



information that had not been provided. These materials include items required by the LA County Departments of Planning, Public Works, and Fire. Planning requested a map revision showing that the remainder parcel is vacant and showing clear delineation of parcel and jurisdiction boundaries. Public Works requested the submission of a frontage waiver request, Hydrology Report, Geological Report, and Grading Exhibit. The Fire Department requested a Fuel Modification Plan. This is the only Subdivision Committee Report for this case since they never resubmitted and did not provide any of the listed, required information. Additionally, staff attempted to reach the applicant by telephone and email on September 25, 2025. Staff has not received the requested information and as a result, is unable to process the application.

### **NOTIFICATION**

LA County Planning staff has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a tentative parcel map. On September 25, 2025, Staff attempted to reach the Applicant by email and noted that in 30 days they Intent to deny the application due to Inactivity and request for additional materials.

On November 25,2025, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the Applicant to contact staff within 30 days for the Project to remain active.

### **INACTIVE APPLICATION DETERMINATION**

Section 22.222.100 (Denial of Inactive Application) of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.222.070 (Application – Information Required) and 22.222.090 (Initial Application Review) of the County Code. Furthermore, staff does not have the materials required by Section 21.48.040 (Information Required—Format for Minor Land Divisions/Parcel Maps) including holds within 21.12.040 (Subdivision Committee Report of recommendations to advisory agency), and the advisory agency may disapprove the Tentative Parcel Map pursuant to Section 21.40.160 (Advisory agency determination authority).Therefore, staff recommends that Tentative Parcel Map No. 073439 be denied pursuant to the attached findings.

### **CEQA**

Projects that are denied or recommended for denial would not impact the physical environment and are therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

Therefore, Staff recommends that **Tentative Parcel Map No. 073439** be denied pursuant to the attached findings.

---

Report  
Reviewed By:   
Joshua Huntington, Supervising Regional Planner

Report  
Approved By:   
Susie Tae, Assistant Administrator

---

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Findings
EXHIBIT B	Subdivision Committee Report, dated March 19, 2015
EXHIBIT C	Notice of Inactive Submittal, dated September 25, 2025
EXHIBIT D	Public Meeting Notice: Denial Due to Inactive Letter, dated November 25, 2025

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-00420  
TENTATIVE PARCEL MAP NO. 73439**

1. **ENTITLEMENT REQUESTED.** The applicant, CCL Engineering, is requesting a tentative parcel map to authorize the creation of four single family lots greater than five acres, each with one remainder parcel (“Project”) in the A-2-2.5 (Heavy Agricultural – 2.5 Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Section 22.16 (Agricultural Zones).
2. **MEETING DATE.** March 3, 2026
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved*
4. **LOCATION.** 39767 Bouquet Canyon Road, Leona Valley
5. The Project was filed on February 17, 2015. Staff reviewed the submittal and noted deficient items and requested that the applicant submit these materials on March 19, 2015 in the Subdivision Committee Report. Staff has yet to receive these materials. In addition, the applicant has not resubmitted their map for County review, so the March 19, 2015 Subdivision Committee Report is the latest such report. Staff attempted to reach the applicant by phone and email on September 25, 2025. Staff has not received the requested information or materials to enable further project evaluation. These materials include items required by the LA County Departments of Planning, Public Works, and Fire. Planning requested a map revision showing that the remainder parcel is vacant, and showing clear delineation of parcel and jurisdiction boundaries. Public Works requested the submission of a frontage waiver request, Hydrology Report, Geological Report, and Grading Exhibit. The Fire Department requested a Fuel Modification Plan.
6. Staff sent a letter to the applicant dated November 25, 2025, informing the applicant that pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on March 3, 2026.
7. The November 25, 2025, letter also directed the applicant to contact staff within 30 days for the Project to remain active.
8. The applicant has not contacted staff and has failed to submit the required materials within the required timeframe, which was by December 25, 2025.
9. Staff does not have the required materials pursuant to Section 21.48.040 (Information Required—Format for Minor Land Divisions/Parcel Maps) including holds within 21.12.040 (Subdivision Committee Report of recommendations to advisory agency), and the advisory agency may disapprove the Tentative Parcel Map pursuant to Section 21.40.160 (Advisory agency determination authority).
10. If the Project is denied, enforcement action may be taken to ensure compliance with Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code.

