in an area mapped as being potentially susceptible to liquefaction. The subject property is located approximately 3,413 feet (0.65 mile) west and 2,308 feet (0.44 mile) east from the closest mapped liquefaction zones.

- |                        |                          |                          |                                     |                          |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>iv) Landslides?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

GIS shows that the subject property is not located within a landslide zone. However, landslide zones are located near the project site. The landslide zones are located 231 feet north, 106 feet northeast, 79 feet east, and 250 feet southeast of the project site. Since the landslide zones are located at least 79 feet from the property boundary lines and the building pads are located at least 290 feet from the eastern property boundary line, the nearness of these landslide zones is insignificant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Result in substantial soil erosion or the loss of topsoil?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Grading of 46,500 cubic yards of cut and 46,500 cubic yards of fill is proposed. Soil erosion and/or the loss of topsoil are expected from the proposed grading and construction. However, the proposed grading and construction should not result in substantial soil erosion or the loss of topsoil. The proposed grading for the private driveway and fire lane, and two single-family residences will be required to comply with the Department of Public Works' grading best practices manual, which includes best management practices for erosion control. The County's Low Impact Development (LID) Ordinance provides requirements for the management of storm runoff, which will lessen potential amounts of erosion activities resulting from stormwater.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed project of subdividing an existing lot into two parcels, and the proposal to build two single-family residences should not make the soil unstable. The proposed single-family residential buildings are not located within any of the landslide zone areas. The landslide zones are located 231 feet north, 106 feet northeast, 79 feet east, and 250 feet southeast of the project site. The subject property is located approximately 3,413 feet (0.65 mile) west and 2,308 feet (0.44 mile) east from the closest mapped liquefaction zones. The proposed single-family residences will need to comply with the Los Angeles County building codes, which includes construction and engineering standards.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project site is not known to be in an area to have expansive soil. The construction of two single-family residences will be required to comply with the Los Angeles County building codes, which includes construction and engineering standards.

- e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

Onsite wastewater treatment (septic) is proposed. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health.

- f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The proposed project of subdividing an existing lot into two parcels is not subject to the hillside management area requirements and guidelines since the proposed project does not exceed the low density threshold. However, the construction of the two single-family residences on contiguous lots by the same owner after the recordation of the subdivision will be subject to the hillside management area ordinance and require a conditional use permit. Grading of 46,500 cubic yards of cut and 46,500 cubic yards of fill is proposed. The proposed grading will not be subject to a conditional use permit since the total grading is less than 100,000 cubic yards.

**8. GREENHOUSE GAS EMISSIONS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?                       

The proposed project will generate emissions of GHGs but will not contribute considerably to the cumulative impacts.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?                       

The proposed project will generate emissions of GHGs but should not be in conflict with the statewide greenhouse gas policies.

**9. HAZARDS AND HAZARDOUS MATERIALS**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The project site is currently undeveloped and proposed for residential uses. The project site has not been identified as a facility using large quantities of hazardous materials or as a facility generating hazardous waste. Aside from the materials used for the construction of the residential buildings and landscaping, the proposed project of subdividing an existing lot into two parcels and proposing two residential buildings will not routinely use or dispose of a significant amount of hazardous materials. (Source: <http://www.epa.gov/enviro/facts/rcrainfo/search.html>, accessed August 11, 2014.) The project site has not been identified as a site with toxic materials. (Source: <http://www.envirostor.dtsc.ca.gov/public/>, accessed August 11, 2014.)

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

The project site is currently undeveloped and proposed for residential uses. The proposed project would not create a hazard to the public or the environment. Aside from the materials used for the construction of the residential buildings and landscaping, hazardous materials in sufficient quantities to be of concern will not be used.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

The project site is currently undeveloped and proposed for residential uses. The project site has not been identified as a facility using large quantities of hazardous materials or as a facility generating hazardous waste. Aside from the materials used for the construction of the residential buildings and landscaping, the proposed project of subdividing an existing lot into two parcels and proposing two residential buildings will not routinely use or dispose of a significant amount of hazardous materials. (Source: <http://www.epa.gov/enviro/facts/rcrainfo/search.html>, accessed August 11, 2014.) The project site has not been identified as a site with toxic materials. (Source: <http://www.envirostor.dtsc.ca.gov/public/>, accessed August 11, 2014.) The project site is located within an agriculturally zoned area. The nearest residential building is located 37 feet to the east of the property line. The proposed single-family residential use would not store, emit or use hazardous materials that could pose a threat to surrounding properties.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to

Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is currently undeveloped and proposed for residential uses. The project site has not been identified as a facility using large quantities of hazardous materials or as a facility generating hazardous waste. Aside from the materials used for the construction of the residential buildings and landscaping, the proposed project of subdividing an existing lot into two parcels and proposing two residential buildings will not routinely use or dispose of a significant amount of hazardous materials. (Source: <http://www.epa.gov/enviro/facts/rcrainfo/search.html>, accessed August 11, 2014.) The project site has not been identified as a site with toxic materials. (Source: <http://www.envirostor.dtsc.ca.gov/public/>, accessed August 11, 2014.) The project site is located within an agriculturally zoned area. The nearest residential building is located 37 feet to the east of the property line. The subject property is proposed to be developed for single-family residences, is not listed as a hazardous materials site, and would not create a significant hazard to the public or the environment.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The subject property is not within an airport land use plan, within two miles of a public or private use airport or within the vicinity of a private airstrip. The closest airports to the subject property are the Agua Dulce Airpark (also known as Agua Dulce Airport) and Palmdale Regional Airport located approximately 32,582 feet (6.17 miles) and 55,879 feet (10.58 miles) from the project site, respectively.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The subject property is not within an airport land use plan, within two miles of a public or private use airport or within the vicinity of a private airstrip. The closest airports to the subject property are the Agua Dulce Airpark (also known as Agua Dulce Airport) and Palmdale Regional Airport located approximately 32,582 feet (6.17 miles) and 55,879 feet (10.58 miles) from the project site, respectively.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The subject property is currently undeveloped and located within a rural residential community. The property is accessible via an access easement from Sourdough Road, accessed via Crown Valley Road (designated as a Limited Secondary Highway). The nearest major intersection to Crown Valley Road is Sierra Highway (designated as a Major Highway). The project site is located 991 feet (0.19 mile) north of Sierra Highway designated as one of the Highway Disaster Routes and 1,203 feet (0.23 mile) north of the 14 Freeway designated as one of the Freeway Disaster Routes. The proposed project should not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

**h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:**

**i) within a Very High Fire Hazard Severity Zones (Zone 4)?**

The subject property is located within a "Very High Fire Hazard Severity Zone (Fire Zone 4)." The proposal for the single-family residences will require a fuel modification plan.

**ii) within a high fire hazard area with inadequate access?**

The subject property is located in a high fire hazard area. The property is accessible via an access easement from Sourdough Road, accessed via Crown Valley Road (designated as a Limited Secondary Highway). The nearest major intersection to Crown Valley Road is Sierra Highway (designated as a Major Highway).

**iii) within an area with inadequate water and pressure to meet fire flow standards?**

A potable water supply has not been proven to be available for the proposed project. The proposed parcels are each over five acres and thus, no improvement is mandated to provide a source of potable water supply. Fire flow requirements for the proposed project would be determined by the Fire Department and would be a requirement for the project approval. Per the Fire Department, the proposed project is required to install one public fire hydrant. Additional fire hydrant(s) may be required if any portion of the future buildings exceed a 750 feet distance from an approved public fire hydrant. The new single-family residential buildings/structures will be required to install fire sprinklers.

The applicant is proposing to connect to an existing public water facility. However, there is no proof of water availability because the Los Angeles County Waterworks District will "review and determine the water and fire protection needs during the building permit stage upon receipt of the Fire Department's requirements" (email by L.A. County Waterworks District, April 9, 2014). Since there is no proof of water availability, it is unknown at this time if the project site is within an area with inadequate water and pressure to meet fire flow standards but the project site is within the jurisdiction of the Los Angeles County Waterworks District No. 37 and the project entails connecting to an existing public water facility.

**iv) within proximity to land uses that have the potential for dangerous fire hazard?**

The subject property is located within a rural residential area and is not in proximity to land uses that have the potential for dangerous fire hazard. The subject property is located within a "Very High Fire Hazard Severity Zone (Fire Zone 4)." The proposal for the single-family residences will require a fuel modification plan. The new single-family residential buildings/structures will be required to install fire sprinklers.

**i) Does the proposed use constitute a potentially dangerous fire hazard?**

The proposal to subdivide an existing lot into two residential parcels for the construction of two single-family residential buildings does not constitute a potentially dangerous fire hazard.

## 10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Each parcel size is over five acres and 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."

The applicant is proposing to connect to an existing public water facility. However, there is no proof of water availability because the Los Angeles County Waterworks District will "review and determine the water and fire protection needs during the building permit stage upon receipt of the Fire Department's requirements" (email by L.A. County Waterworks District, April 9, 2014). Since there is no proof of water availability, it is unknown at this time if the groundwater supplies would be substantially reduced or depleted by the proposed project but the project site is within the jurisdiction of the Los Angeles County Waterworks District No. 37 and the project entails connecting to an existing public water facility.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The subject property is currently undeveloped. The proposed project would need to comply with the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The subject property is currently undeveloped. The proposed project would need to comply with the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

- e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The proposed project does not entail adding water features or creating conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases. The applicant is not proposing a swimming pool.

- f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

There are no drainage courses within the building pads. The project would not substantially alter existing drainage patterns on the subject property and runoff would not be expected to exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

- g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such

requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

**h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?**                       

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

**i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?**                       

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements. The project should not result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance.

**j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**                       

A private on-site wastewater treatment system (septic) is proposed. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health.

k) Otherwise substantially degrade water quality?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The subject property is not located within a designated floodplain or flood hazard zone. The closest mapped FEMA flood hazard zone is located approximately 2,295 feet (0.43 mile) from the project site.

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The subject property is not located within a designated floodplain or flood hazard zone. The closest mapped FEMA flood hazard zone is located approximately 2,295 feet (0.43 mile) from the project site.

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The subject property is not located within a designated floodplain or flood hazard zone. No levees or dams have been identified in the vicinity of the project site. The subject property is not located within a dam inundation area.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The subject property is not located in an inundation zone.

**11. LAND USE AND PLANNING**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Physically divide an established community?

The proposed project entails dividing an existing lot into two residential parcels for the construction of two single-family residences. The property is located within an existing rural residential area and the creation of additional residential lots would not physically divide an established community.

- b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The subject property has a land use designation of N1 (Non-Urban 1, 0.5 du/ac), which allows for the maximum residential density of one dwelling unit per two acres under the Antelope Valley Area Plan. Based on the slope density analysis, the low density threshold is three units and the high density threshold is ten units. The proposal of two residential lots does not require a hillside conditional use permit since the proposed project does not exceed the low density threshold of three units. Based on the lot area and slope density analysis, the proposal to subdivide an existing lot into two residential parcels complies with the density allowed per the Antelope Valley Area Plan.

The subject property is located within the Acton Community Standards District (CSD). After the lot split, the construction of the two single-family residences will be subject to the guidelines and standards of the Acton CSD; and other applicable standards.

- c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The subject property is currently zoned A-1-1 (Light Agriculture-one acre minimum required lot area). Single-family residences are permitted uses in the A-1-1 zone. The proposed use of single-family residence after the lot split is consistent with the zoning designation. The proposed project also includes 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards.

The subject property is located within the Acton Community Standards District (CSD). The CSD development standards include hillside design considerations and preservation of native vegetation. Objectives of the CSD is to “preserve to the greatest extent possible existing natural contours and natural rock outcropping features; minimize disruption of view corridors, scenic vistas and adjacent property by the use of sensitive site design and grading techniques; protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs and trees...” The proposed grading of close to 50,000 cubic yards for each single-family lot is significantly higher than what a typical single-family residential lot in hillsides involves. The cause of this excessive grading is because of the large size of the building pads, their location on slopes of 25-50%, and the long access driveways to the residences. In addition, the proposed pads for the two single-family residences are placed where the majority of the juniper woodland currently

exists on the site, leading to removal of an estimated 100-200 juniper trees. As a result, the proposed project seems inconsistent with the objectives of the CSD. However, reducing building pad sizes and relocation of the residences to the flatter areas outside the juniper woodland and closer to the access road, will reduce the overall grading and mitigate the impacts to less than significant.

After the lot split, the construction of the two single-family residences will be subject to the guidelines and standards of the Acton CSD; and other applicable standards.

**d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**                                                                                       

The proposed project of subdividing an existing lot into two parcels is not subject to the hillside management area requirements and guidelines since the proposed project does not exceed the low density threshold. However, the construction of the two single-family residences on contiguous lots by the same owner after the recordation of the subdivision will be subject to the hillside management area ordinance and require a conditional use permit (CUP). Grading of 46,500 cubic yards of cut and 46,500 cubic yards of fill is proposed. The proposed grading will not be subject to a conditional use permit since the total grading is less than 100,000 cubic yards. The combined grading of cut and fill totals 93,000 cubic yards, just 7,000 cubic yards short of the CUP requirement. The current proposal to grade and remove an estimated 100-200 junipers for the two single-family residences does not seem to maintain and enhance the remaining biotic resources of the hillside areas. Relocation of the proposed residences in areas not within the 25-50% slope and reducing building pad sizes will further reduce the grading amount and minimize the loss of junipers. The project site is not located within a Significant Ecological Area (SEA). The project site is not located within a proposed SEA.

**12. MINERAL RESOURCES**

<b>Would the project:</b>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) <b>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject property is not located within a locally important mineral resource discovery site.

b) <b>Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is not located within a locally important mineral resource discovery site.

**13. NOISE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The proposed project of subdividing an existing lot into two residential parcels for the construction of two single-family residences could temporarily increase noise levels during construction in excess of standards established by the County noise ordinance. The proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as the times of day that the additional noise occurs. The project must comply with the County noise ordinance for construction noise and schedule limitations.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. A neighbor's single-family residence is located immediately to the east of the subject property, which is the closest sensitive noise receptor. There are about 16 single-family residences to the east, other scattered single-family residences farther to the west and northeast; and 48-unit multi-family residential buildings southeast of the subject property. The proposed land use is the same as the surrounding land uses and no excessive noise levels are expected.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. Residential-type noise sources are not unique and generally contribute to ambient noise levels experienced in all residential areas. The proposed project would not create a substantial permanent increase in ambient noise level.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

Grading and construction activities would result in temporary increases in ambient noise levels at the project site, caused by the use of haul trucks, heavy equipment, and power tools. The proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as the times of day that the additional noise occurs. The project must comply with the County noise ordinance for construction noise and schedule limitations. The proposed project would not create a

substantial temporary increase in ambient noise levels.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The subject property is not located within an airport land use plan or within the vicinity of an airport or airstrip.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The subject property is not located within an airport land use plan or within the vicinity of an airport or airstrip.

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. Approval of the subdivision will create one additional residential lot. Thus, a potential growth of additional families will not induce substantial population growth in the area. The proposed project will not introduce development into an undeveloped area and would not extend major infrastructure that could induce additional growth.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The subject property is currently undeveloped and the proposed project would not displace or cause the demolition of existing housing units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The subject property is currently undeveloped and the proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. Approval of the subdivision will create one additional residential lot. Thus, a potential growth of additional families will not induce substantial population growth in the area that would exceed county's population projections.

**15. PUBLIC SERVICES**

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The nearest fire station (Station No. 80) is located at 1533 West Sierra Highway, Acton, approximately 3.9 miles from the project site. Los Angeles County Station No. 80 is designated as the fire station for the subject property. The proposed project of adding one additional single-family residence will increase the demand for fire services in the Acton area but should not create capacity or service level problems. Fire flow requirements for the proposed project would be determined by the Fire Department. Per the Fire Department, the proposed project is required to install one public fire hydrant. Additional fire hydrant(s) may be required if any portion of the future buildings exceed a 750 feet distance from an approved public fire hydrant. The new single-family residential buildings/structures will be required to install fire sprinklers. Since there is no proof of water availability, it is unknown at this time if the project site is within an area with inadequate water and pressure to meet fire flow standards. No additional fire facilities are required for this project.

Sheriff protection?

The nearest Sheriff station is located approximately 7.68 miles from the project site. The Palmdale Sheriff Station, located at 750 East Avenue Q, Palmdale is the designated sheriff station for the subject property. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios. The project will potentially increase some level of activity but should not substantially reduce the service of the Sheriff's station serving the community.

