



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

June 14, 2012

Richard J. Bruckner
Director

NORTHLAKE LLC
33010 RIDGE ROUTE ROAD
CASTAIC CA 91384

**RE: PROJECT NUMBER 98047 - (5)
PLAN AMENDMENT PL 98047 & SP 98047
TENTATIVE TRACT MAP NO. 51852-2
CONDITIONAL USE PERMIT NO. 98047 & 200400015
DEVELOPMENT AGREEMENT NO. 98047
ZONE CHANGE NO. 98047
ENVIRONMENTAL ASSESSMENT NO. 98047**

Dear Applicant:

A review of our records shows that a request for 1053 single-family, 645 multi-family dwelling units, one commercial lot, four industrial lots, one school lot, 11 park facilities, and 312.1 acres of open space 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. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on December 1, 2008.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, and 22.56.060, 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 **July 17, 2012**.

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.: LBL Suncal Northlake LLC, 21900 Burbank Blvd., Suite 114, Woodland Hills, CA 91367

**DRAFT 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. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

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

**DRAFT 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.
3. 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.
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, 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
SPECIFIC PLAN AMENDMENT NO. 98047
ZONE CHANGE NO. 98047
DEVELOPMENT AGREEMENT NO. 98047
CONDITIONAL USE PERMIT NOS. 98047 & 200400015
DENIAL FINDINGS

6. Staff sent a letter to the applicant dated June 14, 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 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. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

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.