**PROJECT No. R2015-00420**  
**TENTATIVE PARCEL MAP NO. 073439**  
**Page 2 of 2**

11. **ENVIRONMENTAL.** Staff could not adequately evaluate the Environmental Determination of the project due to information submitted by the applicant being insufficient. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves.

THEREFORE, in view of the findings of fact and conclusions presented above, **TENTATIVE PARCEL MAP NO. 73439** is **DENIED**.

JH:EGA:PS  
02/19/26



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2015-00420

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 073439  
 Environmental Assessment No. T201000021

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Allan and Valerie V. Copeland 1994 Trust

**MAP/EXHIBIT  
DATE:**

02-17-15

**SCM REPORT  
DATE:**

03-19-15

**SCM DATE:**

03-26-15

**PROJECT OVERVIEW**

To create 4 single-family lots greater than 5 acres each with one remainder lot.

**MAP STAGE**

Tentative:       Revised:       Amendment:       Amended :   
 Exhibit "A"      Modification to :       Other:   
 Recorded Map

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Additional Revisions (requires a fee):

**LOCATION**

39767 Bouquet Canyon Road, Leona Valley

**ACCESS**

Bouquet Canyon Road

**ASSESSORS PARCEL NUMBER(S)**

3205-004-012

**SITE AREA**

58.83 gross (57.94 net) acres

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Leona Valley

**SUP DISTRICT**

5th

**LAND USE DESIGNATION**

N-1 (0.5 du/ac)

**ZONE**

A-2-2

**PROPOSED UNITS  
(DU/AC)**

5

**MAX DENSITY/UNITS  
(DU/AC)**

29

**COMMUNITY STANDARDS DISTRICT**

Leona Valley CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

TBD

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 <a href="mailto:mpavlovic@planning.lacounty.gov">mpavlovic@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:       Reschedule for Subdivision Committee Meeting:   
 Exhibit Map/Exhibit "A" Revision Required:       Reschedule for Subdivision Committee Reports Only:   
 Revised Application Required:       Other Holds (see below):

## REGIONAL PLANNING ADDITIONAL COMMENTS

**RECOMMENDATION:** *Regional Planning does not recommend approval at this time. The tentative map must be revised as indicated below. An updated environmental review must be completed. Other additional information and materials are required. See below comments.*

### Environmental Determination:

Cleared  Hold

1. Provide a completed environmental assessment form.
2. Please provide a Biological Constraints Analysis. Please contact our staff biologist, **Joe Decruyenaere**, at (213) 974-1448 for more information such as required contents and who can prepare such a document.
3. Provide an Informational Map that contains an earthwork estimate, the proposed driveway system including driveway widths and grades, proposed building pads, and drainage.

### Tentative Map:

Cleared  Hold

1. The remainder lot must be vacant; otherwise, it is considered a 5<sup>th</sup> lot and a revised tract map must be filed.
2. Based on the proposed lot configuration, a street frontage waiver must be submitted. The request must include reasonable justification as stipulated in § 21.24.040.
3. The side lines of lots must intersect the Bouquet Canyon.
4. Delineate Amargosa Creek that runs through the northeastern part of the project site.
5. Depict the fault traces.
6. Provide the acreage of the proposed restricted use area.
7. Ensure the net and gross area calculations are accurate for all parcels.
8. Provide project site dimensions.
9. Provide the height and material(s) for all existing fences and indicate whether they will remain or be removed.
10. Depict all on-site trees and provide the size and species for each tree. Next to each tree indicate whether the tree will remain or be removed.
11. Clarify the lines in the northeast corner. Are these bridges?
12. Clarify the ingress/egress easement path (Instrument Nos. 99-0280322 & 99-0280324).
13. Correct the map number in the title block and in the lower right-hand corner of the map.
14. Make the jurisdictional boundary more visible.

