



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 17, 2013

TO: Mitch Glaser, Hearing Officer

FROM: Dean Edwards, Senior Regional Planning Assistant
Community Studies North

SUBJECT: **REQUEST FOR DENIAL DUE TO INACTIVITY**
PROJECT NUMBER 00-32-(5)
CONDITIONAL USE PERMIT NUMBER 00-32
MEETING DATE: October 1, 2013
AGENDA ITEM 7

On February 16, 2000, the previous applicant requested a Significant Ecological Area (SEA) Conditional Use permit (CUP) to authorize the continued operation of a recreational vehicle (RV) park, mobile home park and campground located at 9777 Soledad Canyon Road, within the R-R-1 (Resort and Recreation – One Acre Lot Minimum) zone, Quartz Hill Zoned District and Santa Clara River SEA. The property was sold to the current owner, Rancho Agua Dulce, LLC on August 13, 2004. Since the property was acquired by the current owner, four Requests for Services were logged due to the following violations: outdoor festivals without a CUP, operating an RV and mobile home park without a permit, junk and salvage, and operating an illegal business. On October 14, 2008, Rancho Agua Dulce, LLC submitted a revised application for a conditional use permit to authorize the continued operation of a RV park, campground and mobile home park and snack bar. The applicant subsequently submitted a project narrative dated June 25, 2011 that requested outdoor entertainment as an additional proposed use.

Relevant communication regarding this project follows:

- On August 27, 2012, Staff sent a letter to the applicant requesting additional items by a series of deadlines that ended with a final deadline of May 26, 2013. To date, the following items from that request are outstanding: revised site plan depicting both parcels and a biological constraints analysis that includes a spring survey.
- On September 26, 2012, Staff reminded the applicant by email correspondence that it was important that she comply with aforementioned deadlines.
- On September 26, 2012 the applicant's correspondence requested a one-stop meeting.
- On October 10, 2012, Staff informed the applicant that the following additional materials are required for the One-stop meeting:
 1. Completed CUP Burden of Proof
 2. Completed SEA CUP Burden of Proof
 3. Notarized Ownership & Consent Affidavit.
 4. LLC's Articles of Organization.
 5. At least 6 photos of the property keyed to a map.
 6. Revised LU Map depicting both parcels.
 7. Revised Site Plan depicting both parcels and prescriptive easements.

8. Draft Biological Constraints Analysis.

To date, items 1-5 and 7-8 are outstanding. Since the applicant failed to provide all the requested information and/or materials, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code.

Staff recommends that the above referenced entitlement be denied due to inactivity.

SMT:de

Attachments:
Draft Findings
Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NUMBER 00-32-(5)
CONDITIONAL USE PERMIT NUMBER 00-32**

1. **ENTITLEMENT REQUESTED.** The applicant, Rancho Agua Dulce, LLC requested Significant Ecological Area (SEA) Conditional Use permit (CUP) to authorize the continued operation of a recreational vehicle (RV) park, mobile home park and campground located at 9777 Soledad Canyon Road, within the R-R-1 (Resort and Recreation – One Acre Lot Minimum) zone, Quartz Hill Zoned District and Santa Clara River SEA .
2. **MEETING DATE:** October 1, 2013.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **ENVIRONMENTAL DETERMINATION.** An environmental assessment has not been completed for this project.
5. The property was sold to the current owner, Rancho Agua Dulce, LLC on August 13, 2004. Since the property was acquired by the current owner, four Requests for Services were logged due to the following violations: outdoor festivals without a CUP, operating an RV and mobile home park without a permit, junk and salvage, and operating an illegal business.
6. On October 14, 2008, Rancho Agua Dulce, LLC submitted a revised application for a conditional use permit to authorize the continued operation of a RV park, campground and mobile home park and snack bar. The applicant subsequently submitted a project narrative dated June 25, 2011 that requested outdoor entertainment as an additional proposed use.
7. On August 27, 2012, Staff sent a letter to the applicant requesting additional items by a series of deadlines that ended with a final deadline of May 26, 2013. To date, the following items from that request are outstanding: revised site plan depicting both parcels and a biological constraints analysis that includes a spring survey.
8. On September 26, 2012, Staff reminded the applicant by email correspondence that it was important that she comply with aforementioned deadlines.
9. On September 26, 2012 the applicant's correspondence requested a one-stop meeting.
10. On October 10, 2012, Staff informed the applicant that the following additional materials are required for the One-stop meeting:
 - a. Completed CUP Burden of Proof
 - b. Completed SEA CUP Burden of Proof
 - c. Notarized Ownership & Consent Affidavit.
 - d. LLC's Articles of Organization.
 - e. At least 6 photos of the property keyed to a map.

