



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

September 17, 2013

Richard J. Bruckner
Director

CANYON RIDGE HOMES II LLC
1240 COUGAR RIDGE ROAD
BUELTON CA 93427

**RE: PROJECT NUMBER TR069708 – (5)
TENTATIVE TRACT MAP NO. 069708
CONDITIONAL USE PERMIT NO. 200900083
OAK TREE PERMIT NO. 200900030
ENVIRONMENTAL ASSESSMENT NO. 200900078**

Dear Applicant:

Tentative Tract Map No. 069708 ("TR 069708"), Conditional Use Permit No. 200900083 ("CUP 200900083"), and Oak Tree Permit No. 200900030 ("OTP 200900030") were considered by Ms. Patricia Hachiya, a Hearing Officer of Los Angeles County, on September 17, 2013.

After considering the evidence presented, the Hearing Officer in her action on September 17, 2013, **denied** TR 069708, CUP 200900083, and OTP 200900030 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 Sections 22.56.060 and 22.56.2120 (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 September 30, 2013.** 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
c. Steven Videgin, 29136 Borton, Val Verde, CA 91384

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. TR069708 - (5)
TENTATIVE TRACT MAP NO. 069708**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Tentative Tract Map ("TR") No. 069708 on September 17, 2013. TR 069708 was considered along with Conditional Use Permit ("CUP") No. 200900083 and Oak Tree Permit ("OTP") No. 200900030.
2. TR 069708 is a request to create 100 single-family lots, ten open space lots, and 13 road lots on 268 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zones. The project site is located in the Val Verde Area north of San Martinez Road and south of Hasley Canyon in the Newhall Zoned District.
3. CUP 200900083 is to ensure compliance with the requirements of nonurban hillside management design criteria and on-site grading. OTP 200900030 is to authorize the removal of 454 oak trees (including 15 Heritage) and encroachment into the protected zones of 37 oak trees (including 4 Heritage).
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 14, 2009. The Los Angeles County Subdivision Committee last met on September 17, 2009 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 September 23, 2010.
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 August 15, 2013 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 17, 2013.
7. The August 15, 2013 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 15, 2013 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by September 14, 2013.
9. During the September 17, 2013 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
10. During the September 17, 2013 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 17, 2013 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 069708 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 069708 is DENIED.

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. TR069708 - (5)
CONDITIONAL USE PERMIT NO. 200900083
OAK TREE PERMIT NO. 200900030**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Conditional Use Permit ("CUP") No. 200900083 and Oak Tree Permit ("OTP") No. 200900030. CUP 200900083 and OTP 200900030 were considered concurrently with Tentative Tract Map ("TR") No. 069708.
2. CUP 200900083 is to ensure compliance with the requirements of nonurban hillside management design criteria and on-site grading. OTP 200900030 is to authorize the removal of 454 oak trees (including 15 Heritage) and encroachment into the protected zones of 37 oak trees (including 4 Heritage). The project site is located in the Val Verde Area north of San Martinez Road and south of Hasley Canyon in the Newhall Zoned District.
3. TR 069708 is a request to create 100 single-family lots, ten open space lots, and 13 road lots on 268 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zones.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 14, 2009. The Los Angeles County Subdivision Committee last met on September 17, 2009 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 September 23, 2010.
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 Sections 22.56.060 and 22.56.2120 (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 August 15, 2013, informing the applicant that pursuant to Sections 22.56.060 and 22.56.2120 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on September 17, 2013.
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10. During the September 17, 2013 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 17, 2013 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit No. 200900083 and Oak Tree Permit No. 200900030 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 200900083 and Oak Tree Permit No. 200900030 are DENIED.