### Administrative/Other:

Cleared  Hold

15. Submit a complete application; provide responses for all sections including section 9.
16. Provide a notarized *Affidavit of Easements*. The form is available at [http://planning.lacounty.gov/assets/upl/apps/easements-of-record\\_affidavit\\_20081222.pdf](http://planning.lacounty.gov/assets/upl/apps/easements-of-record_affidavit_20081222.pdf)
17. Provide at least 6 **color** printed photos of the entire subject property and area proposed for development within the property. Include a photo key and showing where the photos were taken.
18. Provide a revised 1000-ft radius Land Use Map that identifies all physical land uses within the radial boundary. Also, clarify the land use adjacent to the southerly property boundary and delineate the jurisdictional boundary.
19. Revise the slope density map and corresponding calculations. Utilize the current low and maximum density ratios for each slope range in your calculations. Do not include the area devoted to the remainder parcel in your calculations.
20. Based on the proposed lot configuration, a street frontage waiver must be submitted. The request must include reasonable justification as stipulated in § 21.24.040.

## RESUBMITTAL INSTRUCTIONS

*If a map revision is required, please submit the following items:*

- A signed and dated cover letter describing all changes made to the map
- 5 Folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A"

**SUBDIVISION COMMITTEE REPORT  
PM073439, March 19, 2015**

- *One (1) digital copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3<sup>d</sup> revision and thereafter)*
- *Any other additional materials (such as a revised application) requested by the case planner*

*NOTE: An appointment is required for resubmittal. You must call Land Divisions at 213-974-6433 to schedule the appointment. Prior to scheduling, you are advised to contact the case planner and discuss the map revision and other materials.*

COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 073439

TENTATIVE MAP DATED 02-17-2015  
EXHIBIT MAP DATED 02-17-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. If the applicant wants to process a Parcel Map for the proposed subdivision the number of parcels shall be 4 or fewer including the remainder parcel. Therefore, modify the proposed site plan to propose 4 parcels or fewer to the satisfaction of the Department of Regional Planning. Otherwise, the proposed subdivision should be processed as a Tract Map.
2. All parcels must have street frontage unless the Department of Regional Planning is prepared to recommend waving such requirement to the Advisory Agency. Add a note to request waiving street frontage on applicable parcels. Please see attached Road review sheet (Comment 1) for additional comments and requirements.
3. A hydrology study may be required. Please see attached Hydrology review sheet (Comment 1) for requirements.
4. An approved geotechnical report. Please see attached Geologic and Soils Engineering review sheet. The geologic/soils report shall be submitted directly to Public Works.
5. Please see attached Grading review sheet (Comments 2 thru 5) for comments and requirements.
6. Please see attached Road review sheet (Comment 2) for comments and requirements.
7. Obtain a will serve letter from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
8. A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. Modify the title block to show the following information:

“MINOR LAND DIVISION  
TENTATIVE PARCEL MAP NUMBER 073336  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”

COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 073439

TENTATIVE MAP DATED 02-17-2015  
EXHIBIT MAP DATED 02-17-2015

- b. Delineate and call the existing Leona Avenue (a private and future street) in the vicinity of the southerly property line.
  - c. Show the proposed alignment for the extension of Leona Avenue joining Bouquet Canyon Road. See attached Road checked plan (sheet 2 of 2) for comments and requirements.
  - d. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - e. Please see attached Hydrology review sheet (Comment 2) for requirements.
  - f. Please see attached Grading review sheet (Comments 1 and 2) for comments and requirements.
  - g. Please see attached Road review sheet (Comment 3) for requirements.
  - h. Please see attached Water review sheet (Comment 2) for requirements.
9. A revised Land Division Application is required to indicate the name of the water purveyor.