Schools?

The subject property is located within the Acton-Agua Dulce Unified School District. Considering the scale of the project, the two single-family parcels are not expected to create a capacity problem for the School District. The proposed project of subdividing an existing residential lot into two parcels will add new permanent residents to the project site which could increase the school-age population but not enough to substantially create a capacity problem for the School District.

Parks?

The proposed project is exempt from park obligation requirements because the residential lots are ten or more acres in size. After the lot split, each parcel will be ten or more acres in size. Trails are not required for the proposed project. The closest County park is the Acton Park located approximately 1.57 miles from

the project site. The Acton Wash Wildlife Sanctuary is located 2.38 miles from the project site. The Vasquez Rocks Natural Area Park is located approximately 8.27 miles from the project site. The proposed project of creating one additional residential lot will not substantially increase the demand for park and recreational services to create capacity or service level problems.

**Libraries?**

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate two residential units, and thus increase the population. The population increase is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The Acton Agua Dulce Library is the nearest library located 0.41 mile from the project site.

**Other public facilities?**

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- |   | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i>         |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| a) <b>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</b> | <input type="checkbox"/>              | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) <b>Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not include recreational facilities. Since the project is exempt from park obligation, the subdivider is not required to dedicate park space or pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) <b>Would the project interfere with regional open space connectivity?</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The closest proposed trails are located along Crown Valley Road and Sierra Highway. Vasquez Loop Trail is proposed along Crown Valley Road located about 1,341 feet east from the project site. The Darrell Readmond Trail is proposed along Sierra Highway, located about 991 feet south from the project site. The two residences are proposed on areas with slopes 25-50% and the residences will be visible from the proposed trails. There are no expected impacts to regional open space connectivity.

**17. TRANSPORTATION/TRAFFIC**

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative. The proposed project is a land division into two parcels with two single-family residences. The proposed project would add one additional single-family residence to the project area, adjacent to existing single-family residences. The proposed project would incrementally increase traffic on existing roadways, but not to a level of significance.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

The project entails a subdivision of an existing lot into two single-family parcels. Considering the low intensity of the project, it is expected that it will not conflict with this requirements or established standards of the CMP. The proposed project will not require a traffic study.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project entails subdivision of an existing residential lot into two parcels. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The proposed project of creating one additional residential parcel would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The proposed project has been reviewed by the Fire Department and subject to the Conditions of Approval for Subdivision per the Fire Department's report of May 16, 2014.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is not located along a route identified on the Bikeway Plan or Pedestrian Plan, nor is it located within a Transit Oriented District. There are no existing designated bicycle paths in the project area but Class III-Bike Route is proposed along Sierra Highway located 991 feet south of the project site. Class III facilities are marked routes where motor vehicles and bicycles share the lane. Usually these are lightly travelled streets with wide lanes. The proposed project is not in conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and should not decrease the performance or safety of such facilities.

**18. UTILITIES AND SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>
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Would the project:

- a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

The project site is not currently served by a sewage system. The project entails a private on-site wastewater treatment system as no public wastewater service is currently available in the project area. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health. The proposed project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Boards.

- b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project site is not currently served by a sewage system. The project entails a private on-site wastewater treatment system as no public wastewater service is currently available in the project area. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health. The proposed project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Boards.

- c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project site is currently undeveloped. Per County Code Section 12.84.440, the project must comply with the Low Impact Development standards in accordance with the Low Impact Development Standards Manual. Due to the small scale of the project, the proposed project should not create drainage system capacity problems or result in the construction of new stormwater drainage facilities.

- d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The project site is under the jurisdiction of the Los Angeles County Waterworks District No. 37. Due to the size of the proposed parcels, the Waterworks has yet to issue any statement for “water availability” or “will-serve” at this time. Per the Waterworks, water needs will be reviewed and determined during the building permit stage upon receipt of the Fire Department’s requirements. The project should have sufficient reliable water supplies available to serve the project demands but will be determined during the building permit stage.

- e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of one additional residential parcel will not be intense enough to consume so much energy that it would significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

The project will be served by the Antelope Valley Recycling and Disposal Facility (designated as a municipal solid waste landfill), which will have sufficient permitted capacity to accommodate the project’s solid waste disposal needs. Due to the small scale of the proposed project, the proposal to subdivide the existing lot into two residential parcels should not significantly impact solid waste disposal capacity.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

**19. MANDATORY FINDINGS OF SIGNIFICANCE**

- |  | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i>         |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>              | <input checked="" type="checkbox"/>                              | <input type="checkbox"/>            | <input type="checkbox"/> |

The project site is located in an undisturbed area and could potentially impact the sensitive junipers prevalent in this area. The project site does not contain any oak trees but contains at least 415 junipers, some of which comprising California juniper woodland community. The project could have the potential to degrade the quality of the environment but would not eliminate important examples of the major periods of California history or prehistory.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the long-term Antelope Valley Area Plan and Zoning Ordinance. Therefore, the proposed project would have a less than significant impact

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The proposed project will have cumulative impacts. The proposed project will not be an inducement to future growth, as the project does not require additional infrastructure beyond that necessary to serve the project. However, the removal of an estimated 100-200 juniper trees located within the subject property will add to the cumulative effects of the loss of junipers in the area. The cumulative loss of junipers from past projects and together with the current proposal to remove an estimated 100-200 juniper trees is cumulatively considerable. Therefore, the proposed project would have less than significant impact with mitigation.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**beings, either directly or indirectly?**

The project entails subdividing an existing undeveloped and undisturbed lot into two parcels in an A-1-1 (Light Agriculture-One Acre Minimum Required Lot Area) zone. The lot split will create one additional residential lot for the construction of two single-family residences (one residence on each parcel). The project of subdividing an existing residential lot into two parcels for two single-family residences will mostly have No Impact or Less than Significant Impact on the environment. The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.

**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 for the proposed residences on areas with lower elevations will diminish the effects on the scenic vistas from the roadways.  Reduction and relocation of the building pads to flatter areas will reduce the overall grading required for the access driveways and fuel modification areas, and also, decrease the number of juniper removals.	Reduction and relocation of building pads to flatter areas.	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

**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
4.2		<p>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.</p> <p>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.</p>	Pre-construction survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning
4.3		<p>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 – 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.</p>	Breeding bird survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

**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
		<p>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.</p> <p>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 birds' habituation to them; and the terrain, vegetation, and birds' lines 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.</p>				

**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
		<p>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.</p>				
4.4		<p>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 (<a href="http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html#Birds">http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html#Birds</a>).</p> <p>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.</p> <p>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.</p> <p>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.</p>	Pre-construction burrowing owl survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

**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
4.5		<p>The proposed project will impact approximately 10.9 acres of California juniper woodland habitat, with approximately 9.94 acres remaining not subject to removal either through grading or fuel modification.</p> <p>Mitigation lands shall be acquired for impacts to special-status species habitat, juniper woodland, and wildlife connectivity. Replacement land acreage will be provided based on the quality of the mitigation land relative to the impacted habitat. The ratio of such replacement shall be determined as follows:</p> <p>a. a ratio of 1.0 acre of replacement land for each acre of development if the replacement land provides superior values and is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoning to another land use that could cause degradation of the replacement lands; or</p> <p>b. a ratio of 2.0 acres of replacement land for each acre development if the replacement land provides similar value and if it is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoned to another land use that could cause degradation of the replacement lands.</p> <p>Other combinations of replacement land attributes may be considered, resulting in differing ratios than those presented above, subject to County approval. Mitigation land shall be sited adjacent to protected natural open space unless the mitigation is selected in a location that may serve as a conservation nucleus that could lead to future land preservation based upon close proximity to protected natural open space or other habitat of high biological diversity. All mitigation acquisitions shall be conducted in a manner that assures that mitigation lands are preserved in perpetuity under a conservation easement and deeded to a local land conservancy.</p>	<p>Provide evidence of one of the following:</p> <ol style="list-style-type: none"> <li>1) in-lieu fees to an appropriate conservation organization for the purposes of land acquisition of juniper woodlands or support in the organization's efforts to protect and manage juniper woodlands in the upper santa Clara River Watershed;</li> <li>2) a copy of the executed agreement, receipt of fees, and all recorded documents and easements for the in-lieu on-site mitigation;</li> <li>3) a copy of the grant deed to show acquisition of property for the preservation of juniper woodlands.</li> </ol>	Prior to final map approval.	Owner/applicant	Regional Planning

**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
4.6		<p>Review and approval of Habitat Management Lands Prior to Acquisition: The Applicant shall provide a mitigation land acquisition proposal to DRP and CDFW for their approval before acquiring the property. The proposal shall discuss the suitability of proposed mitigation land by comparing it to the selection criteria. As a part of the preparation of the land acquisition proposal, acreage quantification by habitat category will be developed with DRP and CDFW based on the following criteria:</p> <p>a. Habitat Management Land Selection Criteria: The Applicant must identify the lands to be acquired, and the type and quality of habitat to be acquired. Detailed criteria and acreage for each habitat category will be developed with Los Angeles County.</p>	Submittal and approval of a Habitat Management Land	Prior to final map approval.	Owner/applicant	Regional Planning
4.7		<p>Habitat Management Lands Acquisition: Prior to initiating ground-disturbing activities, the Applicant shall provide a proposal to DRP and CDFW for off-site mitigation land to be restored, enhanced, or maintained according to the requirements of the biological mitigation measures in this MND. The proposal will require that mitigation lands identified shall be preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a permanent deed restriction or conservation easement on the mitigation land(s) to be preserved as open space, or shall provide in-lieu fees to an approved conservation organization sufficient to provide for an equivalent amount of preservation. The deed restriction/conservation easement/in-lieu fee agreement shall be submitted to DRP for review and approval prior to issuance of grading permit.</p>	Submittal and approval of a Habitat Management Land	Prior to final map approval.	Owner/applicant	Regional Planning

**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
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

**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
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 MLD's 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 MLD's 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 and relocation of the building pads to flatter areas 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 and relocation of building pads to flatter areas.	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.

**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

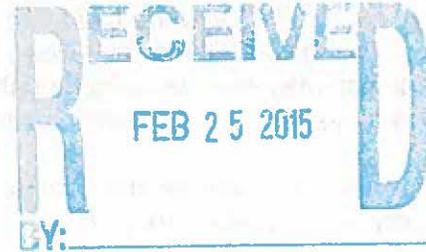
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Date



South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

February 20, 2015

Ms. Lynda Hikichi  
Los Angeles County Department of Regional Planning  
320 W. Temple St., 13<sup>th</sup> Floor  
Los Angeles, CA 90012  
[lhikichi@planning.lacounty.gov](mailto:lhikichi@planning.lacounty.gov)



**Subject: Comments on the Draft Mitigated Negative Declaration and Initial Study for Sourdough Road Parcel Map, PM068736, Los Angeles County (SCH # 2014121094)**

Dear Ms. Hikichi:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Draft Mitigated Negative Declaration (DMND) and Initial Study (IS). The County of Los Angeles Department of Regional Planning (County) is the lead agency for the DMND under the California Environmental Quality Act (CEQA). Public comments for this project were due on January 26, 2015, however, the County provided the Department until February 23, 2015 to provide comments. The Department appreciates the extension.

The Project, if approved will permit a vesting tentative parcel map to create two single-family residential lots on 20.8 acres. 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 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards.

The Project is located north of Sierra Highway, west of Crown Valley Road, and southwest of Sourdough Road north of the Town of Action. The project site is currently undeveloped and surrounded by residential development to the east and northeast; and undeveloped land to the north, west, and south. There is commercial development farther to the southeast of the project site. There are some rural residences farther to the northwest.

The Project site is presently undeveloped, undisturbed open space. According to the IS/MND, the site supports approximately 14.0 acres of California buckwheat (*Eriogonum fasciculatu*) scrub and 417 California junipers (*Juniperus californica*), some of which are included in a total of 4.7 acres of California juniper woodland with an understory of Californian buckwheat scrub. California juniper woodland is recognized as a locally sensitive plant community by the Department and County when considering significance under CEQA. The Project also supports 2.2 acres of disturbed buckwheat scrub comprising of dirt roads and existing fuel modification near existing residential properties to the east of the Project site. According to the IS/MND, the Project site does not support riparian habitat or erosional features. No special status botanical species were detected on the Project site following spring 2014 botanical surveys.

No special status wildlife species were observed during a general wildlife survey performed on the Project site. The Project site has the potential to support several California Species of Special Concern (SSC) including but not limited to: silvery legless lizard (*Anniella pulchra pulchra*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), rosy boa (*Charina trivirgata*), coast

horned lizard (*Phrynosoma blainvillii*), burrowing owl (*Athene cunicularia*), loggerhead shrike (*Lanius ludovicianus*) and San Diego blacktailed jackrabbit (*Lepus californicus bennettii*). The Project also may provide foraging habitat for special status raptor species such as golden eagle (*Aquila chrysaetos*) and Swainson's hawk (*Buteo swainsoni*),

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the Project, (CEQA Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed Project that come under the purview of the California Endangered Species Act (CESA) (Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq.*

### Impacts to Biological Resources

1. Vegetative Communities Quantification: The IS/MND states: "The project would impact approximately 10.9 acres of native vegetation, 6.0 acres resulting from permanent ground disturbance impacts and 4.7 acres as a consequence of fuel modification." The IS/MND also states: "The proposed project will impact approximately 10.9 acres of California juniper woodland habitat, with approximately 9.94 acres not subject to removal either through grading or fuel modification."
  - a. The Department considers fuel modification (zones A-C) a permanent impact to vegetation communities. Impacts to sensitive habitats as a result of fuel modification should be considered permanent and subsequent mitigation proposed. The Department recommends fuel modification activities take place outside of lands set aside as mitigation for other Project related impacts.
  - b. The Department requests, in tabular form; the acreages of existing plant communities on the Project site; total acres of plant communities that will be impacted within the 10.9 acres of referenced native vegetation; and total acres of plant communities remaining in open space.
2. Cactus Wren (*Campylorhynchus brunneicapillus*): The Project supports cactus species that provide nesting habitat for cactus wren.
  - a. Cactus wren forage beneath Juniper woodlands and other scrub habitats in and adjacent to cactus scrub. The Project area is located near the interface of the more abundant inland desert cactus wren populations in the West Mojave Desert and the fragmented coastal cactus wren populations found farther to the west in Los Angeles and Ventura County coastal valleys and slopes that are in threat of local extirpation. The genetic significance of connectivity between the desert and coastal populations is not well understood and merits further analysis in the final MND to determine the significance of maintaining connectivity for cactus wren genetic flow through this area and cactus wren future management.

### Project Impact Monitoring and Mitigation Measures

3. Reptile and Small Mammal Surveys/Salvage: Mitigation Measure 2 states: "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."

- a. The Department concurs that pre-construction surveys for special status species should be conducted in an effort to salvage and move species out of harm's way.
  - b. The Department recommends that attempts be made to salvage all species of low mobility that may be killed or injured prior to initial Project related vegetation or ground disturbances. Salvaged species should be relocated to adjacent suitable habitat not subject to site disturbances.
  - c. The final MND should describe the methods to be used to maximize detection, capture and relocation of any captured species off site into suitable adjacent habitat not impacted by the Project. The Department recommends the use of pitfall traps and drift fencing to survey for and capture special status reptiles that may occur onsite as described in the DMND. Small mammal trapping should be employed in an attempt to capture small mammal species of special concern that are described in the IS/MND to potentially occur on the Project site. Any species captured in pitfall traps or small mammal traps should also be relocated on to adjacent appropriate habitat not impacted by the Project.
  - d. Phased vegetation removal and other ground disturbance activities may leave temporary islands of habitat which creates a false sanctuary for wildlife species attempting to escape being killed or crushed during project site preparation. These animals are then vulnerable to being killed or injured by the subsequent grubbing and grading of this remaining island habitat. 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.
4. Burrowing Owl Survey and Mitigation: Mitigation Measure 4 states: "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 protocols set forth by the 1993 California Burrowing Owl Consortium ([http://www.dfg.ca.gov/wildlife/nongame/survey\\_monitor.html#Birds](http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html#Birds))."

