



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

August 7, 2012

Richard J. Bruckner
Director

ANA VERDE LLC
2710 ELIZABETH LAKE ROAD
PALMDALE CA 93551

**RE: PROJECT NUMBER 04-008 (5)
TENTATIVE TRACT MAP NO. 51521
CONDITIONAL USE PERMIT NO. 04-008
ENVIRONMENTAL ASSESSMENT NO. 04-008**

Dear Applicant:

Tentative Tract Map No. 51521 ("TR 51521") and Conditional Use Permit No. 04-008 ("CUP 04-008") were considered by Mr. Paul McCarthy, a Hearing Officer of Los Angeles County, on August 7, 2012.

After considering the evidence presented, the Hearing Officer in his action on August 7, 2012, **denied** TR 51521 CUP 04-008 in accordance with Los Angeles County Code ("County Code") Section 21.16.060 (Public Hearings), Section 21.40.110 (Matters Required to Complete Submittal and Filing), and Section 22.56.060 (Denial for Lack of Information). A copy of the denial findings is attached.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on August 20, 2012.** Any appeal must be delivered in person to the Commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

If you have any questions regarding this matter, please contact Ms. Lynda Hikichi of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

NP:ikh

Enclosures: Findings

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 04-008 - (5)
TENTATIVE TRACT MAP NO. 51521**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Tentative Tract Map ("TR") No. 51521 on August 7, 2012. TR 51521 was considered along with Conditional Use Permit ("CUP") No. 04-008.
2. TR 51521 is a request to create 159 single-family lots on 229.7 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. The project site is located south of Avenue S in the Soledad Zoned District.
3. CUP 04-008 is a request to ensure compliance with the requirements of nonurban hillside management design criteria and density controlled development.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on January 13, 2004. The Los Angeles County Subdivision Committee last met on October 29, 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 November 3, 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 July 5, 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 August 7, 2012.
7. The July 5, 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 July 5, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by August 4, 2012.
9. During the August 7, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
10. During the August 7, 2012 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
11. During the August 7, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 51521 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 51521 is DENIED.

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 04-008-(5)
CONDITIONAL USE PERMIT NO. 04-008**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Conditional Use Permit ("CUP") No. 04-008. CUP 04-008 was considered concurrently with Tentative Tract Map ("TR") No. 51521.
2. CUP 04-008 is a request to ensure compliance with the requirements of nonurban hillside management design criteria and density controlled development. The project site is located south of Avenue S in the Soledad Zoned District.
3. TR 51521 is a request to create 159 single-family lots on 229.7 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on January 13, 2004. The Los Angeles County Subdivision Committee last met on October 29, 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 November 3, 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 22.56.060 (Denial For Lack Of Information) 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 July 5, 2012, informing the applicant that pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on August 7, 2012.
7. The July 5, 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 July 5, 2012 letter.
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10. During the August 7, 2012 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
11. During the August 7, 2012 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit No. 04-008 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit No. 04-008 is DENIED.**