

Thank you for reaching out with your questions about this vacant lot.

The lot(s) you inquired about is/are in the A-2 (Heavy Agricultural) zone. Here is a link to the zoning from our

website: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV3ZO_CH22.16AGOPSPREREWAZO

Basically, this is like a R-1 zone, in that it allows one single-family residence (SFR) per lot. An SFR can be a mobile home, modular, manufactured home, or traditional build.

In order to live on the lot, you must go through the entire building permit process for your SFR and have the permits for it before placing or building it on the lot. *Temporary housing such as trailers, unpermitted mobile homes, and RVs are not permitted.*

There are a few issues that you may want to know about this lot:

1. **Verify legal access to the lot**, A private easement(s) may be needed for legal access, part of the way to the lot. To verify whether or not a private easement(s) exists, you'd have to ask a Title Company to do an access/easement search. (Private easements do not show on our maps)
2. **The lot may require an Unconditional Certificate of Compliance (COC)** before you can build. More information about COC's, and an application, can be found at this link: <https://planning.lacounty.gov/applications-and-forms/>
3. **The lot is in a Hillside Management Area (slopes over 25%)**. In HMA's, you are limited on how much grading you can do without a Conditional Use Permit.
4. **The lot is within a Significant Ecological Area (SEA)**. *You should not remove any plants (even if they appear dead) or alter the land in any way until you have permits to do so.* Within an SEA, there are often special permits required before you can do anything on the land. I am including a link to our website with helpful information about SEA's: <https://planning.lacounty.gov/long-range-planning/significant-ecological-areas-program/>
5. **The lot is within a Community Standards District (CSD)**. *You should not remove any plants (even if they appear dead) or alter the land in any way until you have permits to do so.* Within a CSD there are often limits to how much plant removal or grading can be done on a lot. There are also sometimes specific design standards in a CSD.
6. **Utilities / "off grid" ***.
 - For water, you'd need a water company connection/meter, or drill a well for your SFR (trucked-in water is not allowed).

- For electricity, please contact Southern California Edison (SCE) to see if electrical power would be available to the lot. In most cases, the County does not allow a SFR to be “off the grid” from SCE. (i.e.: Even if you install wind or solar power, you may still need an SCE connection).

*Here are the phone numbers to call utility companies to find out the cost and process of bringing utilities to this lot, if available:

- **Southern California Edison (SCE)** 661-726-5617
- **LA County Water Co.** 661-940-9270
- **Sewer** 626-300-3399
- **The Gas Company** 877-238-0092

I hope this is helpful and I wish you good luck in your project,

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