The Department recommends the County condition utilizing the three-tiered burrowing owl survey approach and mitigation measures detailed in the Department's March 7, 2012, Staff Report on Burrowing Owl Mitigation ([http://www.dfg.ca.gov/wildlife/nongame/survey\\_monitor.html#Birds](http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html#Birds)) to analyze the potential for impacts to the species. The three components to evaluating species impacts are: 1) habitat assessment, 2) surveys, and 3) impact assessments.

5. Mitigation Land Acquisition: Mitigation Measure 5 states:

*"Mitigation lands shall be acquired for impacts to special-status species habitat, juniper woodland, and wildlife connectivity. Replacement land acreage will be provided based on the quality of the mitigation land relative to the impacted habitat. The ratio of such replacement shall be determined as follows:*

- a. A ratio of 0.5 acre of replacement land for each acre of development if the replacement land provides superior habitat values and is contiguous with other tracts of preserved open space.*
  - b. A ratio of 1.0 acre of replacement land for each acre of development if the replacement land provides similar values and is contiguous with other tracts of preserved open space.*
  - c. A ratio of 2.0 acre of replacement land for each acre of development if the replacement land provides similar values and is not contiguous with other tracts of preserved open space."*
- a. The Department concurs that mitigation land acquisition for unavoidable impacts to special status species should be a condition of Project approval by the County. Mitigation land acquisition amounts should be designed around the habitat needs of the specific special as determined by pre-construction surveys.
  - b. For impacts to sensitive vegetative communities such as California juniper woodland, the Department would, in general, recommends a ratio of 1.0 acre of replacement land for each acre of development if the replacement land provides superior values and is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoning to another land use that could cause degradation of the replacement lands and a ratio of 2.0 acres of replacement land for each acre development if the replacement land provides similar value and if it is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoned to another land use that could cause degradation of the replacement lands.
  - c. The Department does not recommend mitigation land acquisition in areas not adjacent to protected natural open space unless the mitigation is selected in a location that may serve as a conservation nucleus that could lead to future land preservation based upon close proximity to protected natural open space or other habitat of high biological diversity.
  - d. The Department recommends that all mitigation acquisitions be conducted in a manner that assures that mitigation lands are preserved in perpetuity under a conservation easement and deeded to a local land conservancy. It is under these conditions that habitat enhancement, monitoring, patrolling and other needed protection can be instituted. Local land conservancies often assess an endowment to cover their costs of land management.

6. Fencing Impacts: Project design may include security or other types of fencing. Birds and reptiles seek out hollow metal fence posts in which to reside and then may become trapped, resulting in mortality. Hollow fence posts should be capped to avoid this hazard. Raptor's talons can become entrapped within the bolt holes of metal fence stakes resulting in mortality. Metal fence stakes should be plugged with bolts or other plugging materials to avoid this hazard. Further information on this subject may be found at: [http://kern.audubon.org/death\\_pipes.htm](http://kern.audubon.org/death_pipes.htm).

7. Cumulative Impacts: The Department concurs with the IS/MND concern regarding the continued loss of California juniper tree woodland in the Project area. The Project's direct significant incremental impact may be reduced below a significant level but cumulatively considerable when viewed together with the environmental impacts from past, present, and probable future projects (CEQA Guidelines § 15130(a)). If an Environmental Impact Report (EIR) was prepared for this project, the EIR would analyze cumulative impacts whenever a proposed project's individual impacts have the potential to combine with related impacts from other projects to compound environmental harm.

We appreciate the opportunity to comment on the IS/MND for the project and to assist in further minimizing and mitigating project impacts to biological resources. If you have questions regarding this letter, please contact Mr. Scott Harris by telephone at (626) 797-3170 or email at [Scott.P.Harris@wildlife.ca.gov](mailto:Scott.P.Harris@wildlife.ca.gov).

Sincerely,



for

Betty J. Courtney  
Environmental Program Manager I  
South Coast Region

ec: Erinn Wilson, CDFW, Los Alamitos  
Mary Meyer, CDFW, Ojai  
Kelly Schmoker, CDFW, Pasadena  
Victoria Chau, CDFW, Los Alamitos



State of California – Natural Resources Agency  
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EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



October 9, 2013

Ms. Nooshin Paidar, Supervising Regional Planner  
Los Angeles County  
Department of Regional Planning, Land Divisions  
320 W. Temple Street, Suite 1382  
Los Angeles, CA 90012  
<http://planning.lacounty.gov>

**Subject: Juniper Woodland Conservation Efforts in Los Angeles County**

Dear Ms. Paidar:

This letter is in response to a request made by the Los Angeles County Department of Regional Planning (LACDRP) during the August 1, 2013 conference call with the Department of Fish and Wildlife (Department). During the conference call, the Department expressed concern regarding the continued loss of juniper woodlands within the County of Los Angeles. LACDRP requested the Department submit a letter which articulates those concerns and therefore assist LACDRP during impact analysis and planning-decision efforts during their project review process.

The California Department of Fish and Wildlife (Department) has concerns regarding the cumulative loss of California juniper woodland (*Juniperus californica*, juniper woodland) within the County of Los Angeles (County) and particularly within the Acton area. These losses are a result of continued development, fuel modification, and human-caused wildfire. Juniper woodland includes stands where California junipers are dominant or co-dominant (Sawyer, et al. 2009). These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles National Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed. This corridor is recognized by the Department and other resource agencies, state and local conservancies, conservation organizations, and citizens within the County and the City of Santa Clarita as having a high priority for conservation. The corridor is considered an Area of Conservation Emphasis by the Department for wildlife movement and its juniper woodland habitat components.

In 2006, The Nature Conservancy published their *Santa Clara River Upper Watershed Conservation Plan* (Plan) following extensive collaboration with a multitude of conservation groups, conservancies, and federal, state, and local agencies. The Plan's executive summary states:

"The upper watershed of the Santa Clara River encompasses an area of great biological richness. Those values, however, are increasingly threatened by the conversion of habitat to human land uses that are incompatible with biodiversity conservation, as well as by invasive species and altered fire regimes. The intent of this conservation plan is to focus collaborative, strategic conservation action to abate the main threats to — and enhance the viability of — the watershed's unique natural heritage. Guided by The Nature Conservancy's conservation planning framework and the collective expertise of numerous stakeholders, this conservation

plan highlights the ecological assets, or conservation targets, of the upper watershed. It analyzes land uses, conditions and activities that threaten the viability of the targets. Based on the analysis of targets and threats, the plan identifies strategies that can be undertaken by partners and stakeholders of the watershed to enhance the viability of the conservation targets as well as to abate the threats to them. Success in achieving the goals of this plan will be measured against short- and long-term benchmarks." Appendix D, Page D1 of the document describes Acton as a "Conservation Focus Area" and states Acton is:

"A mosaic of desert communities, dominated by desert buckwheat and California juniper, covers roughly 30 percent of the focus area. The desert communities are located in the northern portion in an area with little public ownership. Primary threats are incompatible development, increased fire frequency, and fragmentation. Protection of the transition zone between the desert, coastal, and montane communities is critical for maintaining large-scale ecological processes."

To illustrate further, the Department conducted an informal audit of Los Angeles County Department of Regional Planning (LACDRP) publically noticed CEQA documents reviewed by the Department for proposed projects within the town of Acton between the years 2001-2005. Thirteen projects totaling approximately 642 acres were tallied, all of which were described as supporting juniper woodland. It is likely that additional losses of juniper woodland have occurred at project sites deemed exempt by the County during this same timeframe. The Department is concerned that the continued incremental and cumulative impacts of these projects on biological resources may become significant and result in the degradation of the quality of the environment and associated habitat for fish and wildlife species.

The Department recommends LACDRP track the loss of acreage for juniper woodland, Joshua tree woodland, or other native vegetative communities. Establishing a baseline for native habitat and tracking habitat loss and preservation would be an important planning tool for LACDRP during CEQA planning and project review. The lack of habitat data makes it difficult to assess impacts, make informed decisions, and devise strategies for preservation of biological resources within these areas.

The Department recommends that an analysis be included for each project submitted to the LACDRP that proposes to impact juniper woodland, Joshua tree woodland, and other native vegetative communities. In addition the Department requests that the Los Angeles County General Plan update include a provision for recognizing juniper woodland, Joshua tree woodlands and other declining native vegetative communities as warranting further impact-analysis effort and establishing mechanisms to preserve and protect these communities from further degradation and local and/or regional extirpation.

The Department recommends requiring all biological studies, for the purpose of CEQA, utilize the vegetation classification system found in The Second Edition of a *Manual of California Vegetation*, which provides a standardized, systematic classification and description of vegetation in the State. This classification system has been the State standard since 2009 and would enable LACDRP to make a meaningful assessment and informed decision regarding future projects.

Ms. Nooshin Paidar, Supervising Regional Planner  
Los Angeles County  
October 9, 2013  
Page 3 of 3

Finally, the Department is available to meet with the LACDRP to discuss conservation efforts within the County of Los Angeles. Thank you for your consideration in this matter. Please contact Mr. Scott Harris, Environmental Scientist, at (626) 797-3170 if you should have any questions.

Sincerely,



Edmund Pert  
Regional Manager  
South Coast Region

ec: Ms. Betty Courtney, CDFW, Santa Clarita  
Ms. Erinn Wilson, CDFW, Los Alamitos  
Ms. Kelly Schmoker, CDFW, Laguna Niguel  
Mr. Dan Blankenship, CDFW, Santa Clarita  
Ms. Mary Meyer, CDFW, Ojai  
Mr. Scott Harris, CDFW, Pasadena



**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**  
Ramirez Canyon Park  
5810 Ramirez Canyon Road  
Malibu, California 90265  
Phone (310) 589-3230 Fax (310) 589-3237

April 24, 2015

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

**Project Number PM068736**  
**Vesting Tentative Parcel Map No. 068736**  
**Environmental Assessment No. 200700124**

Dear Ms. Hikichi,

The Mountains Recreation and Conservation Authority (MRCA) would like to comment on the proposed Minor Land Division Project located at the west end of Sourdough Road. MRCA staff appreciates the County's diligent biological work on this project. Rare is it that a two-home project essentially eliminates the resource value of 20 acres of prime desert habitat.

The existing proposed mitigation measure that requires permanent protection of one or two acres of habitat for each one acre of development is good. But the method of determining what constitutes developed acreage is unclear. With this lack of clarity, how can the mitigation measure be effectively implemented? This is critical to ensure that adequate habitat will be protected. To correct this deficiency, we urge the Planning Commission to further condition the project as follows.

With fuel modification, potential fencing and future vineyards, approximately 18 of the 20.8 acres will be seriously degraded ecologically. Despite the lack of a current State Route 14 (SR-14) crossing structure in this area, this property is part of a rare wide and direct habitat connection between the Sierra Pelona Mountains and the mountain system between SR-14 and Soledad Canyon Road. The habitat linkage value of this property cannot be replaced. For this reason the required protected land must be located in this habitat linkage between the MRCA's Ritter Ranch property to the north and the SR-14 to the south between Hypotenuse Road and Crown Valley Road. Many mammals will cross the road under existing conditions.

Secondarily, conditions must be preserved to permit construction of the freeway crossing feature in the future. If the partial protection of this habitat linkage does not

Ms. Hikichi  
Project Number PM068736  
April 24, 2015

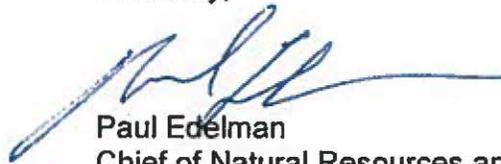
Page 2

occur as mitigation for the proposed project, the project will most likely have a permanent significant biological impact.

To ensure the public that adequate mitigation has been achieved, the applicant must provide proof of recordation of said conservation easement(s), deed restriction(s), or fee simple prior to the issuance of a grading permit.

We appreciate your consideration of our comments. If you have any questions, please contact Jessica Nguyen of our staff by phone at (310) 589-3230, extension 125, or by email at [jessica.nguyen@mrca.ca.gov](mailto:jessica.nguyen@mrca.ca.gov).

Sincerely,

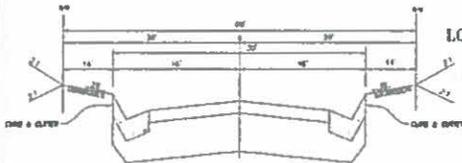
A handwritten signature in blue ink, appearing to read 'Paul Edelman', with a long horizontal flourish extending to the right.

Paul Edelman  
Chief of Natural Resources and Planning

PREPARED  
DEPT. OF REGIONAL PLANNING  
PLANNING DIVISION  
DATE: 05-15-15

# EXHIBIT "A" MINOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 68736

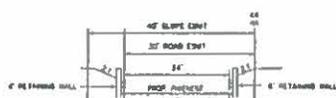
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



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

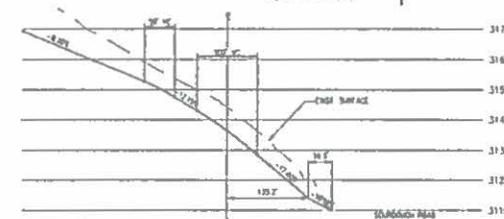
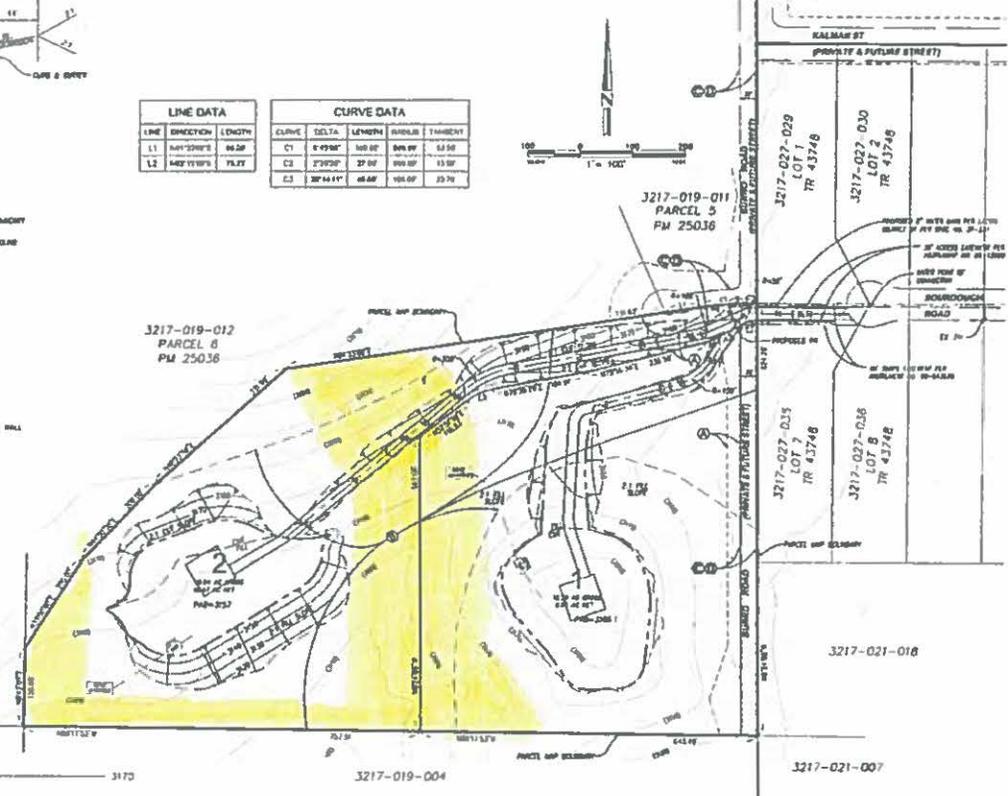
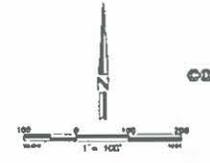


BURRO ROAD  
(PRIVATE AND FUTURE STREET)  
NO IMPROVEMENTS PROPOSED  
NOT TO SCALE



SOUTHDOWN ROAD ACCESS EASEMENT  
(PRIVATE AND FUTURE STREET)  
PER INSTRUMENT NO. 05-1298057  
NOT TO SCALE

LINE DATA			CURVE DATA				
LINE	DIRECTION	LENGTH	CURVE	DELTA	LENGTH	CHORD	TANGENT
L1	N40°32'00" W	86.50	C1	6°49'00"	160.00	160.00	53.50
L2	N02°15'00" E	75.77	C2	2°32'00"	37.00	37.00	13.00
			C3	30°14'11"	68.60	105.00	33.70



**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 RECEIVED IN BOOK 2381 PAGES 87 THROUGH 91, INCLUDING, OF WAIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**OWNER**  
ALAN & JEANETTE LASLOVICH  
3051 CLAYVALE ROAD  
ACTON, CA 93510

**LOT TABULATION**

LOT NO.	SQ. FT. AREA	AC. AREA
1	19,20 AC.	0.44 AC.
2	19,68 AC.	0.45 AC.
TOTAL	38,88 AC.	0.89 AC.

