



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

PROJECT NUMBER

PM070401-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 070401
Environmental Assessment No. 200800053

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

John Stobie

**MAP/EXHIBIT
DATE:**

9-9-14

**SCM REPORT
DATE:**

10-9-14

SCM DATE:

10-23-14

PROJECT OVERVIEW

Subdivision: To subdivide one existing parcel into two single-family parcels on 10 acres. There is one existing residence on the property to remain.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): 4th

LOCATION

32137 Mountain Shadow Road, Acton

ACCESS

Mountain Shadow Road

ASSESSORS PARCEL NUMBER(S)

3208-015-029

SITE AREA

10.0 gross (8.1 net) acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide Plan

ZONED DISTRICT

Soledad

SUP DISTRICT

5th

LAND USE DESIGNATION

N1 (Non-Urban 1)

ZONE

A-2-1 (Heavy Agriculture – One Acre Minimum Lot Size)

**PROPOSED UNITS
(DU/AC)**

2

**MAX DENSITY/UNITS
(DU/AC)**

5

COMMUNITY STANDARDS DISTRICT

Acton CSD

ENVIRONMENTAL DETERMINATION (CEQA)

An Initial Study must be completed. New fees may apply.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	See dept.	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	See dept.	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	See dept.	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	See dept.	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. Please see below comments.*

1. Submittal of an "Exhibit "A" is not required.
2. Parcels are each less than five net acres and thus could be subject to improvements.
3. If parcels are greater than five net acres, please clarify if the area calculation indicated on the tentative map is correct.
4. Clarify if estimated grading on Parcel 2 is to be balanced onsite (i.e. to be moved onto Parcel 1).
5. Clarify if Note 2 refers to all private streets surrounding the poetry or just to Mountain Shadow Road.
6. Provide any additional reports as needed to complete the environmental review.
7. Future development of Parcel 2 will require compliance with the Acton CSD, Very High Fire Hazard Severity Zone standards, and the Rural Outdoor Lighting District ("dark skies") standards.

RESUBMITTAL INSTRUCTIONS

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

- *A signed and dated cover letter describing all changes made to the map*
- *Six folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A"*
- *One (1) digital copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd revision and thereafter)*
- *Revised land division application (if requested)*
- *Any other additional materials requested by the case planner*

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