# Subdivision Committee Report

## Project Overview

A large-lot parcel map for financing/conveyance purposes only. No grading, construction, or improvements proposed.

**Subdivision:** To create 21 parcels on 8,450 gross acres.

## Map Stage

- **Tentative:** ☒
- **Revised:** ☐
- **Amendment:** ☐
- **Amended:** ☐
- **Modification to:** Exhibit “A”
- **Recorded Map**
- **Other:** ☐

## Map Status

- **Initial:** ☐
- **1st Revision:** ☐
- **2nd Revision:** ☐
- **6th Revision (requires a fee):** ☒

## Location Access

Northwest corner of Los Angeles County adjacent to the west portion of SR-138 and approximately one mile east of the I-5 to 285th St. West

ACCESS

- Gorman Post Rd. and SR-138 from the west and south;
- 290th St. W. from the east and north

## Assessors Parcel Number(s)

See case file for updated list.

**Site Area**

- 8,449.5 gross and 6,925.6 net acres

## General Plan / Local Plan

- Antelope Valley Areawide Plan
- Zoned District: West Antelope Valley
- SUP District: 5th

## Land Use Designation

- **Zone:** SP
- **CSD:** None

## Proposed Units

- **Max Density/Units:**
  - (DU): None
  - N/A

## Grading

- **(Cut/Fill, Import/Export, Onsite/Offsite):** None

## Environmental Determination (CEQA)

This tentative parcel map is to be covered under the Centennial Specific Plan EIR review.

## Subdivision Committee Department Clearance

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Planning</td>
<td>Hold</td>
<td>Jodie Sackett (213) 974-4813 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Works</td>
<td>See report.</td>
<td>Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a></td>
</tr>
<tr>
<td>Fire</td>
<td>See report.</td>
<td>Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a></td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>See report.</td>
<td>Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Health</td>
<td>See report.</td>
<td>Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a></td>
</tr>
</tbody>
</table>
Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☒ (if necessary)

PREVIOUS CASES
None

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation:
At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

Environmental Determination:
Cleared ☐ Hold ☒
1. (UPDATED) Pending completion of the Centennial EIR. The EIR must be cleared prior to tentative map clearance.

Land Use Policy:
Clear ☒ Hold ☐
2. Consistent with the Centennial Specific Plan.

Tentative Map:
Clear ☐ Hold ☒
3. (UPDATED) Add boundary lines for the “Not a Part” (NAP) portions that are within the Centennial Specific Plan project boundaries. These boundaries should reflect the overall Specific Plan boundaries that go beyond the large-lot parcels. Also include acreages for the NAPs. No acreages were provided for the NAPs. Recommend adding all three project NAPs (with acreages) to the Lot Summary Table (see map notes).
4. (UPDATED) The backbone highway width is shown to be 500 feet. Please confirm the reason for this, and add a note stating that all future street ROWs are approximate. No note was added.
5. (REVISED) The “large lot map note” (previous comment # 4) was added to the Notes section but not numbered.
6. (REVISED) Please provide and show the instrument of access to Lot 21 prior to tentative map clearance.
7. Go to the hundredths for acreage measurements.

Draft Standard Conditions of Approval (not all-inclusive and subject to modification to suit project):

1. Permission is granted to record a large-lot parcel map as the first unit, without improvements, subject to the following:
   (a) The lots shall conform to those shown on the tentative map as approved by Regional Planning;
   (b) Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
   (c) Access to each lot shall be provided to the satisfaction of Regional Planning and Public Works; and
   (d) All Public Works conditions shall be met to the satisfaction of Public Works.

2. Subdivider shall show 290th St. W. and 300th St. W. as a dedicated streets on the final map to the satisfaction of Public Works.
3. Subdivider shall make an offer of private and future right-of-way on all streets designated as “Future Street” to the satisfaction of Public Works.
4. Subdivider shall dedicate vehicular access rights on the final map for all lots abutting SR-138.
5. Subdivider shall dedicate to the County of Los Angeles on the final map the right to restrict building construction on Lots 1-21, as designated on Vesting Tentative Parcel Map No. 060022.
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,
- Five (5) 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), and
- Other 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 encouraged to contact the case planner for a preview of your next SCM submittal.