## SUBDIVISION COMMITTEE REPORT

### OWNER / APPLICANT
Tejon Ranch / Centennial Founders LLC

### MAP/EXHIBIT
- **DATE:** 2-1-17

### SCM REPORT
- **DATE:** 3-2-17
- **SCM DATE:** TBD
- **REQUESTED ENTITLEMENTS:** Vesting Tentative Parcel Map No. 060022
- **PROJECT NUMBER:** 02-232
- **ENVIRONMENTAL ASSESSMENT NO:** 02-232

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

**Subdivision:** To create 20 parcels on 8,408 gross acres.

### MAP STAGE
- **Tentative:** ☒
- **Revised:** ☐
- **Amendment:** ☐
- **Amended:** ☐
- **Modification to:** ☐
- **Other:** ☐

### MAP STATUS
- **Initial:** ☐
- **1st Revision:** ☐
- **2nd Revision:** ☐
- **7th Revision (requires a fee):** ☒

### LOCATION
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
8,408 gross and 7,348 net acres

### GENERAL PLAN / LOCAL PLAN
- **Antelope Valley Areawide Plan**
- **ZONED DISTRICT:** West Antelope Valley
- **SUP DISTRICT:** 5th

### LAND USE DESIGNATION
- **SP**
- **ZONE:** SP
- **CSD:** None

### PROPOSED UNITS
- **(DU)**
- **MAX DENSITY/UNITS (DU)**
- **GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**
  - None: N/A
  - 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>See report.</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>Jeanne Biehler (626) 430-5382 <a href="mailto:jbiehler@ph.lacounty.gov">jbiehler@ph.lacounty.gov</a></td>
</tr>
</tbody>
</table>

Updated 8/4/14
SUBDIVISION COMMITTEE REPORT
PM060022

SUBDIVISION COMMITTEE STATUS
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. Pending completion of the Centennial EIR.

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

Tentative Map:
Clear ☐  Hold ☒
(Note: Below corrections are minor and shall be required only if major corrections by a different Subdivision Committee department trigger another map revision.)
  3. Update Note 2 on Sheet 1—there is no longer a “Lot 21”.

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.