Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

November 3, 2010

DARRON AND SUSAN EDWARDS
P O BOX 800067
SANTA CLARITA, CA 91380

Dear Darron and Susan Edwards:

**SUBJECT: PROJECT NUMBER 90530-(5)
TENTATIVE PARCEL MAP CASE NO. 22392
ENVIRONMENTAL ASSESSMENT CASE NO. 90530
MAP DATE: December 19, 1990**

Tentative Parcel Map No. 22392 ("PM 22392") was considered by Mr. Mitch Glaser, a Hearing Officer of Los Angeles County, on November 2, 2010.

After considering the evidence presented, the Hearing Officer in his action on November 2, 2010, **denied** PM 22392 in accordance with Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing) of the Los Angeles County Code ("County Code"). A copy of the denial findings is attached.

The decision of the Hearing Officer regarding the tentative parcel map shall become final and effective on the date of the decision provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission within the following time period:

- In accordance with the requirements of the State Map Act and County Code, the tentative tract map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on November 15, 2010.**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the project to the Regional Planning Commission. **If you wish to appeal the decision of the Hearing Officer to the Regional Planning Commission, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website (http://planning.lacounty.gov). The fee for appeal process is $5,552.00 for the applicant and $689.00 for non-applicant(s). Only one fee is required to appeal any portion of the project. If only one of these is appealed,

the entire project is considered appealed and will be heard concurrently at the appeal public hearing. To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350, 320 West Temple Street. Los Angeles, California, 90012. Please be advised that your appeal will be rejected of the check is not submitted with the letter.

If you have any questions regarding this matter, please contact Mr. Ramon Cordova 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

Ramon Cordova (FOR SUSAN TAE)

Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

SMT:rec

Enclosures: Findings

c: Subdivision Committee

FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 90530-(5)
TENTATIVE PARCEL MAP NO. 22392

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map No. 22392 ("PM 22392") on November 2, 2010.

2. PM 22392 is a proposal to create two single-family parcels on 10.0 acres. The subject site is located at 27508 West Avenue A, Antelope Valley, within the Antelope Valley West Zoned District.

3. The project was filed on December 19, 1990. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on January 17, 1991 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting private driveway and fire lane and access gate. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project was granted by the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") on September 11, 2006.

2. 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.

3. Staff sent a letter to the applicant dated August 2, 2010 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 November 2, 2010.

4. The August 2, 2010 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active, the applicant was also required to provide a revision to the tentative map and/or other requested information within 90 days of the date of the August 2, 2010 letter.

5. The applicant or engineer did not contact staff within the given time frame which was by September 2, 2010 (or submit the requested materials which was by December 2, 2010).

6. During the November 2, 2010 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

7. During the November 2, 2010 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.

8. During the November 2, 2010 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 22392 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 22392 is DENIED.**