



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

October 5, 2010

ROYAL WESTERN PROPERTIES
10100 SANTA MONICA BOULEVARD, SUITE 800
LOS ANGELES, CA 90067

Dear Royal Western Properties:

**SUBJECT: PROJECT NO. TR060048-(5)
TENTATIVE TRACT MAP CASE NO. 060048
ENVIRONMENTAL ASSESSMENT CASE NO. 200400068
MAP DATE: November 2, 2004**

Tentative Tract Map No. 060048 ("TR 060048") was considered by Mr. Paul McCarthy, a Hearing Officer of Los Angeles County, on October 5, 2010.

After considering the evidence presented, the Hearing Officer in his action on October 5, 2010, **denied** TR 060048 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 tract 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 October 18, 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 meeting. 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 if 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

Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

SMT:rec

Enclosures: Findings

c: Subdivision Committee
Carlton Pacific

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. TR060048-(5)
TENTATIVE TRACT MAP NO. 060048**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Tentative Tract Map No. 060048 ("TR 060048") on October 5, 2010.
2. TR 060048 is a proposal to create 36 single-family lots and one public facility lot on 39.0 acres within the within the R-A-1 (Residential Agricultural – One Acre Minimum Required Lot Area) zone. The subject site is located at northeast corner of Barrel Springs Road and Antelope Valley Freeway, Palmdale, Palmdale Zoned District
3. The project was filed on November 2, 2004. The Los Angeles County Subdivision Committee ("Subdivision Committee") first met on April 10, 2006 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting proposed grading and building pad locations. The requested materials were never submitted and no activity has occurred on the project since that time. The last time an extension for this project was granted by the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") on December 3, 2007.
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 June 28, 2010 informing the applicant that pursuant to Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required for Complete Submittal and Filing) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on October 5, 2010.
6. The June 28, 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 June 28, 2010 letter.
7. The applicant or engineer did not contact staff or submit the requested materials within the given time frame.

8. During the October 5, 2010 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
9. During the October 5, 2010 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
10. During the October 5, 2010 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 060048 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 060048 is DENIED.

DRAFT