
SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Diane Aranda (213) 974-1522 daranda@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Thao Komura (626) 430-5581 tkomura@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting:
Exhibit Map/Exhibit "A" Revision Required: Reschedule for Subdivision Committee Reports Only:
Revised Application Required: 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. The application (Hillside Management/CUP burden of proof) is insufficient and should be revised. A current grading plan must be submitted. Specific written analysis demonstrating conformance with the Los Angeles County code sections 22.44.126.C (a-e) is required to illustrate compliance with the Acton CSD Hillside Design section. Please read below for further details.

Land Use Policy:

Clear Hold

1. The current proposal for three single-family lots is consistent with the overall maximum density of "N1" – Non-urban to 0.5 du/ac (on the eastern portion of the property) and "N2" – Non-urban to 1 du/ac (on the western portion of the property) dwelling units allowed on the project site under the existing Antelope Valley Area Plan land use designation.
2. The proposed development exceeds the low density thresholds within the Antelope Valley Area Plan for non-urban hillside management areas.

Tentative Map:

Clear Hold

No revisions required

Exhibit Map/Exhibit "A":

Clear Hold

3. Complies with setback requirements for Acton CSD Non-Urban 2
4. The project shall comply with the Hillside Design Considerations section of the Acton CSD 22.44.126 (1) (a-e). Including preserving to the greatest extent possible existing natural contours and natural rock cropping features, use sensitive site design and grading techniques, and preservation of native vegetation.
5. The project shall comply with the Acton CSD 22.44.126 (2) (i-iv) for development within designated hillside areas, including showing drainage locations and details of precautionary measures or devices to be used to prevent erosion and flood hazards. Also, a landscape plan identifying California Junipers, Manzanita, Great Basin Sage, and Joshua Trees and a generally describe the type and condition of native vegetation. A long term maintenance program for all landscaping in the proposed plan both undisturbed and revegetated.
6. Illustrate compliance with section 21.32.195 (Onsite Trees) to show one tree per 25 feet of street frontage per lot
7. Project shall comply with Appendix A, page III-59 conditions for development Non-Urban Hillside Areas.
8. Show all proposed retaining walls.
9. Will the developer be doing the grading? If not, reciprocal off-site grading easements are required.

Conditional Use Permit:

Clear Hold

10. Revise burden of proof for CUP and Hillside Management.
11. Will the developer be doing the grading? If not, reciprocal off-site grading easements are required.

Environmental Determination:

Clear Hold

12. The project is determined to be a Mitigated Negative Declaration

Community Standards District:

1. The project shall comply with the Hillside Design Considerations section of the Acton CSD 22.44.126 (1) (a-e). Including preserving to the greatest extent possible existing natural contours and natural rock cropping features, use sensitive site design and grading techniques, and preservation of native vegetation
2. The project shall comply with the Acton CSD 22.44.126 (2) (i-iv) for development within designated hillside areas, including showing drainage locations and details of precautionary measures or devices to be used to prevent erosion and flood hazards. Also, a landscape plan identifying California Junipers, Manzanita, Great Basin Sage, and Joshua Trees and a generally describe the type and condition of native vegetation. A long term maintenance program for all landscaping in the proposed plan both undisturbed and revegetated.

Healthy Design Ordinance ("HDO"):

Clear Hold

3. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. A tree planting plan shall be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear Hold

4. Revise burden of proof for Hillside Management and CUP
5. Submit ownership information for the existing wireless tower facility.

RESUBMITTAL INSTRUCTIONS

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

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

NOTE: An appointment is required for resubmittal. You must call 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.