- f. Revised LU Map depicting both parcels.
- g. Revised Site Plan depicting both parcels and prescriptive easements.
- h. Draft Biological Constraints Analysis.

11. To date, items a-e and g-h are outstanding. Since the applicant failed to provide all the requested information and/or materials, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES: The applicant failed to provide the requested information and/or materials. Therefore, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code.

HEARING OFFICER ACTION

In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 00-32 is denied.

Dean Edwards

From: Dean Edwards
Sent: Monday, August 27, 2012 3:38 PM
To: redraggles2@earthlink.net
Cc: Oscar Gomez; Dean Edwards
Subject: RE: 00-32: Oasis Park 9777 Soledad Canyon Road
Attachments: 00-32-CUP 00-32.pdf

Ms. Moisan,

Thank you for your call today in which you mentioned that you wanted to proceed with the SEA CUP. Please see attached letter that I told you went out today. Once items 1-5 have been satisfied and there are no other outstanding items, Zoning Enforcement can consider to allow filming on the site to continue.

Dean Edwards

Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
(213) 974-6443 ComLine 288

From: redraggles2@earthlink.net [mailto:redraggles2@earthlink.net]
Sent: Tuesday, August 14, 2012 10:46 AM
To: Dean Edwards
Subject: RE: 00-32: Oasis Park 9777 Soledad Canyon Road

Dear Mr. Edwards:

Thank you for the following up email and the meeting on August 1st with you and Susan Tae.

We appreciate your time and effort.

We are grateful to continue our campground, we are however going thru our paperwork for approval documents prior to 1958 and

we'll get back to you with our paperwork and how we would like to proceed.

Carey Lee Moisan

Project Manager

Rancho Agua Dulce LLC

Oasis Park 9777 Soledad Canyon Road

Mail: 18565 Soledad Canyon Road Suite 288 Canyon Country 91351

Phone: 661-993-0816

----- Original Message -----

From: Dean Edwards
To: redraggles2@earthlink.net
Cc: Dean Edwards; Susan Tae; Oscar Gomez
Sent: 8/13/2012 4:37:48 PM



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 27, 2012

CAREYLEE MOISAN
18565 SOLEDAD CANYON ROAD 288
CANYON COUNTRY CA 91351

**SUBJECT: FINAL REQUEST
PROJECT NUMBER 00-32
CONDITIONAL USE PERMIT NUMBER 00-32**

Dear Applicant:

The enclosed correspondence requested additional information or materials for the above referenced project. To date, the requested items have not been received. We are unable to proceed further without the necessary items and the above referenced case cannot remain open indefinitely. Please be informed that unless all of the requested items identified below are submitted to this Department by the identified due dates, this case will be prepared for **DENIAL**. No further extensions will be granted.

<u>Item</u>	<u>Due</u>
1. Revised application requesting a Significant Ecological Area Conditional Use Permit.	
2. Check written to the County of Los Angeles for the amount \$2,954 for SEA CUP fees.	
3. One 11X17 and one PDF of the revised LU map identifying land uses within 500 feet of both parcels 3210-009-013 and 3210-009-014. You are encouraged to utilize the services of a professional mapping service.	September 26, 2012
4. Five full-size, two 11X17 and one PDF of the revised site plan that depicts both parcels 3210-009-013 and 3210-009-014.	October 26, 2012
5. Draft Biological Constraints Analysis. For information regarding the BCA, please contact the DRP Biologist at (213) 974-1448.	November 26, 2012
6. Revised Biological Constraints Analysis that includes a spring survey.	May 26, 2013

Alternatively you may submit a withdrawal and refund request and continue using the property as a campground without RVs or a caretaker's residence which must be removed from the property by **September 26, 2012** or you will be subject to enforcement action.

If you have any questions regarding this matter, please contact **Dean Edwards** at (213) 974-6443, from 9:00 a.m. to 5:30 p.m., Monday through Thursday. The offices are closed Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

A handwritten signature in black ink, appearing to be 'Rob Glaser', with a long horizontal line extending to the right.

Rob Glaser for Susan Tae, AICP, Supervising Regional Planner
Zoning Permits North Section

Enclosure: Request Correspondence

Copy: Zoning Enforcement

Dean Edwards

From: Susan Tae
Sent: Wednesday, September 26, 2012 2:34 PM
To: redraggles2@earthlink.net
Cc: Dean Edwards; Oscar Gomez
Subject: RE: Follow-up on conversation

I'm very sorry, but I should have also included that the deadlines in the August 27 letter are important, and are in line with the desire to make sure the CUP continues to move forward...