**EASEMENT NOTES**

THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY PER SET 04-797 PREPARED BY PACIFIC TITLE COMPANY OF CALIFORNIA DATED JAN. 1, 2004:

- WHOLE AND SEVERAL EASEMENT OF THE COUNTY OF LOS ANGELES PER PARCEL MAP NO. 25036 RECORDED IN PUB. REC. BOOK 24-52, INCLUDING OF PARCEL MAP, TO BEHOLD.
- RECORDED EASEMENT PER PARCEL MAP NO. 25036 RECORDED IN PUB. REC. BOOK 24-52, INCLUDING OF PARCEL MAP, TO BE SAVED FROM TO PARCEL MAP RECORDED.
- SOUTHDOWN ROAD & BURRO ROAD PRIVATE & FUTURE STREET PER PARCEL MAP NO. 25036 RECORDED IN PUB. REC. BOOK 24-52, INCLUDING OF PARCEL MAP, TO BEHOLD.
- MINOR EASEMENT TO THE GENERAL PUBLIC FOR HIGHWAY & CROSS & ROAD PURPOSES IN THE PUBLIC PROPERTY AREA OFFERED AS TRAVEL & FUTURE STREET PER PARCEL MAP NO. 25036 RECORDED IN PUB. REC. BOOK 24-52, INCLUDING OF PARCEL MAP, TO BEHOLD.

**UTILITIES**

WATER: LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 27  
SEWER: PRIVATE SEWER SYSTEM (DUPLEX)  
ELECTRIC: SOUTHWEST CALIFORNIA ENERGY  
CABLE: THE PRINCE  
SLURRY: NONE  
GAS: SOUTHWEST CALIFORNIA GAS COMPANY

**NOTES**

- SIZE OF THE DEAN ACRES
- EXISTING ZONING: A-2-1
- EXISTING LAND USE: 01 (PUB. USE) (MUN.)
- PROPOSED LAND USE: 3 (OFF. (PUB. USE) (MUN.))
- NO USE AREAS ON SITE
- NO USE AREAS ON SITE
- PER 3217-019-011
- NO EXISTING EASEMENTS
- NO EXISTING EASEMENTS
- NO EXISTING EASEMENTS
- NO EXISTING EASEMENTS
- A POSSIBLE WATER SUPPLY HAS NOT BEEN PROVEN TO BE AVAILABLE FOR THE PROPOSED PARCELS OF THIS MAP.

**LEGEND**

- PROPOSED IMPROVEMENTS BUILDING FOOTPRINT
- EXISTING IMPROVEMENTS / INTERESTED AREA

**EARTHWORK QUANTITIES**

TYPE	AMOUNT	UNIT
GRAVEL	4,500	CY
ASPHALT	1,500	CY

Onsite Wildlife Corridor  
Mountains Recreation & Conservation Authority  
May 4, 2015

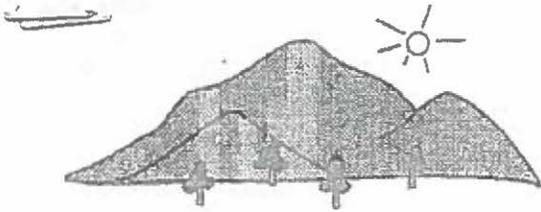
BUSINESS / APPLICANT  
**ALAN & JEANETTE LASLOVICH**  
3051 CLAYVALE ROAD  
ACTON, CA 93510

**Hill & Foreman, Inc.**  
Engineering • Planning • Surveying  
NOT A STATE LICENSED PROFESSIONAL ENGINEER  
PREPARED UNDER THE SUPERVISION OF:

IN THE COUNTY OF LOS ANGELES

VESTING TENTATIVE  
PARCEL MAP No. 68736

AS SHOWN  
05/15/15  
01 of 01



# ACTON TOWN COUNCIL

P.O. BOX 810 ACTON, CALIFORNIA 93510

May 7, 2008

Susie Tae  
Department of Regional Planning  
Land Division Section  
320 West Temple Street (13<sup>th</sup> Floor)  
Los Angeles, CA 90012

Fax: (213) 626-0434

Re: PM 68736

Dear Susie,

The Acton town council has reviewed the referenced project for consistency with the CSD's and does not object to the project as submitted for Council review. We appreciate the efforts of the Laslovich's and the time that they have taken in addressing questions ask by the Council.

PM 68736 is located in a hillside area, however the Department of Regional Planning (DRP) is not applying the hillside protection provisions of the Acton CSD to this project. It appears that DRP's project review process precludes these matters from consideration in this project.

Given these concerns, the Acton Town Council requests that the grading plans prepared for each of the lots created by this subdivision be presented to the ATC at such time as they are developed so that we can assess their consistency with the CSD.

Further the ATC requests that for future projects, that the Department of Regional Planning revise their subdivision review procedures to adequately address the hillside protection provisions contained within the CSD.

In the event that subsequent owners of the parcels that are created by the subdivision want to relocate the pad and/or access route, they can do so by amending the final map, which will ensure that the new locations also comply with the CSD hillside provisions as well.

*President*  
Ray Garwacki Jr.  
269-8080

*Vice-President*  
Dick Morris  
547-5273

*Secretary*  
Michael Hughes  
269-1342

*Treasurer*  
Jim Connelly  
269-5675

Jacki Ayer  
269-1981

Ray Billet  
947-2796

Bill Davis  
269-3682

Mike Foster  
714-3349

Carl Young  
342-1983

The ATC notes that our lack of objection to this particular project should not be construed to limit our comments on futures subdivision projects that are located in hillside areas but which lack grading plans.

Respectfully

A handwritten signature in cursive script that reads "William Davis". The signature is written in dark ink on a light-colored background.

William Davis  
For the Acton Town Council

cc. Norm Hickling  
Alan Laslovich

# **ACTON TOWN COUNCIL**

**P.O. Box 810 Acton, California 93510**

**Michael R. Hughes**

**President**

**R.J. Acosta**

**Vice President**

**Thor Merich**

**Treasure**

**Katherine Tucker**

**Recording Secretary**

**Members**

**Ray Billet**

**Mike Hainline**

**Tami Lambe**

**Fred Miller**

**Darvin White**

October 8, 2014

Lynda Hikichi

LA County Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

RE: Tentative Parcel Map 068736

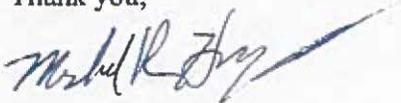
APN 3217-019-013

Revised Tentative Parcel Map (dated 5-13-2014)

In May 2008 the Acton Town Council reviewed this project and did not object to the project as it was submitted to the Council. (I have attached a copy of that letter for your review.) At that time the project proposed a split of just over 20 acres into 3 parcels.

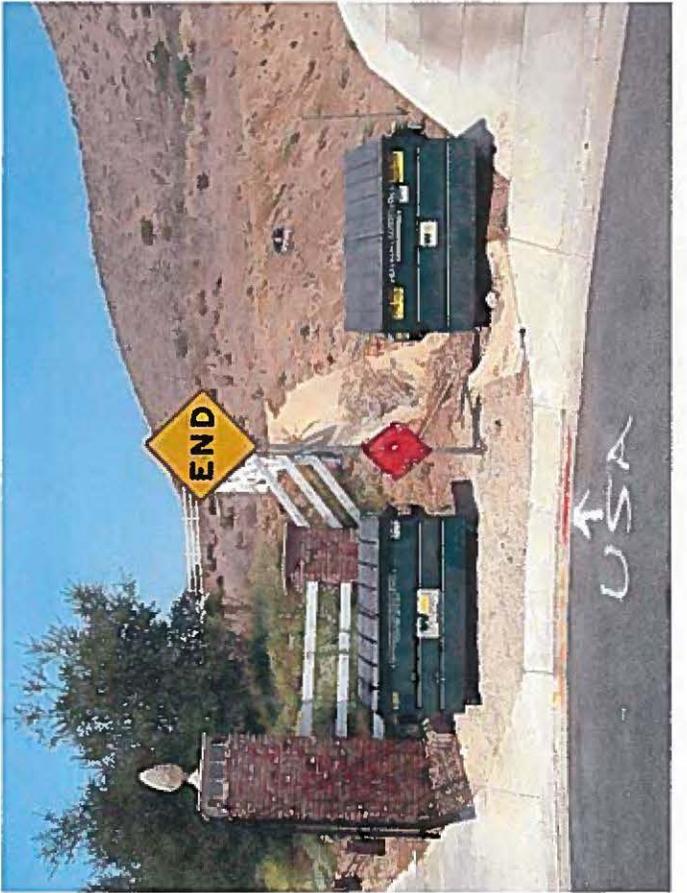
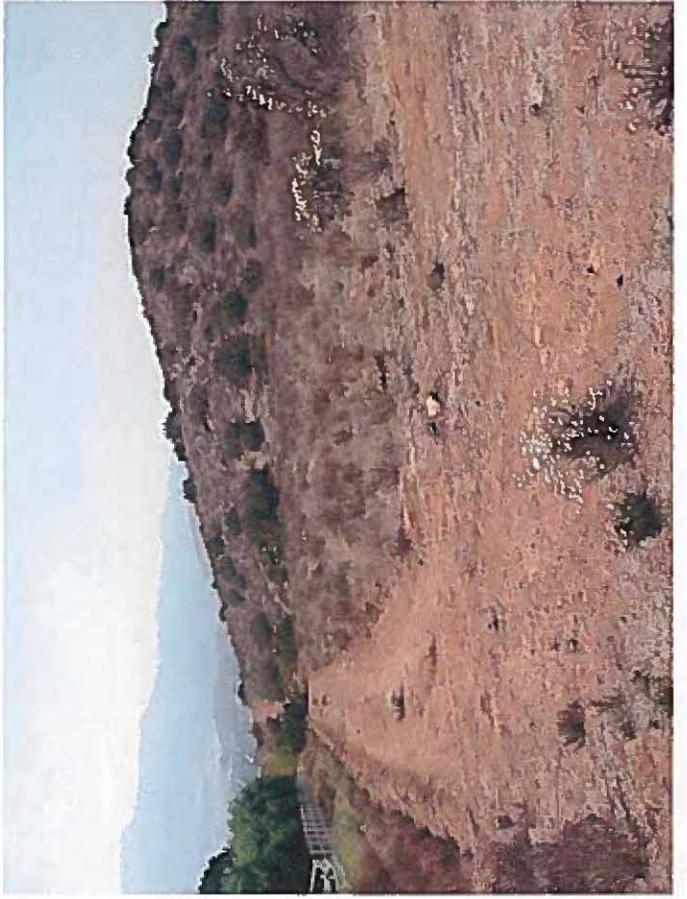
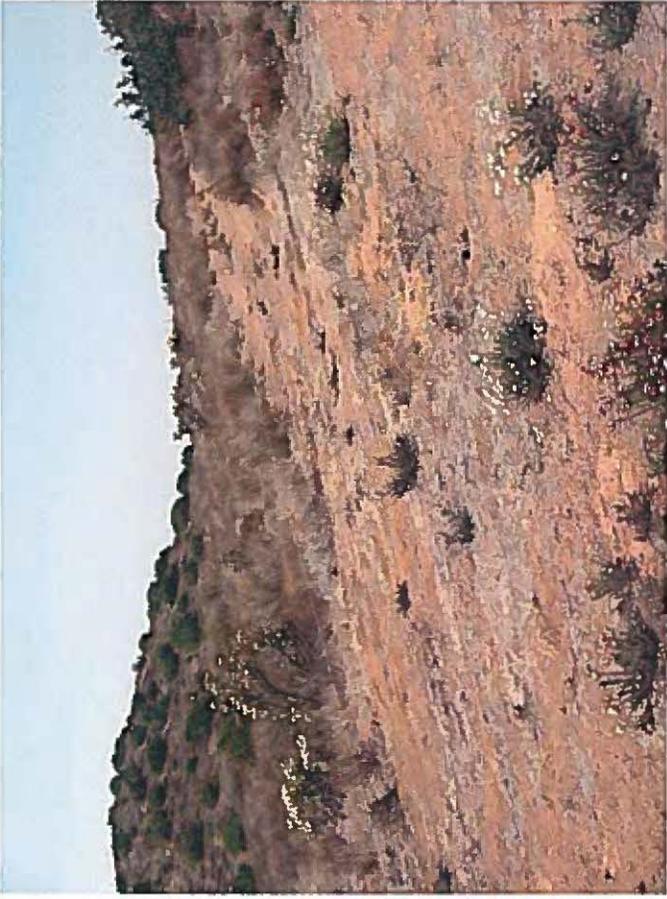
On Oct. 6, 2014, Mr. Laslovich presented a revised map for the Council's review. On this map he proposes reducing the number of parcels from 3 to 2. Each parcel would be just over 10 acres. The Council found no objection to his proposed reduction in the number of parcels. Please note that all other comments in the original letter should continue to be taken into consideration relative to this project.

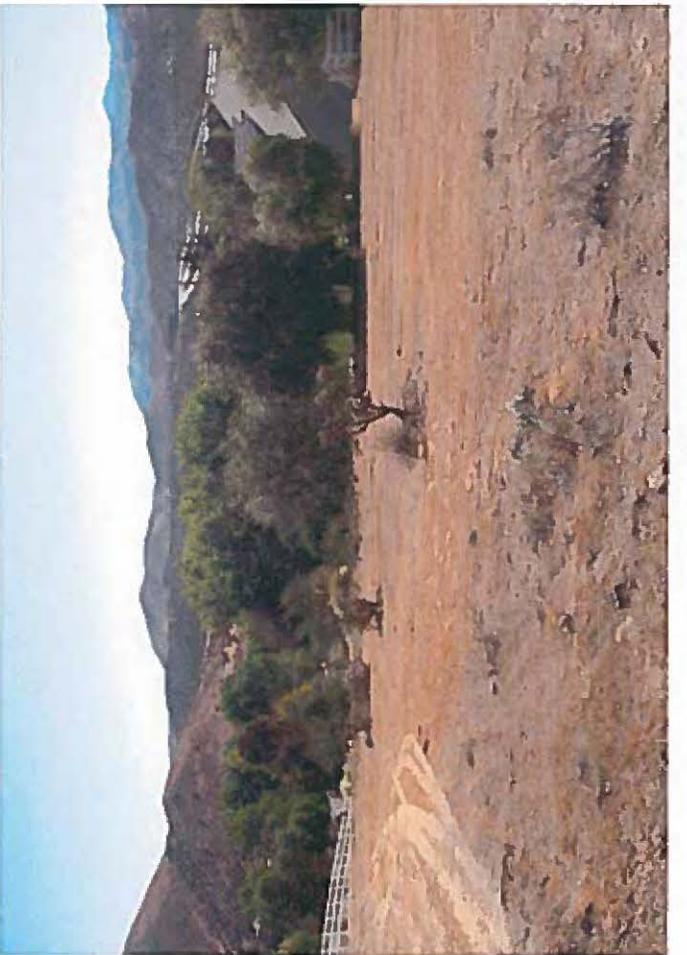
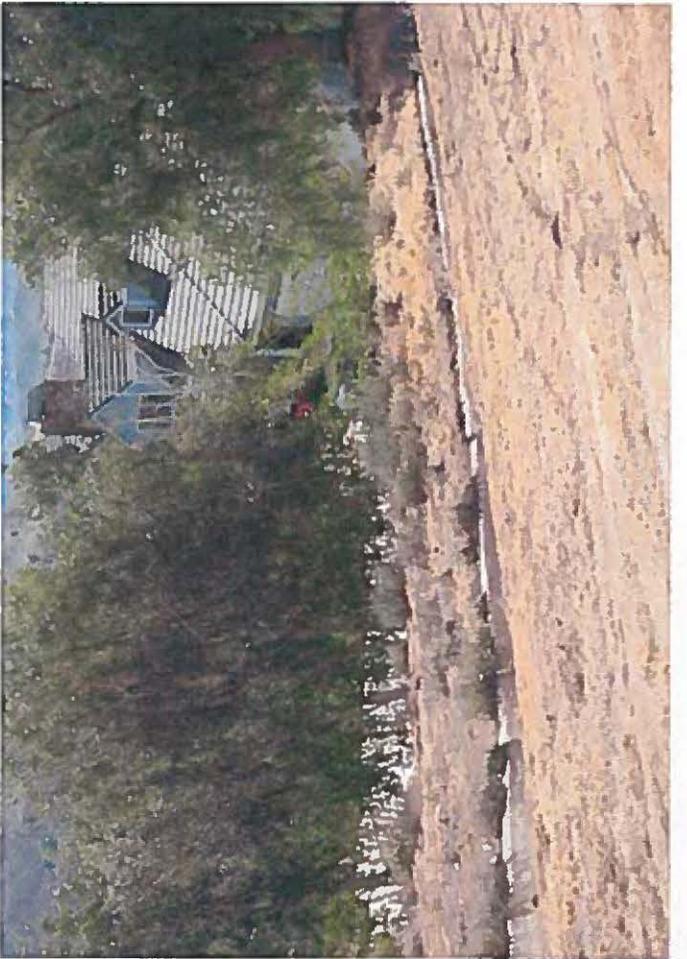
Thank you,

