



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



December 13, 2012

Richard J. Bruckner  
Director

DEL VALLE LAND COMPANCY LLC  
233 WILSHIRE BLVD SUITE 800  
SANTA MONICA CA 90401

**RE: PROJECT NUMBER 03-382 – (5)  
PLAN AMENDMENT NO. 03-382  
ZONE CHANGE NO. 03-382  
HIGHWAY REALIGNMENT NO. 03-382  
TENTATIVE TRACT MAP NO.060665  
CONDITIONAL USE PERMIT NO. 200600014  
OAK TREE PERMIT NO. 200600007  
ENVIRONMENTAL ASSESSMENT NO. 200600014**

Dear Applicant:

A review of our records shows that a request for three multi-family lots with a total of 111 units was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on December 18, 2003. The Los Angeles County Subdivision Committee last met on April 16, 2007 to discuss the subject project. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on September 8, 2008.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, 22.56.060, and 22.56.2120, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on **January 15, 2013**.

If you wish to keep this project active, please send a written request to Regional Planning Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA 90012, Attention: Lynda Hikichi. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. After responding to this letter within 30 days, you must submit a revision to the tentative map and/or other requested information within 90 days of the date of this letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.

If you have any questions, you may contact Lynda Hikichi at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Lynda Hikichi, AICP

Senior Regional Planning Assistant / Land Divisions Section

c.: Alliance Land Planning & Eng., Inc. 5962 Laplace Court, Suite 130, Carlsbad, CA 92008  
Alliance Civil Eng., 2248 Faraday Avenue, Carlsbad, CA 92008  
Roger Van Wert, 515 South Figueroa Street, 7<sup>th</sup> Floor, L.A., CA 90711  
Saugus Properties c/o Donald Clem, 23932 Paseo Del Campo, Laguna Niguel, CA 92677-2405

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 03-382 - (5)  
TENTATIVE TRACT MAP NO. 060665**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Tentative Tract Map ("TR") No. 060665 on January 15, 2013. TR 060665 was considered along with Local Plan Amendment ("LPA") No. 03-382, Zone Change ("ZC") No. 03-382, Highway Realignment ("HWY") 03-382, Conditional Use Permit ("CUP") No. 200600014, and Oak Tree Permit ("OTP") No. 200600007.
2. TR 060665 is a request to create three multi-family lots with a total of 111 units on 134.75 gross acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone. The project site is located southerly of Hasley Canyon Road in the Newhall Zoned District.
3. LPA 03-382 is to amend the Santa Clarita Valley Plan from HM (Hillside Management) to U1 (Urban 1–1.1 to 3.3 du/ac). ZC 03-382 is to change the zoning from A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone. HWY 03-382 is to amend the Castaic CSD to change area-specific boundary from Hasley Canyon to Val Verde and remove significant ridgeline designation. CUP 200600014 is to ensure compliance with the requirements of nonurban hillside management design criteria and project grading exceeding 100,000 cubic yards. OTP 200600007 is a request to remove 27 oaks (including one heritage).
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on December 18, 2003. The Los Angeles County Subdivision Committee last met on April 16, 2007 to discuss the subject project. Holds were placed on the project. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning expired on September 8, 2008.
5. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to determine the feasibility of the project design, general plan consistency or whether approval of the map would be in the public interest, pursuant to Section 21.40.160 (Advisory Agency Determination Authority) of the Los Angeles County Code ("County Code"). Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.
6. Staff sent a letter to the applicant dated December 13, 2012 informing the applicant that pursuant to Section 21.16.060 (Public Hearings) and Section

21.40.110 (Matters Required to Complete Submittal and Filing) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on January 15, 2013 .

7. The December 13, 2012 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. After contacting Regional Planning staff, the applicant was required to provide a revision to the tentative map and/or submit other requested information within 90 days of the date of the December 13, 2012 letter.
8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by January 12, 2013.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 060665 is DENIED.**

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 03-382 - (5)  
LOCAL PLAN AMENDMENT NO. 03-382  
ZONE CHANGE NO. 03-382  
HIGHWAY REALIGNMENT 03-382  
CONDITIONAL USE PERMIT NO. 200600014  
OAK TREE PERMIT NO. 200600007**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Local Plan Amendment (“LPA”) No. 03-382, Zone Change (“ZC”) No. 03-382, Highway Realignment (“HWY”) 03-382, Conditional Use Permit (“CUP”) No. 200600014, and Oak Tree Permit (“OTP”) No. 200600007. LPA No. 03-382, ZC No. 03-382, HWY 03-382, CUP No. 200600014, and OTP No. 200600007 were considered concurrently with Tentative Tract Map (“TR”) No. 060665.
2. LPA 03-382 is to amend the Santa Clarita Valley Plan from HM (Hillside Management) to U1 (Urban 1–1.1 to 3.3 du/ac). ZC 03-382 is to change the zoning from A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone. HWY 03-382 is to amend the Castaic CSD to change area-specific boundary from Hasley Canyon to Val Verde and remove significant ridgeline designation. CUP 200600014 is to ensure compliance with the requirements of nonurban hillside management design criteria and project grading exceeding 100,000 cubic yards. OTP 200600007 is a request to remove 27 oaks (including one heritage). The project site is located southerly of Hasley Canyon Road in the Newhall Zoned District.
3. TR 060665 is a request to create three multi-family lots with a total of 111 units on 134.75 gross acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone
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5. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to determine the feasibility of the project design, general plan consistency, or whether approval of the map would be in the public interest, pursuant to Sections 22.56.060 and 22.56.2120 (Denial For Lack Of Information) of the Los Angeles County Code (“County Code”). Because of this,

**PROJECT NO. 03-382-(5)  
LOCAL PLAN AMENDMENT NO. 03-382  
ZONE CHANGE NO. 03-382  
HIGHWAY REALIGNMENT 03-382  
CONDITIONAL USE PERMIT NO. 200600014  
OAK TREE PERMIT NO. 200600007  
DENIAL FINDINGS**

the Subdivision Committee is unable to recommend a final action to the Advisory Agency.

6. Staff sent a letter to the applicant dated December 13, 2012, informing the applicant that pursuant to Sections 22.56.060 and 22.56.2120 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on January 15, 2013.
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8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by January 12, 2013.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

**THEREFORE, in view of the findings of fact presented above, Local Plan Amendment No. 03-382, Zone Change No. 03-382, Highway Realignment 03-382, Conditional Use Permit No. 200600014, and Oak Tree Permit No. 200600007 are DENIED.**