Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CERTIFIED-RECEIPT REQUESTED

Richard J. Bruckner
Director

September 21, 2011

CALIFORNIA SPRINGS LAND COMPANY
1110 WEST AVENUE L-12
LANCASTER CA 93534

SUBJECT: PROJECT NUMBER 89405 - (5)
TENTATIVE PARCEL MAP NO. 21451
ENVIRONMENTAL ASSESSMENT NO. 89240

Dear California Springs Land Company,

Tentative Parcel Map No. 21451 ("PM 21451") was considered by Ms. Gina Natoli, a Hearing Officer of Los Angeles County, on September 20, 2011. After considering the evidence presented, the Hearing Officer in his action on September 20, 2011, **denied** PM 21450 in accordance with Los Angeles County Code ("County Code") Sections 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing). A copy of the denial findings is attached.

The decision of the Hearing Officer regarding the tentative tract map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed by the applicant or any other interested person with the Los Angeles County Regional Planning Commission. **The appeal period for this project will end at 5:00 p.m. on October 3, 2011.**

To initiate an appeal, submit the appeal form available on the Department of Regional Planning website (http://planning.lacounty.gov) and a check made payable to the "County of Los Angeles" for the appeal fee ($5,626.00 for the applicant and $698.00 for non-applicant(s)) to Commission Services, Room 1350, 320 West Temple Street, Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

If you have any questions regarding this matter, please contact Mr. Donald Kress 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 Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Nooshin Paidar

Nooshin Paidar, AICP, Supervising Regional Planner
Land Divisions Section

NP:dck

Enclosures: Findings

c: Subdivision Committee

FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 89405 – (5)
TENTATIVE PARCEL MAP NO. 21451

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Tentative Parcel Map No. 21451 ("PM 21451") on September 20, 2011.

2. PM 21451 is a proposal to create 32 lots on 640 acres. The project site is located between 160th Street West and 170th Street West between Avenue E and Avenue F in the Antelope Valley West Zoned District.

3. The project was filed on August 18, 1989. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on September 15, 1989, to discuss the project. Holds were placed on the project, including geology, drainage concept, and a request for materials required to complete the environmental Initial Study. 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 ("Regional Planning") expired on July 25, 1994.

4. 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.

5. Staff sent a letter to the applicant dated August 17, 2011 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 September 20, 2011.

6. The August 17, 2011 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 August 17, 2011 letter.

7. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by September 16, 2011.

8. No comments from the public have been received regarding this project.

9. During the September 20, 2011 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

10. During the September 20, 2011 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 September 6, 2011 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 21451 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 21451 is DENIED.**