HW   
Prepared by Juan Sarda  
pm73439L-new.doc  
<http://planning.lacounty.gov/case/view/pm073439/>

Phone (626) 458-4919

Date 03-18-2015



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

PARCEL MAP NO. 073439

TENTATIVE MAP DATED 02/17/2015

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. A hydrology study may be required as a result of the grading exhibit requested by Grading Section.
2. Portions of the property are within a FEMA Zone A. Clearly shown these lines and portion within the Zone A.

Reviewed by  Date 03/11/2015 Phone (626) 458-4921  
Andrew Ross



County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET (continued)

**EXHIBIT B**  
Sheet 2 of 2

Tentative Tract / Parcel Map 73439\*

Remarks (continued):

NOTE: Provide a copy of this review sheet with your resubmittal.

Reference files:

TR 45865, TR 44967, PM 15957, 39845 Bouquet Cyn Rd, 39767 Bouquet Cyn Rd

\* Previously submitted as Tract 71169.

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 2/27/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

PM 073439 Leona Valley TM-NA\_1

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
PARCEL MAP 073439

Page 1/2

TENTATIVE MAP DATED 02-17-2015  
EXHIBIT MAP DATED 02-17-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
  - a. Benchmark information.
  - b. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
  - c. Extension of the Fire Lane and access road to the site westerly boundary to provide access to the offsite property located west of the project site.
  - d. Location of the access easement limit to adjoin lot line of Lot 3 where its driveway starts.
2. Parcels 3 and 4 does not have street frontage, the tentative map will need to have a note added to request permission to waive street frontage.
3. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Bouquet Canyon Road to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works. Provide cross section of Bouquet Canyon Road every 100' showing the future widening and how to grade and daylight within the shown slope easement.
4. Check with the Fire Department whether the proposed driveway access will need to be widened at the time building permits are pulled. If so then indicate via a separate exhibit what the proposed grading impacts this may cause. This will need to be disclosed as part of the CEQA document as CEQA requires all foreseeable impacts to be addressed.
5. Provide a grading exhibit to demonstrate feasibility of future development by showing enough information/detail to prove that reasonable future driveway grades can be constructed to the satisfaction of Public Works within proper easement width. Prove that condition of the Restricted Use Area will not restrict construction,

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
PARCEL MAP 073439

Page 2/2

TENTATIVE MAP DATED 02-17-2015  
EXHIBIT MAP DATED 02-17-2015

maintain, and use the access driveway and fire lane for lot 4 and the offsite property located to the west of the project site.

Name N. Said  Date 3/3/2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073439\GP\2015-02-17 TPM 073439 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 073439

Page 1/2

TENTATIVE MAP DATED 02-17-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived and place a note on the tentative map requesting permission to waive street frontage requirements. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.
2. If the applicant eliminates one lot, this tentative map will be a parcel map for a minor land division with large lots (5 acres minimum). The attached preliminary Condition Numbers 5 through 11 will be waived. The applicant will need to add the following note to the parcel map: "Further division of this property to lot sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not be limited to providing access, qinstallation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards."
3. See additional road comments shown in the file "2015-12-03 pm073439r 1st Check JN", which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/PM073439/>