Please let us know Careylee if you have any questions.

Thanks,
Susan Tae, AICP
Zoning Permits North

From: Susan Tae
Sent: Wednesday, September 26, 2012 2:11 PM
To: 'redraggles2@earthlink.net'
Cc: Dean Edwards; Oscar Gomez
Subject: Follow-up on conversation

Hi Careylee,

I wanted to follow up and make sure I noted this afternoon's phone conversation accurately. I've also copied Dean and Oscar to make sure we all have the same information and understand next steps.

During our conversation I clarified that the SEA CUP is required for the RV park and for the caretakers mobilehome residence. I cited the Code section of where the provisions of the SEA CUP exist. I also clarified that a variance is from the standards of our Code, and not from the procedural or permitting requirements. I indicated that for the SEA CUP, the biologists are a good resource in order to assist with the extent and type of information required in the supplemental reports (Biological Constraints Analysis and/or Biota Report), but do not determine whether the SEA CUP itself is required.

You indicated that you were still interested in moving forward with the CUP, so I discussed the required materials we listed in the August 27 letter, of which you had a copy. You also indicated that you were interested in meeting with the other Departments, and I indicated that the update site plan is what the other Departments would need in order to review the latest proposal and provide comments. You indicated that you'll be working on that right away in order to facilitate a meeting soon with the other Departments.

Because at this point you do not agree that the SEA CUP is required and will be further researching this on your own, in the meantime I also discussed that the updated land use plan could be updated and submitted as it is irrespective of the SEA CUP This should also be submitted as soon as possible, and you indicated your agreement.

Please let me know if I mischaracterized or forgot anything that we should both note for our records. Acknowledging that the permit had been pending for many years, we both want the CUP to move forward and will continue to work toward that end.

Thanks

Susan Tae, AICP
Supervising Regional Planner
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>

Dean Edwards

From: Susan Tae
Sent: Wednesday, October 10, 2012 10:40 AM
To: Dean Edwards; Oscar Gomez
Subject: FW: Fwd: Cupt #0032 - 9777 soledad canyon road
Attachments: RE: Follow-up on conversation

FYI

Thanks,
Susan Tae, AICP
Zoning Permits North

-----Original Message-----

From: Susan Tae
Sent: Wednesday, October 10, 2012 10:38 AM
To: 'redraggles2@earthlink.net'
Subject: RE: Fwd: Cupt #0032 - 9777 soledad canyon road

Hi Carey Lee,

Thanks for your e-mail; I've attached again for your reference our previous e-mail chain.

I would like to clarify a few points:

We understand that the application started before you acquired the property in 2004, but since then it has been more than eight years with your team as the applicant. Given the timeframe to date, this CUP will need to be processed in a timely manner.

Regarding Point 1, a One Stop meeting with the other County Departments can be arranged, but only after the updated site plan is submitted. The One Stop application and fee information can be provided after the site plan is submitted. The updated site plan will need to be circulated and reviewed by the other County Departments so we need to start there first.

Regarding Point 2, we discussed that from your perspective, you disagreed that an SEA CUP should be required based on existing conditions. After going back and doing further research, we discovered that in fact the pending applicatoin you are current processing was originally filed as an SEA CUP in 2000, along with other proposed uses such as alcohol sales. Updated application materials are necessary for the SEA component of the CUP, including application with the uses proposed today and the burden of proof and biota information.

Lastly, regarding Point 4, I understand your desire for the project to be reassigned, but with staffing resource needs and ultimately the desire to continue to move the project forward as quickly as possible, it is not always possible to reassign planners. It is my hope that we can move forward. If you do still have a strong concern with the level of service you will be provided moving forward, you're welcome to copy me on any correspondence or include me on any meetings or conference calls. Both Dean and my top concern is for your project move forward so for now Dean will remain as the planner on the project.

As supplement to the August 27, 2012 letter, please note the following are outstanding items. While they may not all be subject to the deadlines stipulated in the August 27 letter, they represent the necessary information for processing:

1. Revised application requesting a Significant Ecological Area Conditional Use Permit to allow a mobile-home park, RV park, campground with a caretaker's residence.

2. Completed CUP Burden of Proof
3. Completed SEA CUP Burden of Proof
4. Notarized Ownership & Consent Affidavit.
5. LLC's Articles of Organization.
6. At least 6 photos of the property keyed to a map.
7. Revised LU Map depicting both parcels.
8. Revised Site Plan depicting both parcels and prescriptive easements.
9. Draft Biological Constraints Analysis.

