

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
TENTATIVE TRACT MAP NO. 47718-2**

1. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, considered Tentative Tract Map NO. 47718-2 on consent on October 6, 2009.
2. Tentative Tract Map No. 47718-2 is a proposal for the creation of 86 single-family lots, one (1) public facility lot (tank site) and one (1) open space lot on 200 acres. The subject site is located at 35800 Crown Valley Road between Crown Valley Road and 31st Street West in the Soledad Zoned District.
3. Conditional Use Permit Case No. 89-163 is an associated request for hillside management and density-controlled development.
4. The project was filed on January 16, 2002. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on March 25, 2002 to discuss the project. Several holds were placed on the project, including the request for Tentative Map revisions, Soils Report, Fuel Modification Plan, and other Fire Department holds. 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 Planning on January 23, 2006.
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 on August 20, 2009, 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 October 6, 2009.
7. The letter also directed the applicant to contact Regional Planning staff if he/she wanted to keep the project 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 this letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.
8. The applicant did not contact staff within the required time frame.
9. No one testified during the public hearing and staff received no correspondence regarding the project.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 47718 is DENIED.