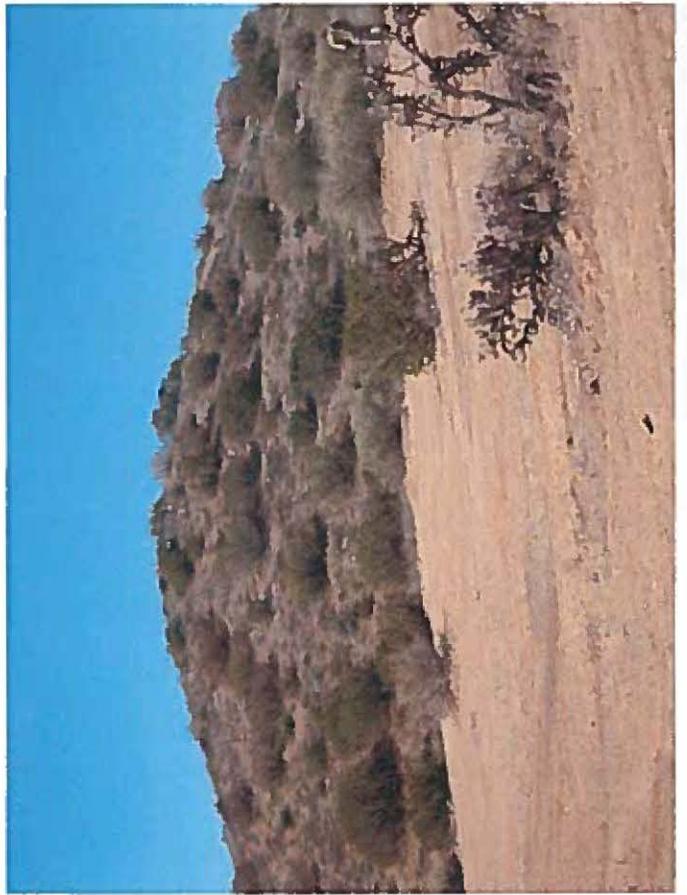
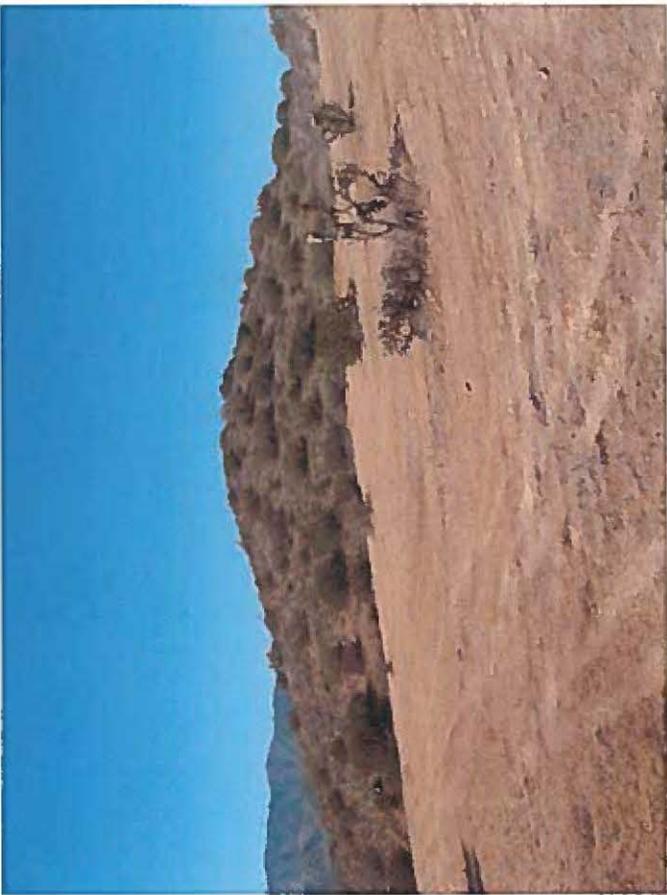
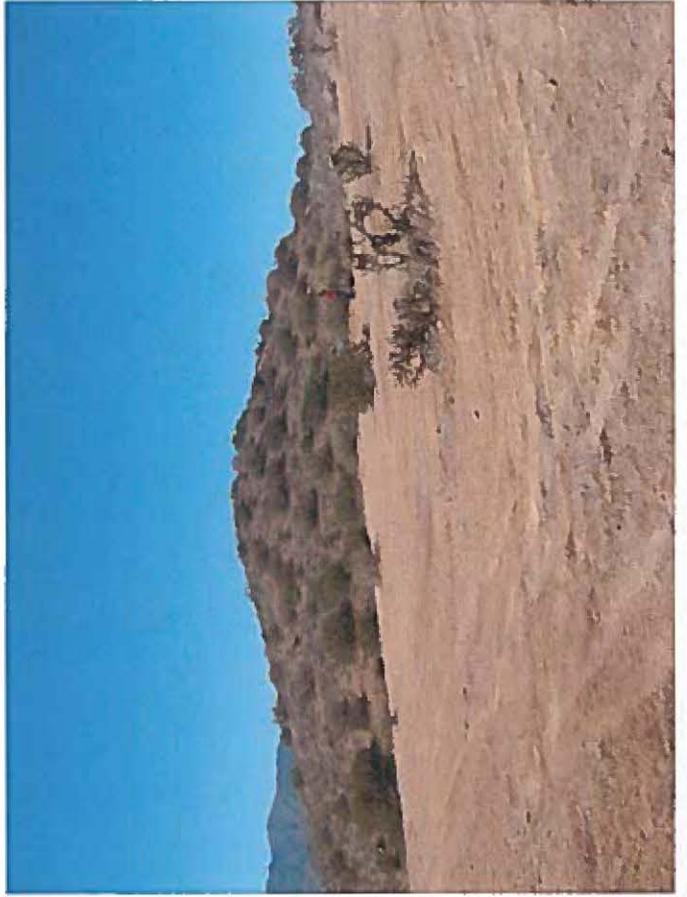
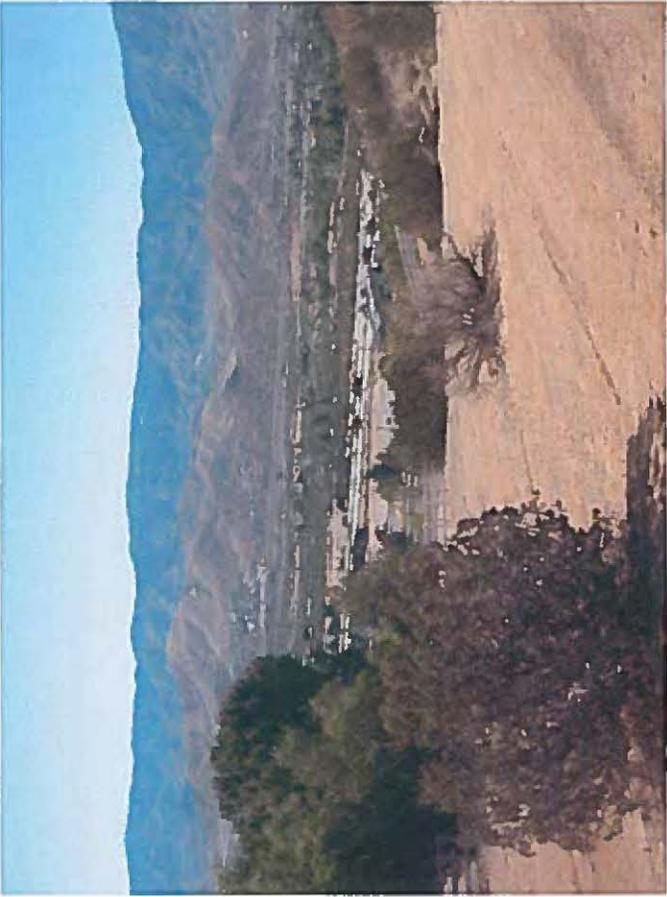


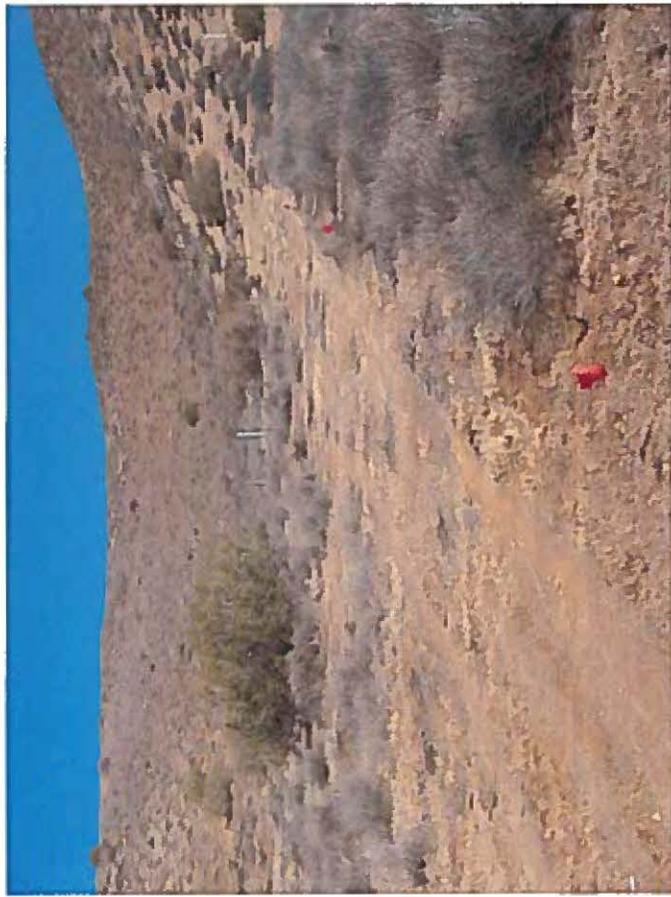
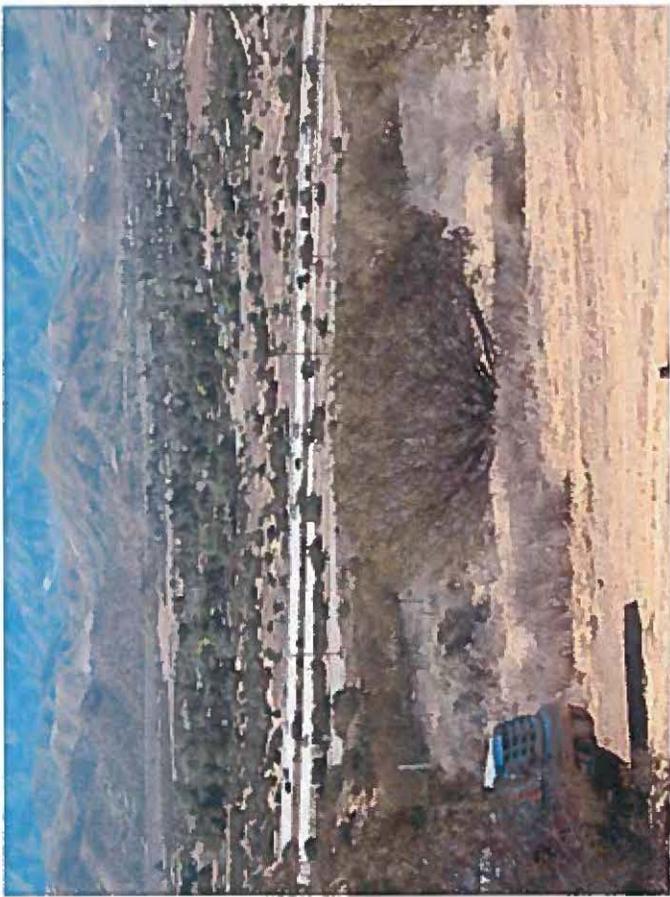
Michael R. Hughes

President, Acton Town Council











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Aerial Image - 2014

Printed: May 06, 2015



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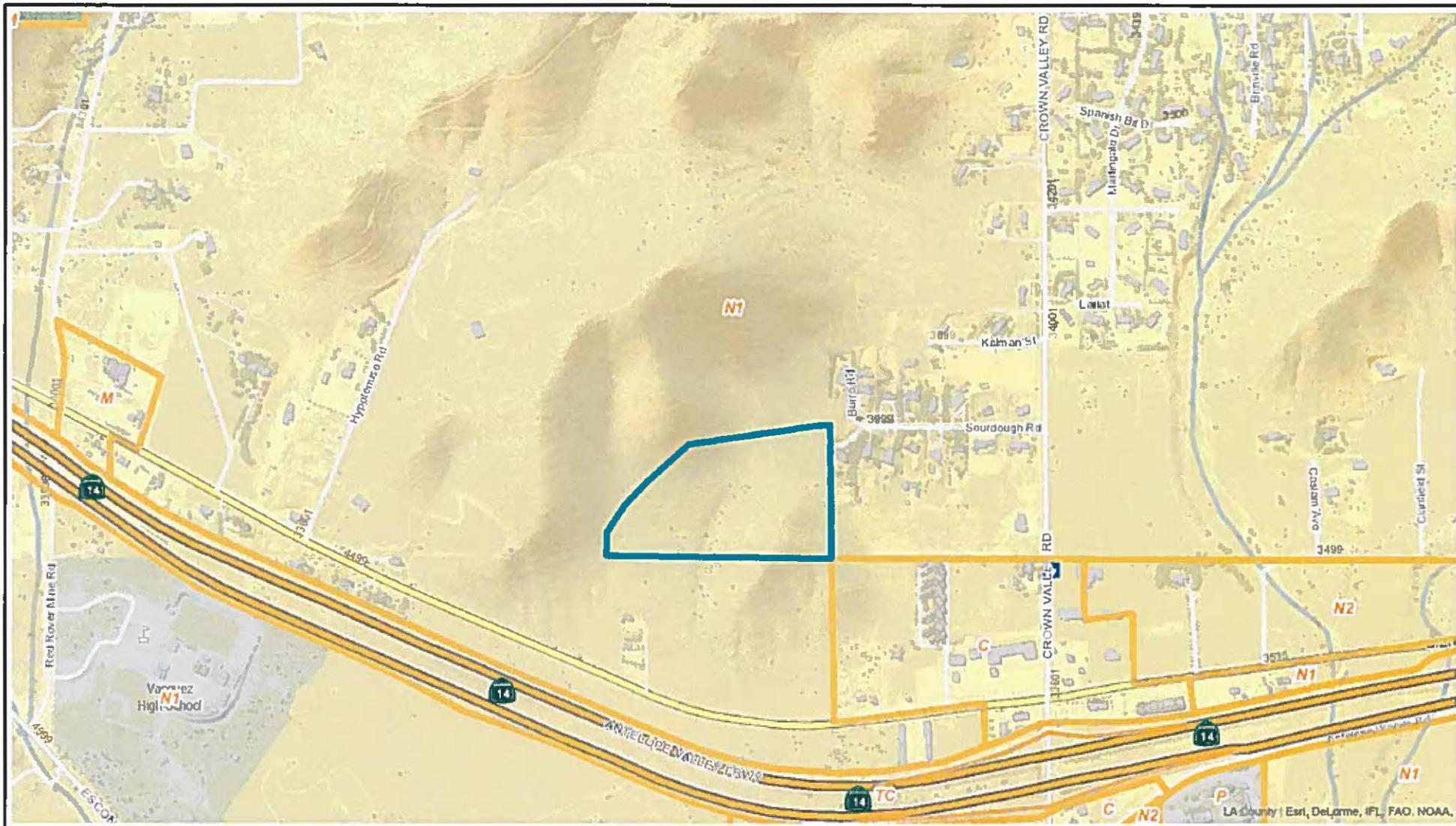
**Aerial Image - 2014**

