



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 4, 2015

LEONA VALLEY ESTATES LIMITED  
1901 AVENUE OF THE STARS SUITE 1100  
LOS ANGELES CA 90067

**RE: PROJECT NO. TR066952 – (5)  
VESTING TENTATIVE TRACT MAP NO. 066952  
CONDITIONAL USE PERMIT NO. 200700138  
ENVIRONMENTAL ASSESSMENT NO. 200700035**

Dear Applicant:

Vesting Tentative Tract Map No. 066952 ("TR 066952") and Conditional Use Permit No. 200700138 ("CUP 200700138") were considered by Ms. Gina Natoli, a Hearing Officer of Los Angeles County, on August 4, 2015.

After considering the evidence presented, the Hearing Officer in her action on August 4, 2015, **denied** TR 066952 and CUP 200700138 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 August 17, 2015.** 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: Richard Doss, 30141 Agoura Road, Suite 200, Agoura Hills, CA 91301  
Valley Vineyards LLC, P.O. Box 790, Agoura Hills, CA 91376  
Bill Ford, P.O. Box 790, Agoura Hills, CA 91301

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR066952-(5)  
VESTING TENTATIVE TRACT MAP NO. 066952**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Vesting Tentative Tract Map ("TR") No. 066952 on August 4, 2015. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, previously considered TR No. 066952 on April 15, 2014, July 15, 2014, and November 4, 2014.
2. TR 066952 is a request to create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area lot on 292 gross acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone. The project site is located at the intersection of Bouquet Canyon Road and 87th Street West, Leona Valley Zoned District.
3. CUP No. 200700038 is a related request for non-urban hillside management, density-controlled development, and onsite project grading in excess of 100,000 cubic yards of combined cut/fill material.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. A public hearing was last held by the Los Angeles County Regional Planning Commission ("Commission") on June 29, 2011, at which time the project was denied by the Commission. The applicant filed an appeal of the Commission's decision to the Board of Supervisors on July 11, 2011, and on October 23, 2012 the Board referred the matter back to the Commission. On October 23, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.
5. Since no such work with staff had ensued, a letter was mailed to the applicant on March 10, 2014 informing the applicant that the project will be scheduled for denial due to inactivity at the April 15, 2014 Hearing Officer meeting. The Hearing Officer meeting was continued twice to July 15, 2014 and November 4, 2014 due to applicant's request for additional time extensions. On October 28, 2014, the applicant submitted map revisions to the Land Divisions Section. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions, the item was taken off calendar.
6. The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. The Subdivision Committee Report dated November 25, 2014 stated that the proposed project had not been redesigned to meet any of the recommendations (e.g., reduce density, reduce grading, reduce disturbance to hillsides and steep slopes, etc.). All five departments of the Subdivision Committee placed holds on the proposed project. At the December 4, 2014 Subdivision Committee meeting, the applicant was given a three-month time extension to March 5, 2015 to clear the Subdivision Committee holds.

7. Staff met with the applicant and property owner on February 24, 2015 to further discuss the project holds. Applicant requested another three-month time extension to work on clearing the holds and/or to submit materials. The applicant was granted another time extension to June 4, 2015.
8. 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.
9. Staff sent a letter to the applicant dated June 9, 2015 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 August 4, 2015.
10. The June 9, 2015 letter also directed the applicant to appear before the Hearing Officer to request the time extension if the applicant wished to keep the project alive.
11. On July 21, 2015, staff received an email from the applicant's attorney requesting "an extension of time of ninety (90) days to Monday, November 2, 2015."
12. During the August 4, 2015 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
13. During the August 4, 2015 Hearing Officer public meeting, Mr. Steven Kuehl (applicant's attorney) and Mr. Jeffrey Boren (applicant) were present. Mr. Kuehl and Mr. Boren provided testimony requesting a 90-day time extension to keep the project active and a specific roadmap and assurances from the County that would lead to a recommendation for approval. Staff explained that County staff has provided guidance and feedback to the applicant through six Subdivision Committee Reports and many discussions and meetings staff has had with the applicant throughout the years. Ms. Peggy Fuller (representing the Leona Valley Town Council) provided testimony in support of staff's recommendation of denial.
14. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied Vesting Tentative Tract Map No. 066952 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Vesting Tentative Tract Map No. 066952 is DENIED.**

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR066952-(5)  
CONDITIONAL USE PERMIT NO. 200700038**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Conditional Use Permit ("CUP") No. 200700038 on August 4, 2015. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, previously considered CUP 200700038 on April 15, 2014, July 15, 2014, and November 4, 2014.
2. CUP No. 200700038 is a request for non-urban hillside management, density-controlled development, and onsite project grading in excess of 100,000 cubic yards of combined cut/fill material within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone. The project site is located at the intersection of Bouquet Canyon Road and 87th Street West, Leona Valley Zoned District.
3. Vesting Tentative Tract Map ("TR") No. 066952 is a related request to create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area lot on 292 gross acres.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. A public hearing was last held by the Los Angeles County Regional Planning Commission ("Commission") on June 29, 2011, at which time the project was denied by the Commission. The applicant filed an appeal of the Commission's decision to the Board of Supervisors on July 11, 2011, and on October 23, 2012 the Board referred the matter back to the Commission. On October 23, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.
5. Since no such work with staff had ensued, a letter was mailed to the applicant on March 10, 2014 informing the applicant that the project will be scheduled for denial due to inactivity at the April 15, 2014 Hearing Officer meeting. The Hearing Officer meeting was continued twice to July 15, 2014 and November 4, 2014 due to applicant's request for additional time extensions. On October 28, 2014, the applicant submitted map revisions to the Land Divisions Section. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions, the item was taken off calendar.
6. The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. The Subdivision Committee Report dated November 25, 2014 stated that the proposed project had not been redesigned to meet any of the recommendations (e.g., reduce density, reduce grading, reduce disturbance to hillsides and steep slopes, etc.). All five departments of the Subdivision Committee placed holds on the proposed project. At the December 4, 2014 Subdivision Committee meeting, the applicant

was given a three-month time extension to March 5, 2015 to clear the departmental holds.

7. Staff met with the applicant and property owner on February 24, 2015 to further discuss the project holds. Applicant requested another three-month time extension to work on clearing the holds and/or to submit materials. The applicant was granted another time extension to June 4, 2015.
8. 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.
9. Staff sent a letter to the applicant dated June 9, 2015 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 August 4, 2015.
10. The June 9, 2015 letter also directed the applicant to appear before the Hearing Officer to request the time extension if the applicant wished to keep the project alive.
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14. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit No. 200700038 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 200700038 is DENIED.**