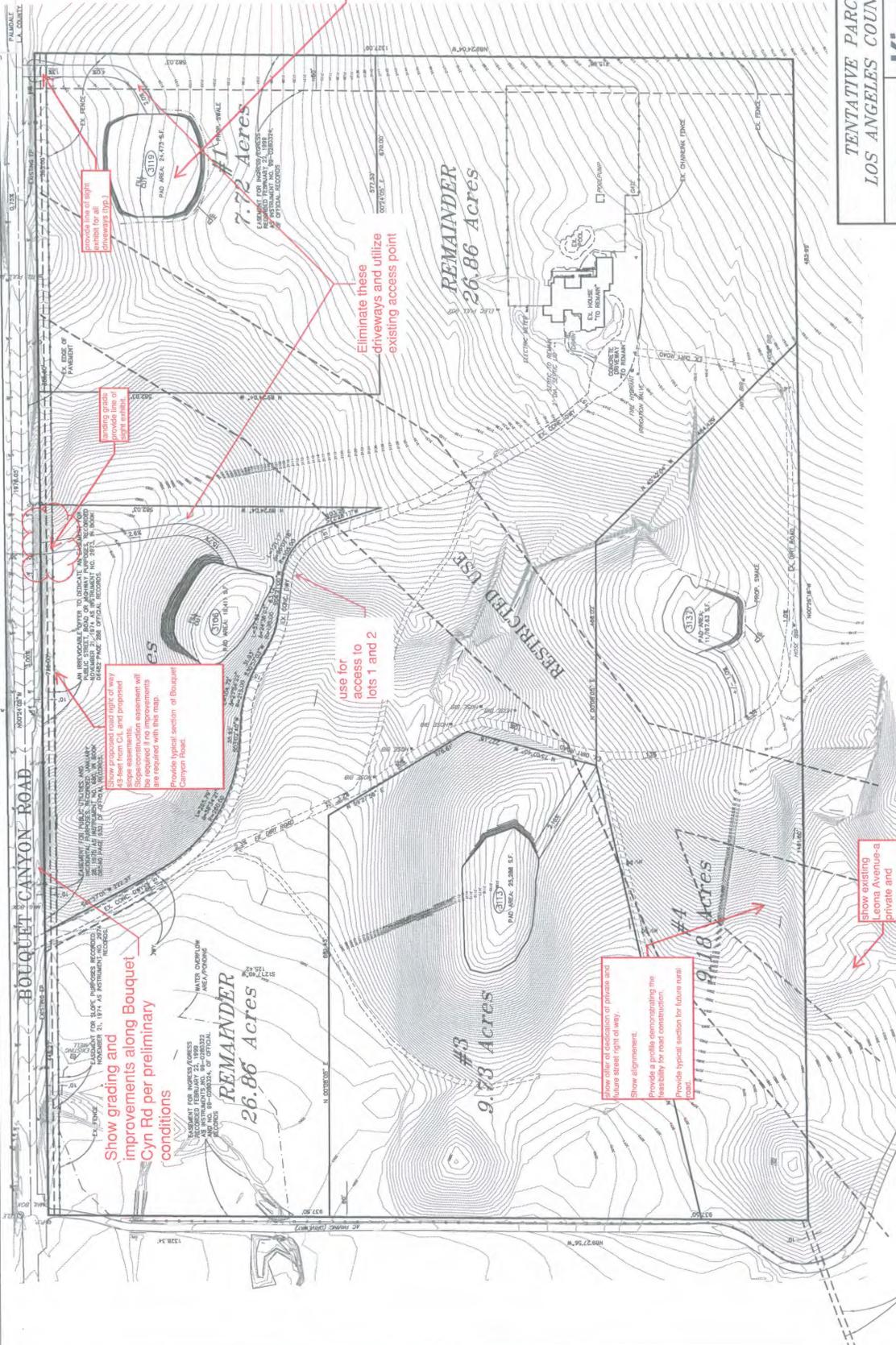
Prepared by Joseph Nguyen *Jn*  
pm73439r

Phone (626) 458-4921

Date 03-16-2015



PREVIOUSLY SUBMITTED AS TENTATIVE TRACT #71169. TENTATIVE PARCEL MAP NO. 73439 COUNTY OF LOS ANGELES



this is a tract map

RECORDING INFORMATION: MAP NO. 73439, COUNTY OF LOS ANGELES, PREPARED BY KIMLEY-HORN, INC., DATE: 06/15/2008.

provide line of sight for all vehicles (CPL)

provide line of sight exhibit

Show proposed road right of way, grading, and proposed slope easements. Slope construction easement will be required if no improvements are required with this map. Provide typical section of Bouquet Canyon Road.