Printed: May 06, 2015



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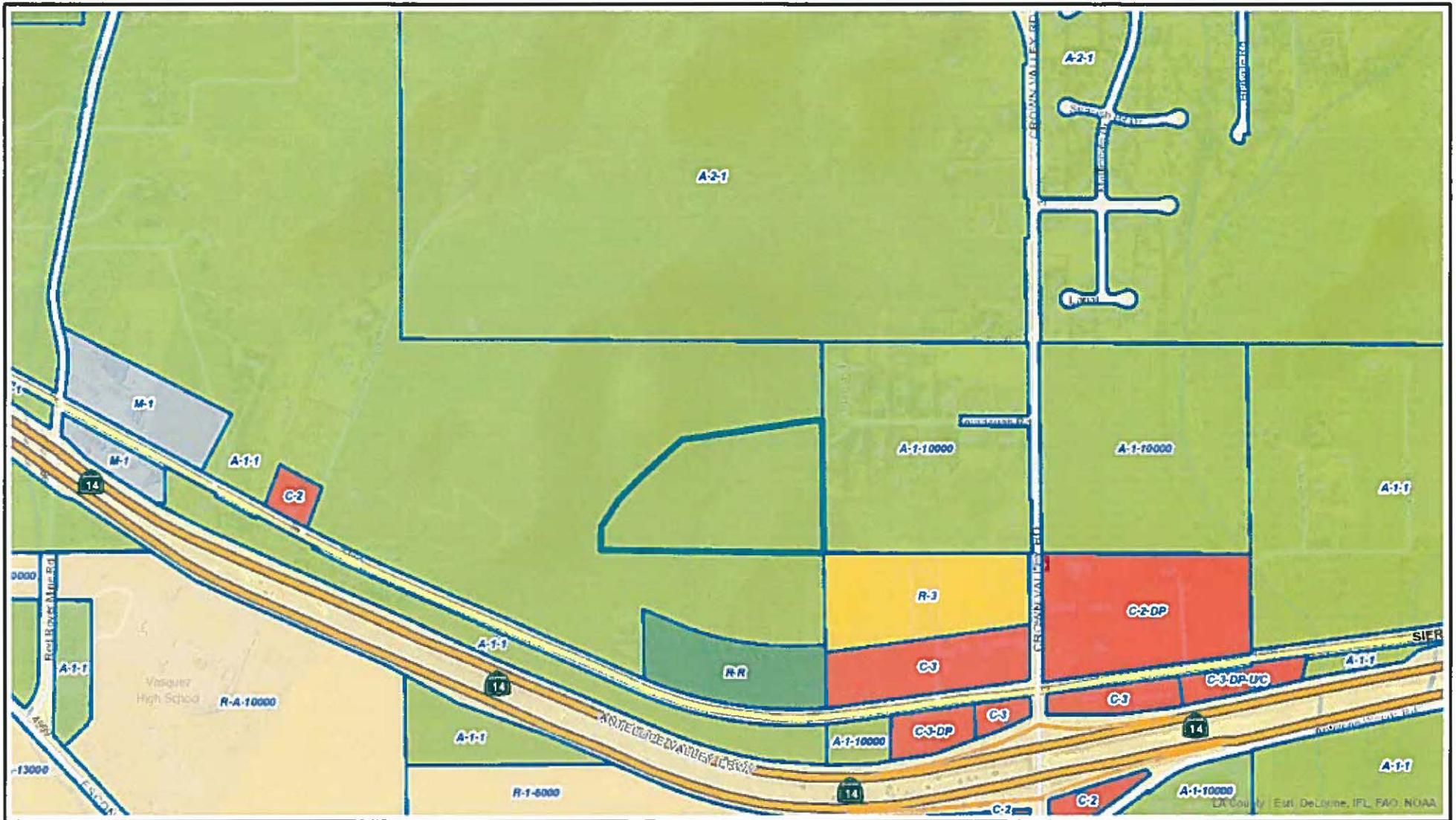
# Land Use Category Map

Printed: May 06, 2015



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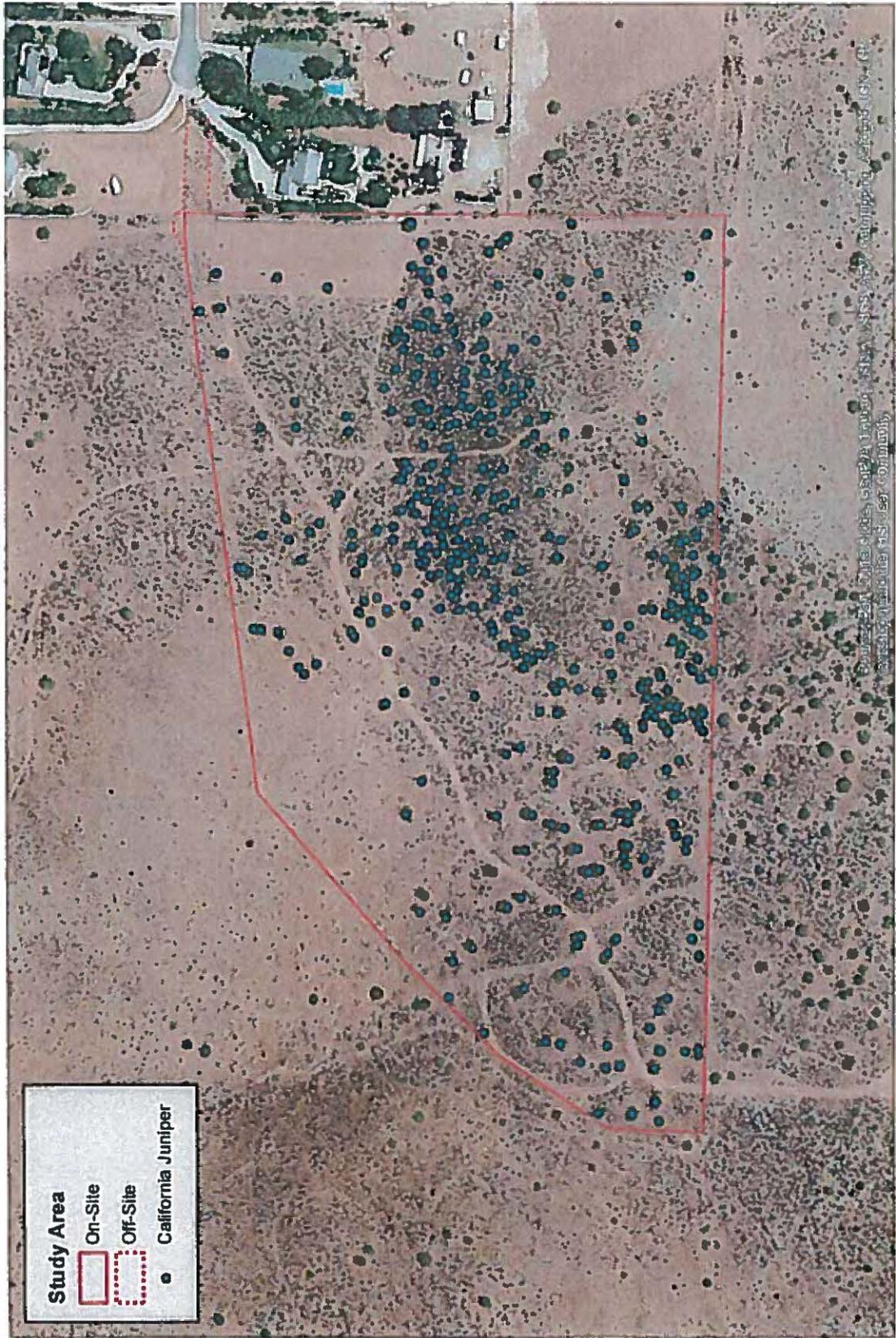
# Zoning Map

Printed: May 06, 2015



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**Study Area**

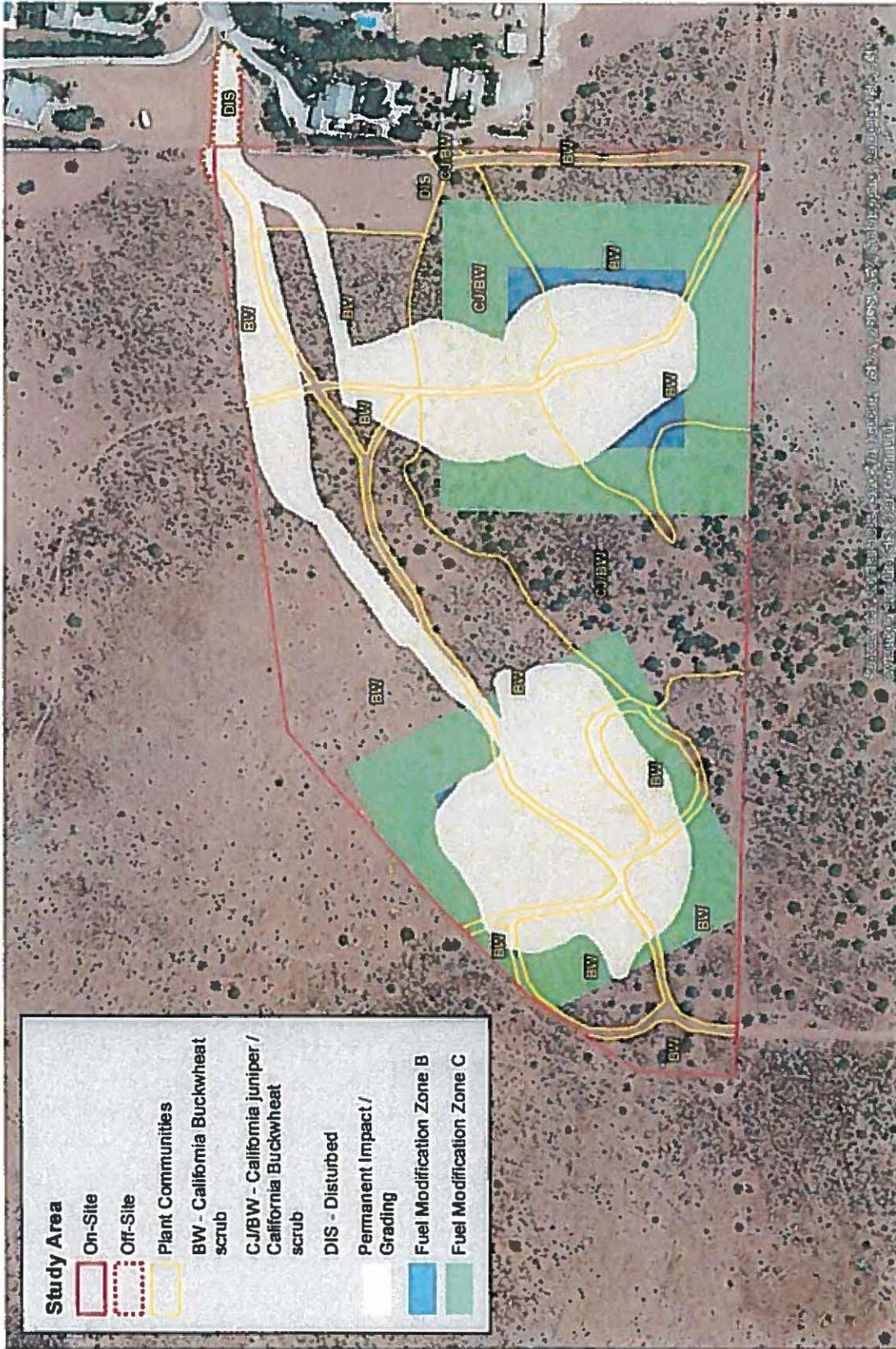
- On-Site
- Off-Site
- California Juniper



**California Juniper Locations**

Source: Mimosset, 2010 (Aerial); PCR Services Corporation, 2011.  
 Author: LaSlovich



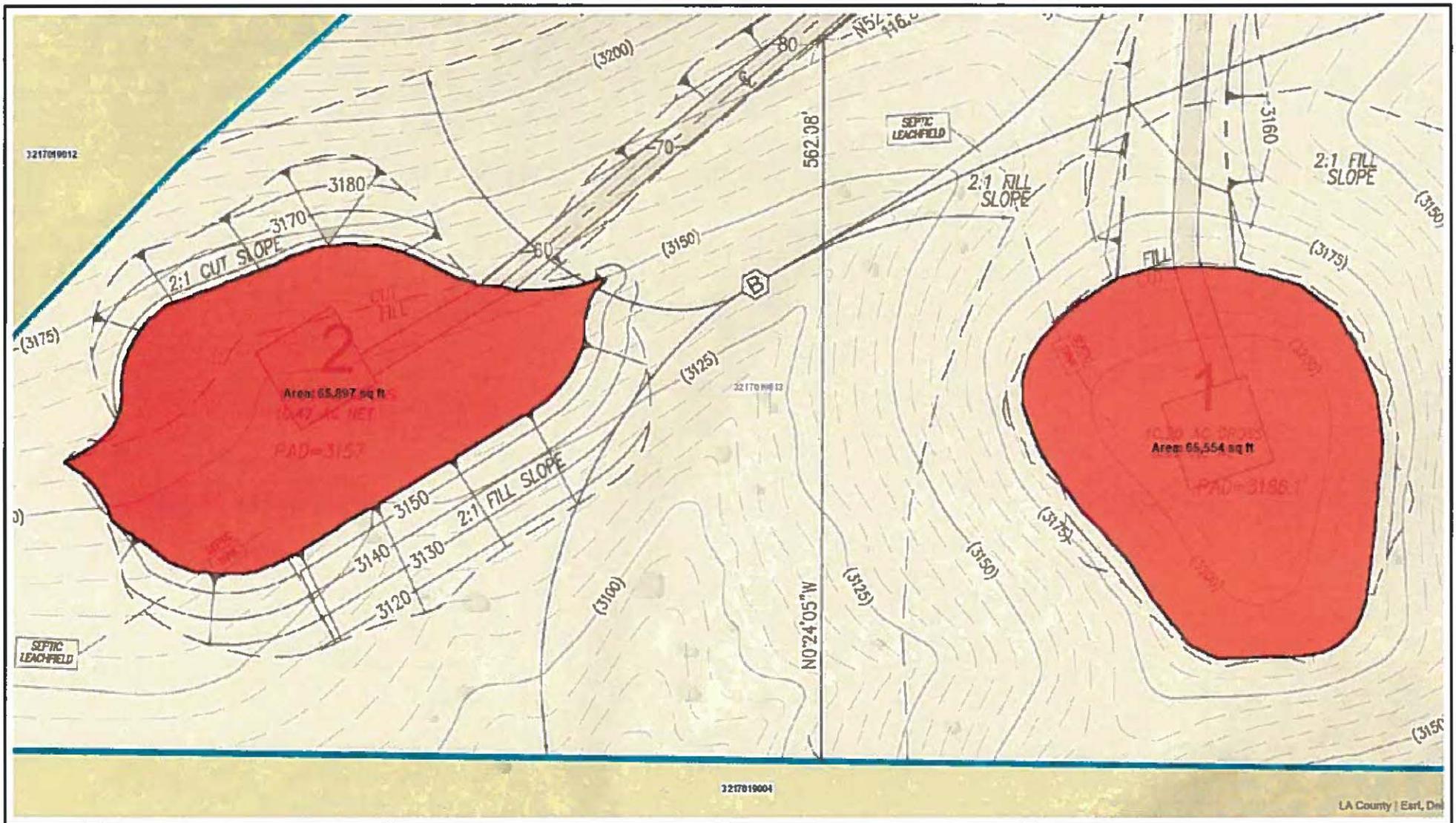


FIGURE

Impacts to Plant Communities

Atton-Lajoie  
 Source: MapScale, 2010 (MapScale, 2010); PCR Services Corporation, 2011.



