



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 27, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Gretchen Siemers 
Zoning Permits North Section

RE: **Project No. 00-32-(5), Conditional Use Permit No. 00-32
RPC Meeting: May 27, 2015 - Agenda Item: No. 6**

The above-mentioned item is a request to for a Conditional Use Permit to authorize a recreational vehicle park and campground in the A-2-2 (Heavy Agricultural, Two Acre Minimum Lot Area) Zone and within the Agua Dulce Community Standards District.

Please find enclosed two letters of objection and one letter from the applicant for the above referenced item, that were received subsequent to hearing package submittal to the Regional Planning Commission.

If you need further information, please contact Gretchen Siemers at (213) 974-6443 or gsiemers@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

RG:GS

Gretchen Siemers

From: keith brown [cmatsam@live.com]
Sent: Sunday, May 24, 2015 7:08 PM
To: Gretchen Siemers
Subject: Hearing: 00-32-(5)

Regarding C.U.P. 00-32, 9777 Soledad Cyn. R.V. park,

Gretchen Siemers,

I am a homeowner and have lived nearby this property since 1979. All around this area, land has been bought or set aside as environmentally sensitive or in need of protection. This property also has a long history of code and legal violations. For these reasons, I do not feel that any development at all should be approved for this property. Thank you

Keith Brown
30565 Mesa Grande Rd
Agua Dulce, Ca. 91390

From: [REDACTED]
To: Gretchen Siemers
Cc: [REDACTED]
Subject: Project No. 00-32-(5) / Conditional Use Permit 00-32
Date: Tuesday, May 26, 2015 3:25:17 PM
Attachments: [image001.emz](#)
[image002.png](#)
[oledata.mso](#)
[052715 Hearing Letter Project 00-32.pdf](#)

Dear Ms Siemers,

Attached is our letter to The Regional Planning Commission for tomorrow's hearing. We didn't add our names or address on the letter out of fear of retaliation from these owners. I hope this letter will be accepted into tomorrow's hearing as a vote of opposition for any future CUP for Rancho Agua Dulce, LLC. Rancho Agua Dulce owners are not responsible land owners; the property is an environmental and fire risk for the Santa Clara River basin and surrounding high desert area.

Sincerely,

[REDACTED]

[REDACTED]

May 22, 2015

The Regional Planning Commission
County of Los Angeles
Room 150 Hall of Records
Los Angeles, CA 90012

RE: Hearing dated May 27, 2015
Project No. 00-32-(5)
CUP No. 00-32
Oasis RV Park
9777 Soledad Canyon Road

Dear Commissioners,

My husband and I have grave concerns about the property owners, Rancho Agua Dulce, LLC who own the property at 9777 Soledad Canyon Road and 9779 Soledad Canyon Road. We live near the Oasis RV Park on Briggs Road. The property is a neglected mess with abandoned cars and trucks along the property. Enclosed as an attachment are some pictures we took when walking down Briggs road to the train tracks. The trailers are run down, probably uninhabitable and worse a fire hazard. The area we live in is rated the highest level of fire danger, Fire Zone #4. We pay a lot in fire insurance and are writing you today mainly because we want to minimize our risk to wild fires.

Last summer, we heard an outdoor concert coming from the direction of Oasis RV Park. The loud music went on for over 8 hours, beginning around 10PM and went on until dawn. We walked down Briggs Road to see where this was happening and it was at Oasis RV Park. We were astounded by the number of cars parked, which poses a big fire threat to the already dried conditions we have around there. We went back inside our house, and with the A/C on and the windows closed we could hear the bass thumping as if the concert were in our front yard. We believe this type of concert or any outdoor concert is not only a major nuisance for the neighborhood, but that in this high fire risk zone should be illegal. It would take one hapless drunk person dropping a cigarette that could start a dire emergency for this area. Not to mention there is only one way out for the residents along Briggs Road.

We have attached some pictures of illegal dumping at Rancho Agua Dulce. And there is still illegal filming happening in the area without permits.

We ask that the Commission not only deny Rancho Agua Dulce's CUP, but shut this operation down because these owners do not care enough to become legal in their operations and pose a great fire danger to the entire area.

Respectfully yours,

Concerned Briggs Road neighbors.

Briggs Road Neighbors
5/22/15

Pictures taken from Briggs Road of illegal dumping at Rancho Agua Dulce



What appears to be a junkyard on the Santa Clara river bed at Rancho Agua Dulce



A close up image of junked cars at Ranch Agua Dulce



Briggs Road



Abandon vehicles and tires along the Santa Clara near 9777 Soledad Canyon

RANCHO AGUA DULCE LLC

18565 SOLEDAD CANYON ROAD SUITE 288 CANYON COUNTRY, CALIFORNIA 91351

May 26, 2015

Mrs. Gretchen Siemers
Planner Los Angeles County Planning Department
Gsiemers@planning.lacounty.gov
320 West Temple Street
Los Angeles California 90012

Re: Project No. 00-32-(5), Conditional Use Permit No. 00-32
RPC Meeting: May 27, 2015 - Agenda Item No. 6

Dear Mrs. Siemers:

The applicant in the above referenced Project requests that the hearing scheduled for tomorrow be postponed for a time period of 30 days in order to afford the applicant the necessary time to review, rebutt and provide the Comission with evidence that disproves and contradicts the veracity of much of the Staff Report that you generated to support your request for the rejection of the Application for the above referenced project.