Thanks,
Susan Tae, AICP
Zoning Permits North

-----Original Message-----

From: redraggles2@earthlink.net [mailto:redraggles2@earthlink.net]
Sent: Wednesday, September 26, 2012 4:32 PM
To: Susan Tae
Subject: FW: Fwd: Cupt #0032 - 9777 soledad canyon road

>
> Dear Susan-
> Thank you for talking to me and making it possible to move forward
> with the Cup process.
> I appreciate your willingness to work with the applicant(Rancho Agua
> Dulce LLC) and facilitate our ability to advance the Cup application
> to its successful completion. As you are aware we want to bring the
> Cup application process to a quick conclusion and that has always been
> the objective of the applicant. Some delays have taken place in the
> process since it had begun in late 2007 but as you will note from a
> review of the file many delays originated with the county and were not
> caused by the applicant.
> Once again, I would like to point out the the applicant acquired the
> property in question fairly recently and has only been involved in the
> Cup process since 2007 and should not be held responsible for actions
> and delays of the preceding property owners. I believe the applicant
> has moved fairly quickly to satisfy the demands placed on them for the
> advancement of the Cup whenever it has been possible to do so. We are
> looking forward to the completion of the Cup process and eager to
> successfully bring the process to it's conclusion and again, we are
> thankful for your assistance.
> I wanted to recap our understanding of where we stand now in regards
> to the Cup application after our two telephonic conversations of today.
> 1) A Meeting will be scheduled to determine what lawful requirements
> may exist for the conclusion of the Cup application. Once those
> requirements, if any, are determined at the meeting, the applicant
> will take the necessary steps as promptly and as reasonably possible
> to satisfy them with the intention of bringing the Cup application
> process to a positive end.
> You will be sending me the application for the meeting and we will
> process the same and enclose the required fee.
> 2) We discussed that the SEA Cup requirement seems to be unnecessary
> one, given that per previous communications from the department to the
> applicant, it had been determined that the SEA Cup requirement was
> only triggered by expansion of historical use of property , uses which

> under Title 22 were allowed to continue after the 1958 change.
> Existing uses included a 10 space trailer park and the caretakers residence.
> There uses including the caretakers residence, clearly a necessary
> element in the ability of the applicant to conduct its permitted
> business, given that because of the remoteness of the area and its
> rural character ,there is an absolute need to have a measure of
> security for the applicant's property that can only be met with an
> in-residence caretaker. Since 1947 the property has been used as a
> campground and has included among the facilities a caretaker home,
> because without it, no business is viable in the property. From 1958
> onwards the historical uses of the property ,including the presence
> and use of the caretakers home, have been permitted through successive
> Cup's granted under the provisions of title 22 and because no changes
> in the use ever took place, no additional requirements were imposed on
> the applicants.

> Rancho Agua Dulce Llc, the Cup applicant, wants to be treated in the
> same way that our predecessors were. Our ;uses are going to continue
> to be identical to the historical uses for which previous Cup's were
> granted to the preceding applicants. WE ARE NOT EXPANDING IN ANY WAY
> OR FORM THE PREVIOUS USES. There are no reasons whatsoever to have a
> Sea Cup requirement to our application.

>
> 3. We have commissioned another map of the property per your request
> to show entrances to the property. We have engaged the services of the
> mapping company your department recommended and at this point the only
> delay in the submittal of the map is the amount of time that it will
> take the mapping company to produce the same.
> I may add that the existing map currently in the file was produced at
> the request of Ms. Aranda not because it was needed for the
> application but because the historical map in the file since 1958 was
> not available to her as the files had been stored away. We retained a
> mapping consultant to produce the existing map containing the details
> that were requested from the applicant. Access to the property that is
> the subject to the Cup application -9777 soledad canyon road - has
> always been through four entrances, including the ones from the
> adjacent parcels. The entrances are designated in the map on file and
> will be designated per your request on the new map that is being
> prepared and will be ready in time for the meeting and submitted to
> you as soon as it is finalized by the mapping company in the coming weeks.

> 4. Per the information contained in this letter to you today we
> request the someone else be charged with the management of our Cup
> application other than Mr. Edwards. It is clear that in dealing with
> Mr. Edwards, that he is unable to work constructively with the
> applicants representatives.

> Sincerely
> Carey Lee Moisan
> Managing Member
> Rancho Agua Dulce Llc
> for Cup #0032 - address 9777 Soledad Canyon Road

>
>
>
> redraggles2@earthlink.net
> EarthLink Revolves Around You.

>
>