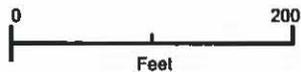


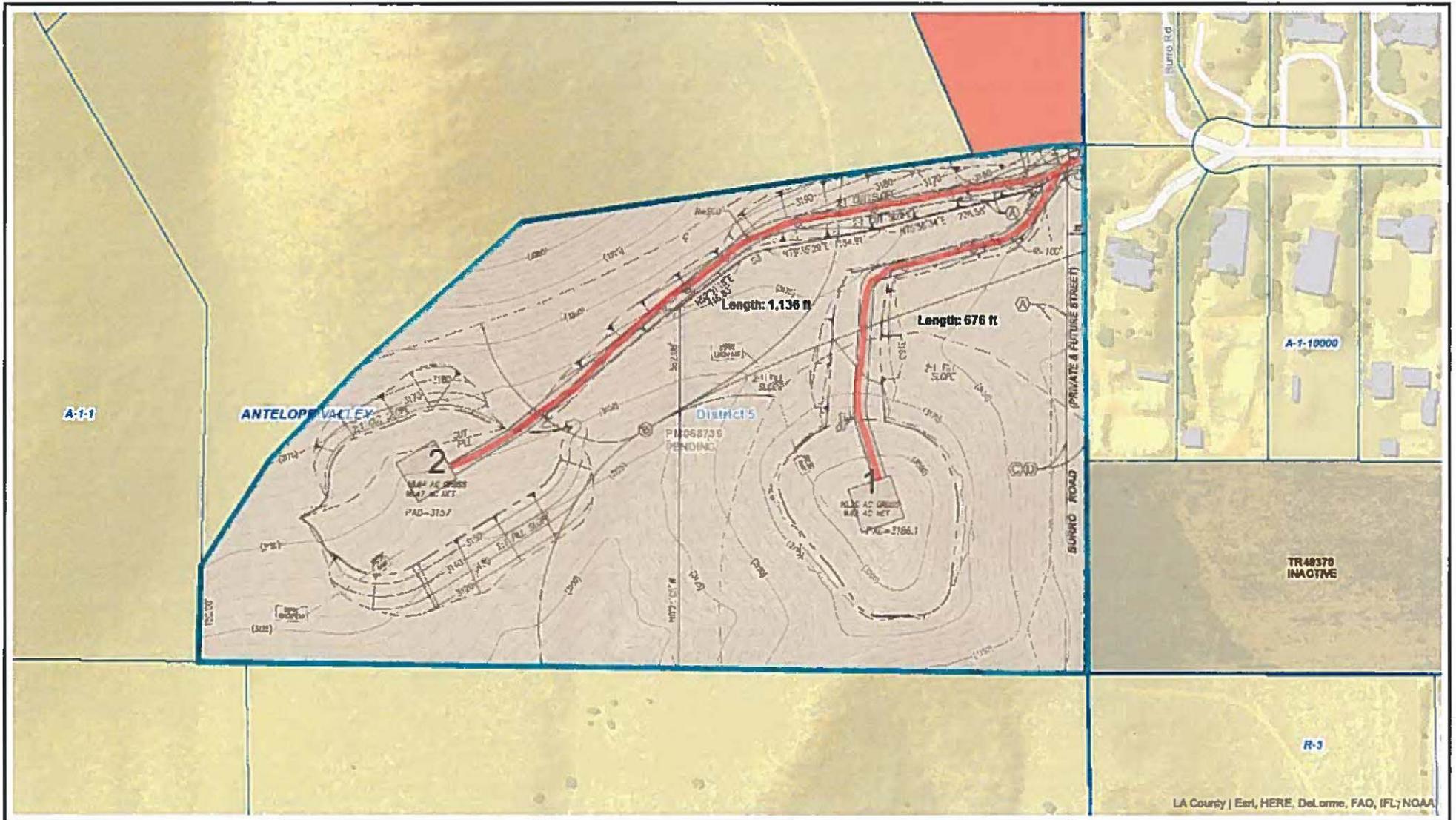
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## Parcels 1 and 2 Building Pad Areas

Printed: Mar 18, 2015

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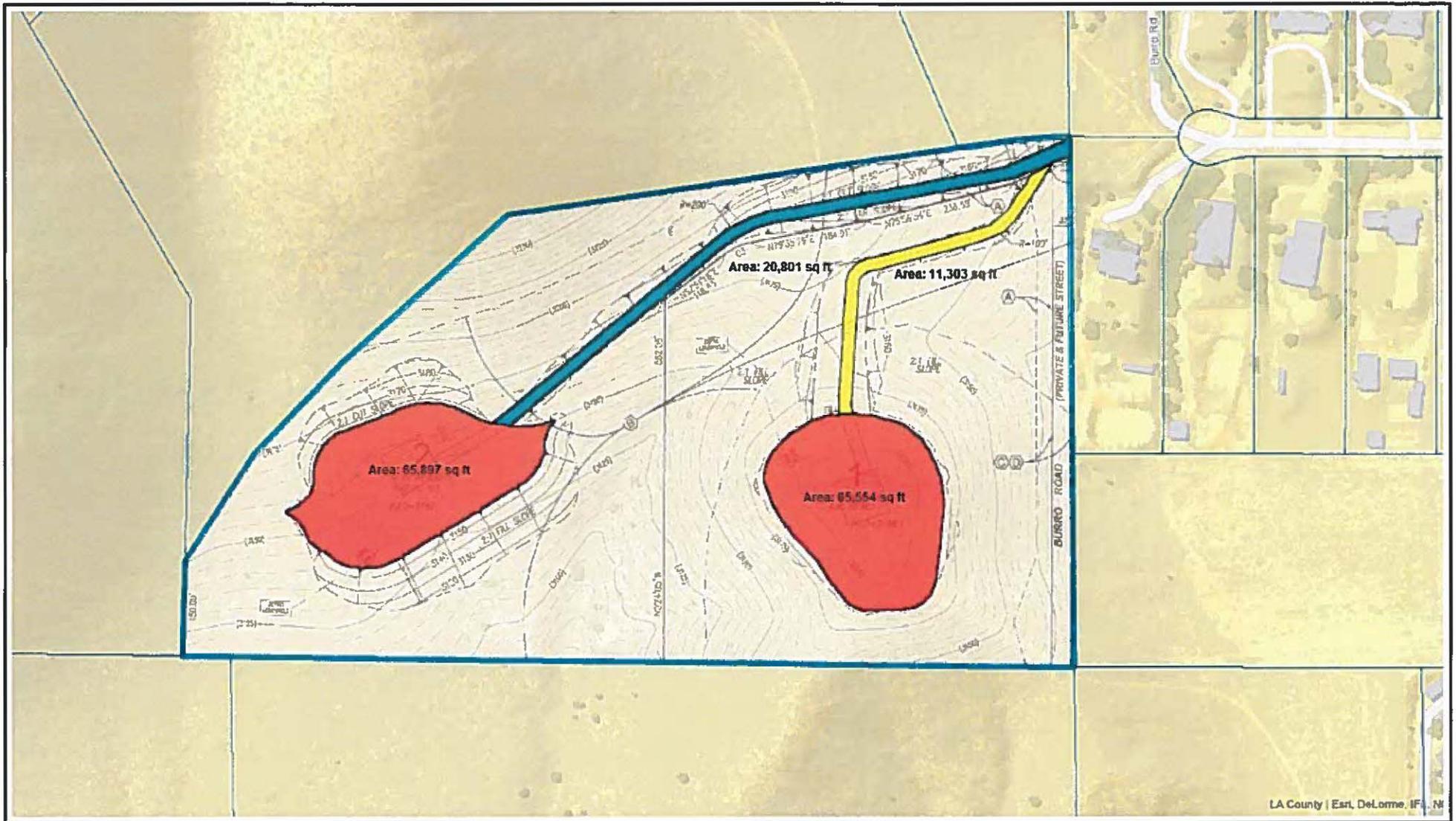


**Created in GIS-NET3  
driveway lengths  
Printed: May 05, 2015**



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Created in GIS-NET3

## Parcels 1 and 2 Building Pad Areas

Printed: Mar 18, 2015

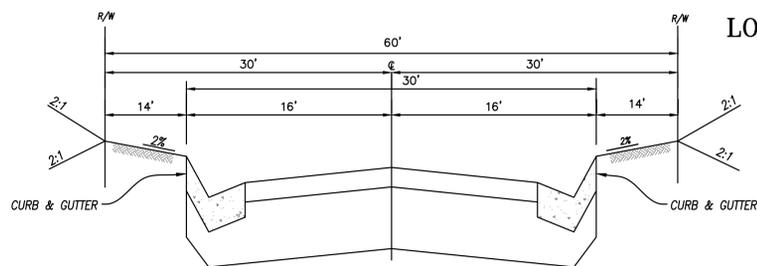


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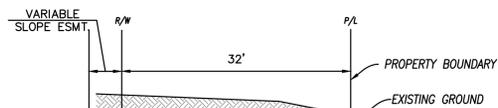


# MINOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 68736

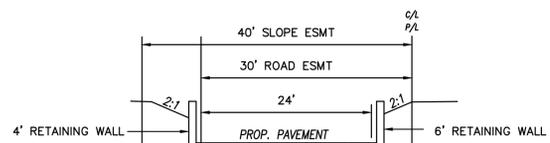
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



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



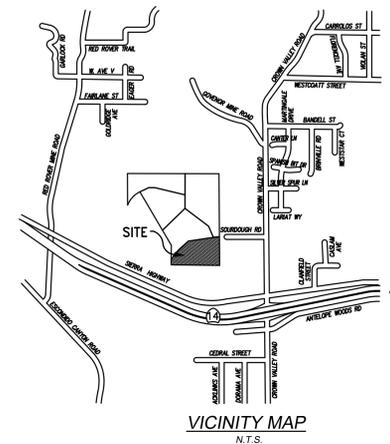
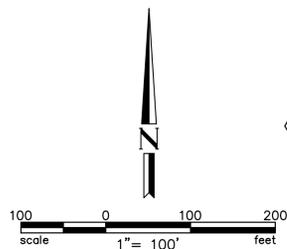
BURRO ROAD  
(PRIVATE AND FUTURE STREET)  
NO IMPROVEMENTS PROPOSED  
NOT TO SCALE



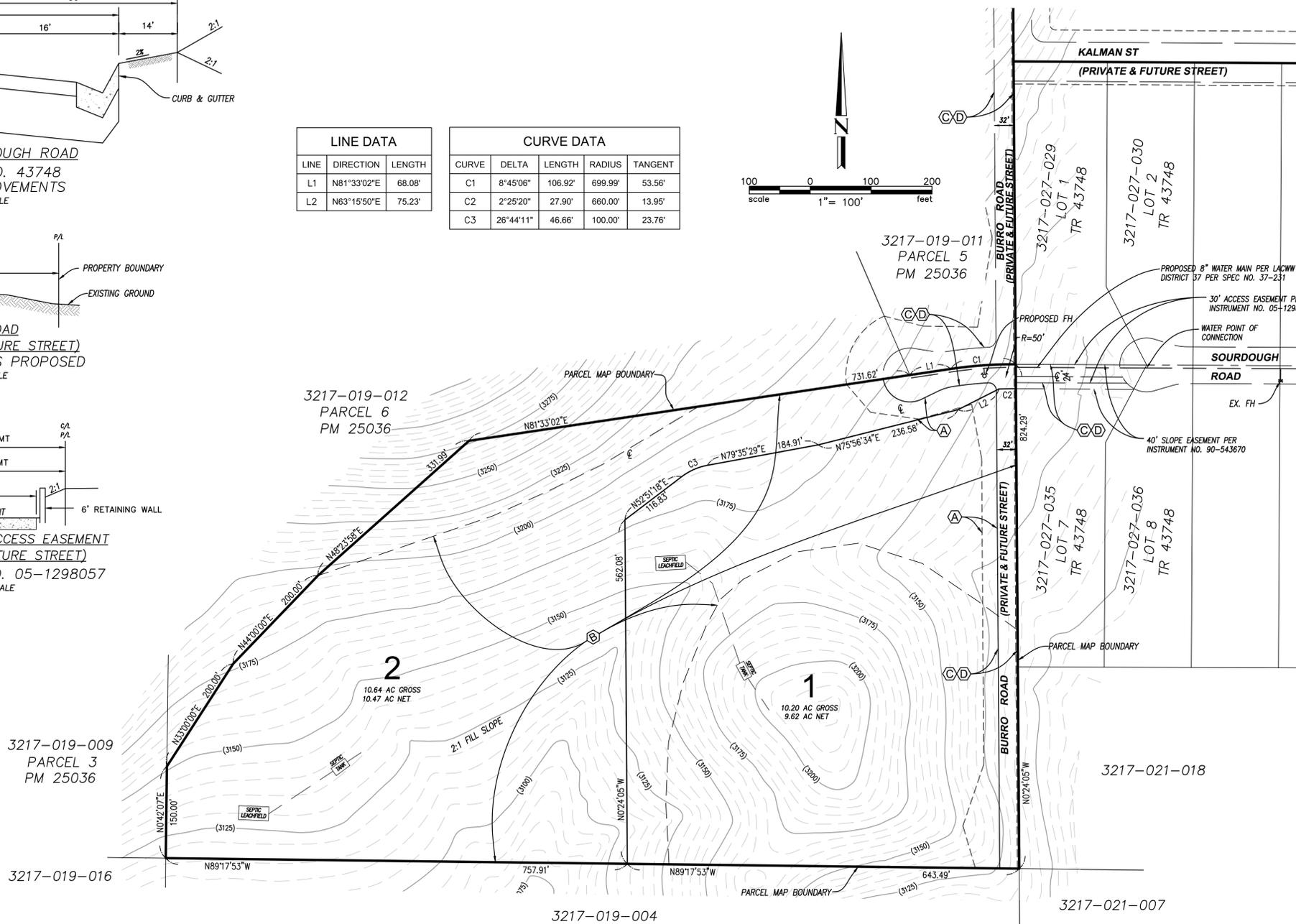
SOURDOUGH ROAD ACCESS EASEMENT  
(PRIVATE AND FUTURE STREET)  
PER INSTRUMENT NO. 05-1298057  
NOT TO SCALE

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
1	10.20 AC.	9.62 AC.
2	10.64 AC.	10.47 AC.
TOTAL	20.84 AC.	20.09 AC.

### 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 RECORDED.
- (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.