Title 22 requires that Due Process considerations be afforded to all Applicants and ample and effective notice of events such as the scheduled hearing. Time for the preparation and presentation of testimony and evidence supporting the applicant's case is an essential element of that Due Process requirement and of Equal Application of the law.

You violated Section 22.60.174 of the Los Angeles County Code when you failed to notify the applicant and potential witnesses of the cancellation of the previous scheduled and noticed hearing on May 6. You also failed to notify the applicant and others wishing to testify in favor of the project of the new hearing set at your request for May 27, 2015. Your failure to notify in an effective and timely manner in violation of the Code is also a violation of the Due Process requirements of Title 22.

As of this date, less than 24 hours before the scheduled hearing you have failed to provide the applicant with the Staff Report and documentation you have submitted to the Comission to seek the denial of the Applicants requested permit for the project. The Applicant does not know what is the basis for your recommendation, nor whether your statements to the Comission are accurate and factually true. The applicant has been denied the opportunity to prepare evidence and testimony for the hearing you scheduled with the intention of depriving the applicant of the means to make her livelyhood. It would seem you have by design or by incompetence violated the applicant's due process rights under Title 22 State and Federal law.

It would seem at first impression that there has been an attempt on your part and maybe others in your department to mislead the Applicant as to when the Staff report and documents supporting your recommendation to the Comission would be available, with the intention of denying the Applicant the opportunity to prepare for the hearing and present evidence and testimony in support of the application that contradicts and prove inaccurate the contents of your submittal. Thus, in a telephone conversation with the Applicant, Mrs. Moisan, you indicated your Staff Report would be ready and mailed to her by May 15, 2015, a statement seemingly designed to cause the applicant to rely on your assurance to her detriment when the promised report was never mailed.

RANCHO AGUA DULCE LLC

18565 SOLEDAD CANYON ROAD SUITE 288 CANYON COUNTRY, CALIFORNIA 91351

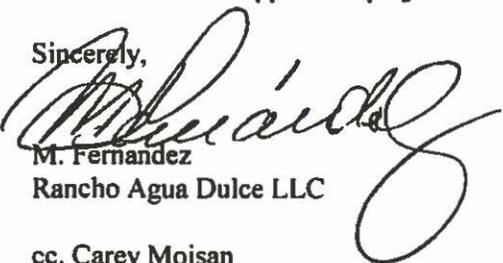
Furthermore, on May 14, 2015, your associate Mr. Robert Glaser, on your behalf, submitted a memorandum to the Commissioners wherein he stated that the Staff Report underlying the recommendation to the Commission that the application for the project be denied, was not going to be available by the required time on account of "further analysis been needed". Of course, he failed to mention what last minute analysis was required to support a recommendation which was supposedly prepared several weeks before when the hearing was requested and which should have been ready for presentation some three weeks before on account of the cancelled May 6, 2015 hearing. In any case, the memorandum of May 14, it would seem, may have been designed to lull the applicant into the belief that the May 27, 2015 was going to be cancelled because of your failure to make the case for the denial of the permit in time, to comply with the requirements for a timely notice to the applicant of your allegations supporting the denial of the permit by the Commission at the hearing.

For all the reasons above, we request that in the same manner you cancelled the hearing of May 6, 2015, by an internal memo to the Commission, you now request the meeting be cancelled and rescheduled to afford the applicant the due process Title 22 seeks to safeguard and that you by your actions have thoroughly denied her. The Applicant was told that there is no manner to contact the Commission with such a request and that it would have to come from you. You must as well, comply with the Code requirements and provide the Applicant with the Staff Report and documentation you have submitted to the Commission to support your recommendation that they deny the approval of the applicant's project.

Without the Staff Report and the documentation you have submitted to the Commission and sufficient time to respond to your allegations, procure evidence and testimony to challenge your assertions, the Applicant cannot exercise its due process rights and prejudices a potential appeal if the Commission, misled by your submittals, were to disapprove the application for the project.

Clearly the Applicant has a right to challenge your report and its contentions, and to exercise that right she must have the report, the documentation and sufficient time to disprove your assertions, otherwise, the Commission will be likely misled and manipulated into acting in the manner that you and others in your department seemingly have labored so diligently to accomplish: the unjust, unfair denial by the Commission of the applicants project in violation of the law.

Sincerely,



M. Fernandez
Rancho Agua Dulce LLC

cc. Carey Moisan
Ramon Baguio
Karen Tazzone, Esq.