

**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. Pat Hachiya, considered Vesting Tentative Tract Map ("TR") No. 066952 on April 15, 2014.
2. TR 066952 is a request to create 117 single-family lots, two private street lots and one water tank lot on 292 gross acres within the A-1-2 (Light Agricultural – Two Acre 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. The Los Angeles County Subdivision Committee last met on March 3, 2011 to discuss the subject project. 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 the Commission. On October 23rd, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration. Since that time, no such work with staff has ensued.
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 March 11, 2014 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 April 15, 2014.

7. The March 11, 2014 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 March 11, 2014 letter.
8. The applicant has failed to contact staff within the required timeframe (30 days), which was by April 10, 2014.
9. SUMMARY OF THE HEARING OFFICER PUBLIC HEARING [RESERVED]

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

DRAFT