NO.	DESCRIPTION	DATE	BY
REVISIONS			

SUBDIVIDER / APPLICANT:

ALAN & JEANETTE LASLOVICH  
3051 CLAYVALE ROAD  
ACTON, CA 93510



**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. C99830 DATE:

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

IN THE COUNTY OF LOS ANGELES

VESTING TENTATIVE  
PARCEL MAP No. 68736

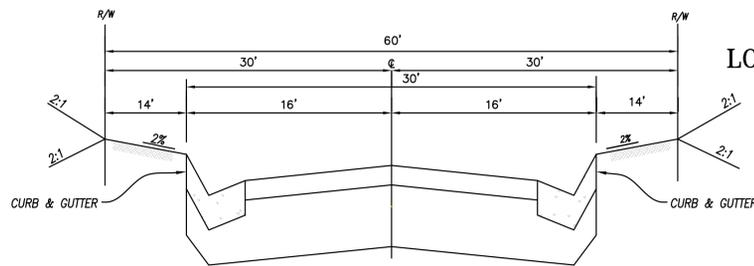
SCALE: AS SHOWN  
DATE: 05/13/14  
SHT NO.: 01 OF 01

# EXHIBIT "A"

## MINOR LAND DIVISION

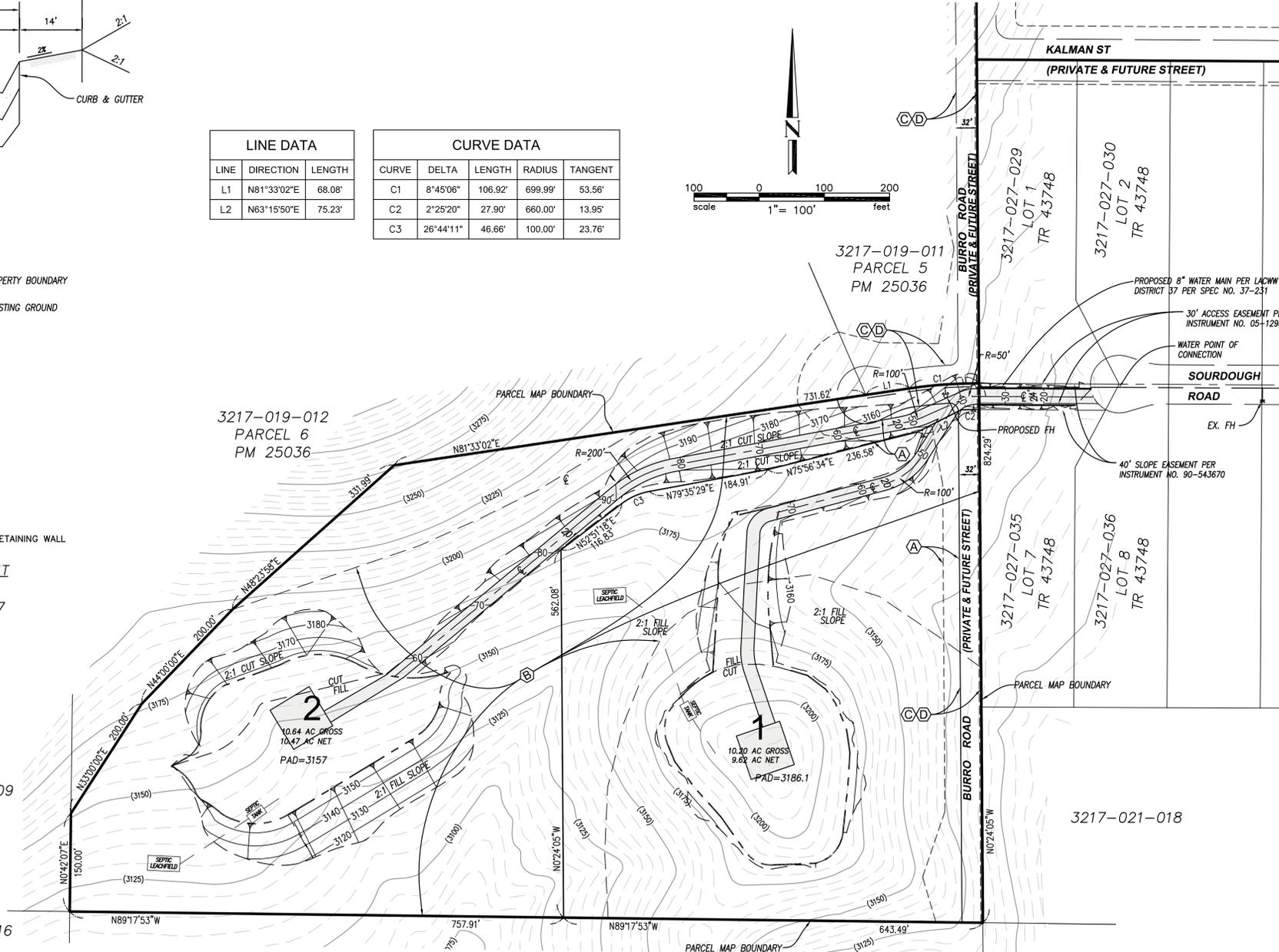
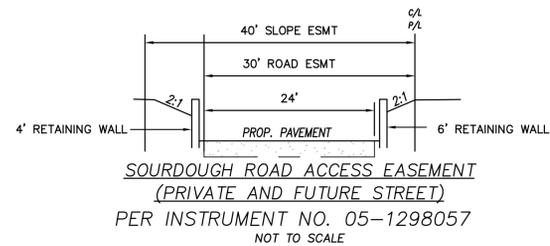
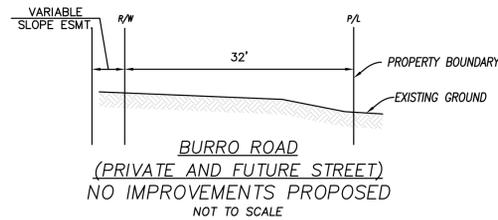
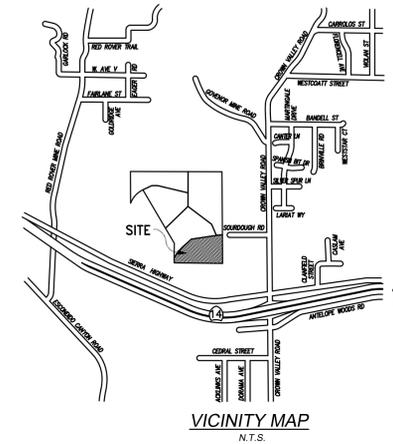
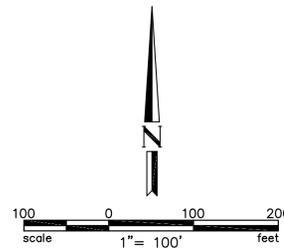
### VESTING TENTATIVE PARCEL MAP NO. 68736

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



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'



**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**

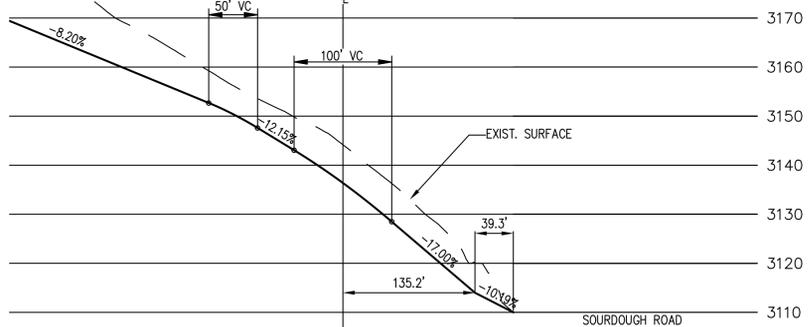
LOT NO.	GROSS AREA	NET AREA
1	10.20 AC.	9.62 AC.
2	10.64 AC.	10.47 AC.
<b>TOTAL</b>	<b>20.84 AC.</b>	<b>20.09 AC.</b>

- 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 RECORDED.
  - (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.



**LEGEND**

- DENOTES POTENTIAL BUILDING PAD AREA
- DENOTES PAVEMENT / IMPERVIOUS AREA

**EARTHWORK QUANTITIES**

	CUT	FILL
RAW QUANTITIES:	46,500 CY	46,500 CY

NO.	DESCRIPTION	DATE	BY

REVISIONS

SUBDIVIDER / APPLICANT:  
**ALAN & JEANETTE LASLOVICH**  
3051 CLAYVALE ROAD  
ACTON, CA 93510



**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: \_\_\_\_\_

IN THE COUNTY OF LOS ANGELES

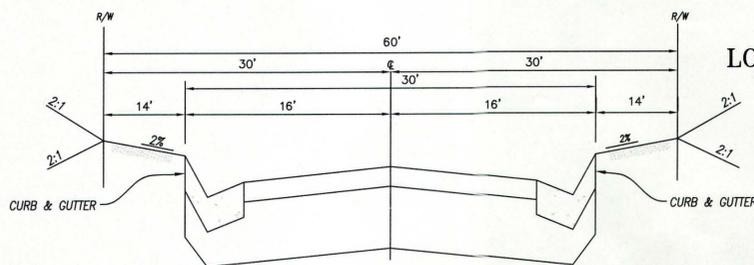
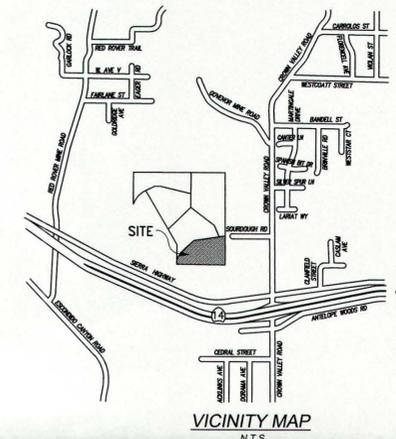
**VESTING TENTATIVE  
PARCEL MAP No. 68736**

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

SCALE: AS SHOWN  
DATE: 05/13/14  
SHT NO.: 01 OF 01

# ACTON COMMUNITY STANDARDS EXHIBIT MINOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 68736

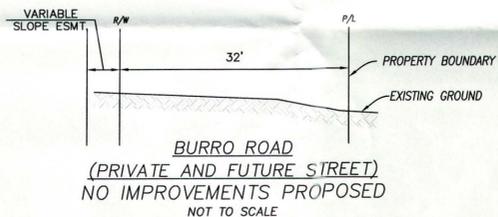
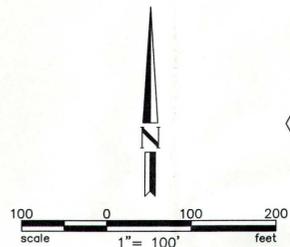
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



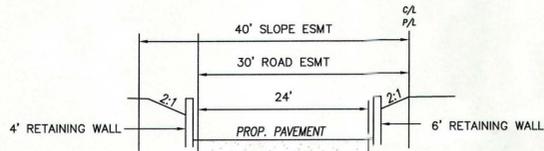
EXISTING SOURDOUGH ROAD  
PER TRACT NO. 43748  
EXISTING IMPROVEMENTS  
NOT TO SCALE

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

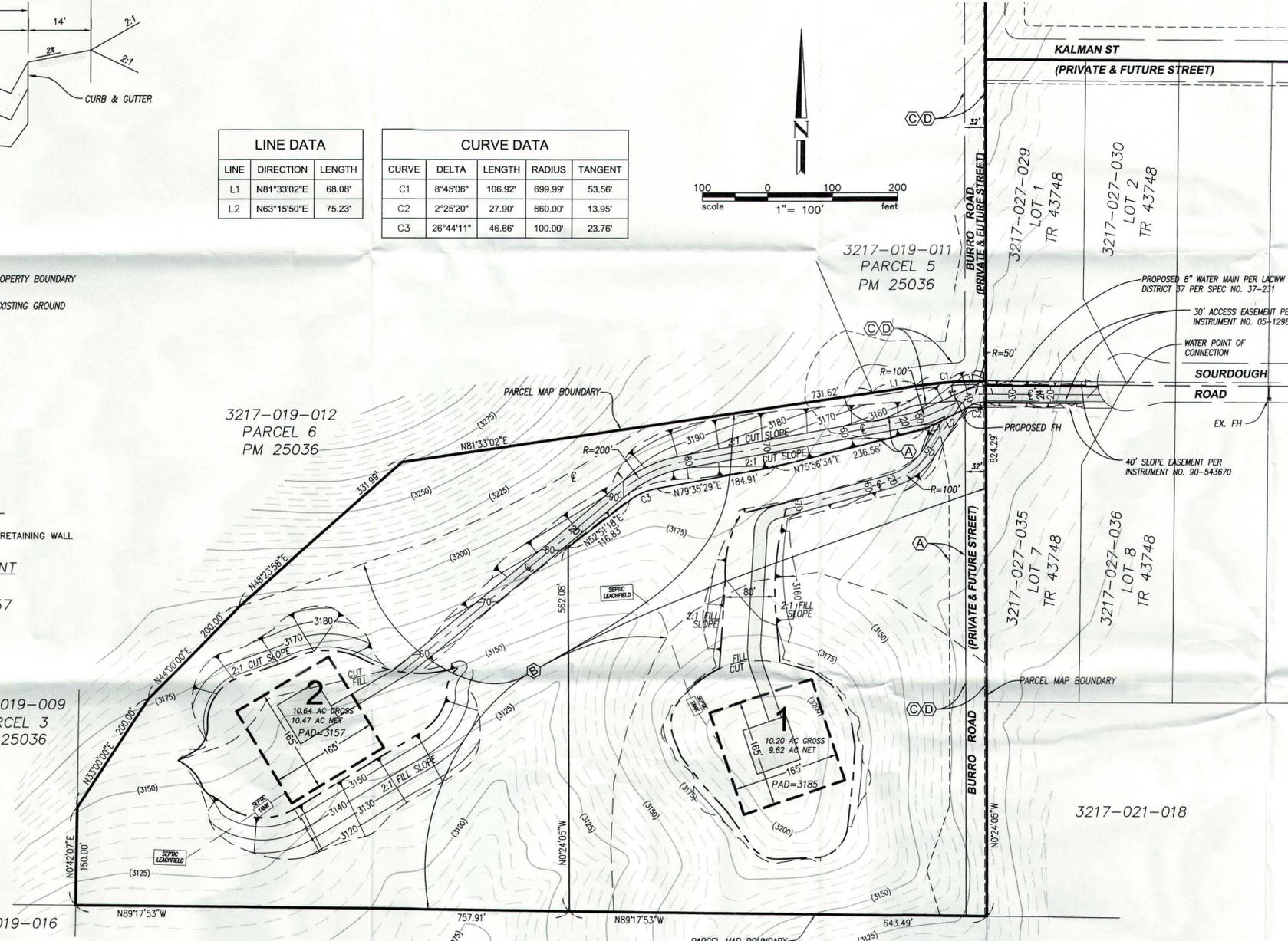
CURVE DATA				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	8°45'06"	106.92'	699.99'	53.56'
C2	2°25'20"	27.90'	660.00'	13.95'
C3	26°44'11"	46.66'	100.00'	23.76'



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



SOURDOUGH ROAD ACCESS EASEMENT  
(PRIVATE AND FUTURE STREET)  
PER INSTRUMENT NO. 05-1298057  
NOT TO SCALE



### 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	MIN LOT AREA PER ACTON CSD
1 IRREGULAR	10.20 AC.	9.62 AC.	2.00 AC.
2 IRREGULAR	10.64 AC.	10.47 AC.	2.00 AC.
TOTAL	20.84 AC.	20.09 AC.	4.00 AC.

### 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 RECORDEATION.
  - (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

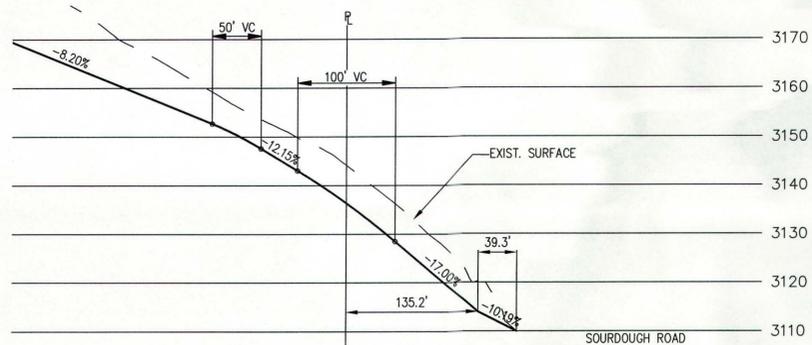
WATER: LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37  
SEWER: PRIVATE SEWAGE DISPOSAL (SEPTIC)  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
CABLE: TIME WARNER  
TELEPHONE: VERIZON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY

### 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.

IMPERVIOUS AREA TABLE			
LOT	TOTAL LOT AREA (NET)	TOTAL LOT IMPERVIOUS AREA	% OF LOT IMPERVIOUS
LOT 1	419047 SF	18232 SF	4.3*
LOT 2	456073 SF	28111 SF	6.2*

\*MAXIMUM ALLOWABLE IMPERVIOUS AREA = 10% OF LOT AREA PER ACTON CSD



SOURDOUGH ROAD ACCESS PROFILE  
NOT TO SCALE

MINIMUM LOT SIZE PER ACTON CSD			
	AVERAGE LOT WIDTH	AVERAGE LOT LENGTH	ACTON CSD MIN.
LOT 1	548'	690'	135'
LOT 2	550'	520'	135'

### LEGEND

- DENOTES POTENTIAL BUILDING PAD AREA
- DENOTES PAVEMENT/ IMPERVIOUS AREA
- DENOTES MINIMUM BUILDING PAD PER ACTON CSD

### EARTHWORK QUANTITIES

RAW QUANTITIES: CUT 46,500 CY FILL 46,500 CY

NO.	DESCRIPTION	DATE	BY
REVISIONS			

SUBDIVIDER / APPLICANT:

ALAN & JEANETTE LASLOVICH  
3051 CLAYVALE ROAD  
ACTON, CA 93510



**Hall & Foreman, Inc.**  
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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

ACTON COMMUNITY STANDARDS EXHIBIT  
VESTING TENTATIVE  
PARCEL MAP No.068736

SCALE: AS SHOWN  
DATE: 04/01/15  
SHT NO.: 01 OF 01