



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

July 17, 2012

Richard J. Bruckner
Director

NORTHLAKE LLC
33010 RIDGE ROUTE ROAD
CASTAIC CA 91384

**RE: PROJECT NUMBER 98047 - (5)
LOCAL PLAN AMENDMENT 98047
SPECIFIC PLAN AMENDMENT 98047
ZONE CHANGE NO. 98047
DEVELOPMENT AGREEMENT NO. 98047
TENTATIVE TRACT MAP NO. 51852
CONDITIONAL USE PERMIT NO. 98047 & NO. 200400015
ENVIRONMENTAL ASSESSMENT NO. 98047**

Dear Applicant:

Local Plan Amendment ("PL") No. 98047, Specific Plan Amendment ("SP") No. 98047, Zone Change ("ZC") No. 98047, Development Agreement ("DA") No. 98047, Tentative Tract Map ("TR") No. 51852, and Conditional Use Permit ("CUP") Nos. 98047 and 200400015 were considered by Ms. Gina Natoli, a Hearing Officer of Los Angeles County, on July 17, 2012.

After considering the evidence presented, the Hearing Officer in her action on July 17, 2012, **denied** PL 98047, SP 98047, ZC 98047, DA 98047, TR 51852, and CUP Nos. 98047 and 200400015 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 July 30, 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. 98047-(5)
TENTATIVE TRACT MAP NO. 51852**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Tentative Tract Map ("TR") No. 51852 on July 17, 2012. TR 51852 was considered along with Local Plan Amendment ("PL") No. 98047, Specific Plan Amendment ("SP") No. 98047, Zone Change ("ZC") No. 98047, Development Agreement ("DA") No. 98047, and Conditional Use Permit ("CUP") Nos. 98047 and 200400015.
2. TR 51852 is a request to create 1051 single-family lots, 20 multi-family lots, one commercial lot, four industrial lots, one school lot, one recreation center lot, 21 neighborhood parks, 48 open space lots, and 10 debris basin lots on 670 acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) and SP (Specific Plan) Zones. The project site is located east of Interstate 5 between Lake Hughes Road and Templin Highway in the Castaic Zoned District.
3. PL 98047 is a request to amend the Land Use Policy Map of the Santa Clarita Valley Area Plan. SP 98047 is a request to amend the Northlake Specific Plan. ZC 98047 is a request to change the zoning from A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) to SP (Specific Plan). DA 98047 is a request to amend the adopted development agreement. CUP 98047 is a request to ensure compliance with the requirements of nonurban hillside management design criteria and the Specific Plan. CUP 200400015 is a request to exceed 100,000 cubic yards of grading.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 22, 1998. The Los Angeles County Subdivision Committee last met on January 8, 2007 to discuss the subject 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 December 1, 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, Local 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 June 14, 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 July 17, 2012.
7. The June 14, 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 June 14, 2012 letter.
8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by July 14, 2012.
9. During the July 17, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
10. During the July 17, 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 July 17, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 51852 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 51852 is DENIED.

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 98047-(5)
LOCAL PLAN AMENDMENT NO. 98047
SPECIFIC PLAN AMENDMENT NO. 98047
ZONE CHANGE NO. 98047
DEVELOPMENT AGREEMENT NO. 98047
CONDITIONAL USE PERMIT NOS. 98047 & 200400015**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Local Plan Amendment (“PL”) No. 98047, Specific Plan Amendment (“SP”) No. 98047, Zone Change (“ZC”) No. 98047, Development Agreement (“DA”) No. 98047, and Conditional Use Permit (“CUP”) Nos. 98047 and 200400015. PL 98047, SP 98047, ZC 98047, DA 98047, and CUPs 98047 and 200400015 were considered concurrently with Tentative Tract Map (“TR”) No. 51852.
2. PL 98047 is a request to amend the Land Use Policy Map of the Santa Clarita Valley Area Plan. SP 98047 is a request to amend the Northlake Specific Plan. ZC 98047 is a request to change the zoning from A-2-2 (Heavy Agricultural – 2 Acres Minimum Required Lot Area) to SP (Specific Plan). DA 98047 is a request to amend the adopted development agreement. CUP 98047 is a request to ensure compliance with the requirements of nonurban hillside management design criteria and the Specific Plan. CUP 200400015 is a request to exceed 100,000 cubic yards of grading. The project site is located east of Interstate 5 between Lake Hughes Road and Templin Highway in the Castaic Zoned District.
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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 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.

PROJECT NO. 98047-(5)
LOCAL PLAN AMENDMENT NO. 98047
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DENIAL FINDINGS

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7. The June 14, 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 June 14, 2012 letter.
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11. During the July 17, 2012 Hearing Officer public meeting, the Hearing Officer denied Local Plan Amendment No. 98047, Specific Plan Amendment No. 98047, Zone Change No. 98047, Development Agreement No. 98047, and Conditional Use Permit Nos. 98047 and 200400015 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Local Plan Amendment No. 98047, Specific Plan Amendment No. 98047, Zone Change No. 98047, Development Agreement No. 98047, and Conditional Use Permit Nos. 98047 and 200400015 are DENIED.**