Show grading and improvements along Bouquet Cyn Rd per preliminary conditions

Eliminate these driveways and utilize existing access point

If the applicant shows feasibility for all driveways for all vehicles, these pads and driveways will need to be shown on an exhibit map.

use for access to lots 1 and 2

Show existing Leona Avenue's private driveway to RUIP's Street.

10' EASEMENT FOR UNDERGROUND PIPELINE GRANTED TO ALAM AND VIKING CORPORATION BUTTERS OF THE CORE AND 10' EASEMENT TO THE STATE OF CALIFORNIA. SEE RECORDS OF THE COUNTY OF LOS ANGELES, INSTRUMENT NO. 98-088323 AND NO. 98-088325.

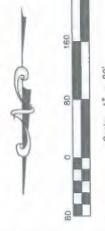
10' EASEMENT FOR UNDERGROUND PIPELINE GRANTED TO ALAM AND VIKING CORPORATION BUTTERS OF THE CORE AND 10' EASEMENT TO THE STATE OF CALIFORNIA. SEE RECORDS OF THE COUNTY OF LOS ANGELES, INSTRUMENT NO. 98-088323 AND NO. 98-088325.

PREPARED FOR: MR. ALLEN CORLEAND 5970 BOUQUET CANYON ROAD CANOGA PARK, CA 91303 PHONE: (818) 400-4074 FAX: (818) 210-0818

Kimley-Horn

SHEET 2 OF 2 SHEETS JUN 21 09

TENTATIVE PARCEL MAP NO. 73439 LOS ANGELES COUNTY UNINCORPORATED



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 73439

Page 1/1

TENTATIVE MAP DATED 02-17-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map is required to show the following items:
  - a) Delineate and call out the existing water main line.
  - b) Show how new improvements will be served by existing water and show the point of connection to existing water main.
  - c) A revised application to indicate the name of the water purveyor.



Prepared by Tony Khalkhali  
pm73439w-new.doc

Phone (626) 458-4921

Date 03-17-2015

COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

1/1

PARCEL MAP NO. 073439

TENTATIVE MAP DATED 02-17-2015  
EXHIBIT MAP DATED 02-17-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by Juan Sarda

Phone (626) 458-4919

Date 03-18-2015

pm73439L-new.doc  
<http://planning.lacounty.gov/case/view/pm073439/>

COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/3

PARCEL MAP NO. 073439

TENTATIVE MAP DATED 02-17-2015  
EXHIBIT MAP DATED 02-17-2015

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 2/3

PARCEL MAP NO. 073439

TENTATIVE MAP DATED 02-17-2015  
EXHIBIT MAP DATED 02-17-2015

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
10. The street frontage requirement for parcels #3 and #4 needs to be waived by the Advisory Agency.
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 3/3

PARCEL MAP NO. 073439TENTATIVE MAP DATED 02-17-2015EXHIBIT MAP DATED 02-17-2015

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW

Prepared by Juan SardaPhone (626) 458-4919Date 03-18-2015

pm73439L-new.doc

<http://planning.lacounty.gov/case/view/pm073439/>

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 073439

Page 1/3

TENTATIVE MAP DATED 02-17-2015

Preliminary Conditions:

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate or rededicate additional right of way along the property frontage on Bouquet Canyon Road for an ultimate right of way of 43 feet from centerline. An additional 13 feet is required.
2. Make an offer of private and future right of way 32 feet from the centerline and dedicate slope easement for the extension of Leona Avenue from the westerly property to Bouquet Canyon Road on an alignment to the satisfaction of Public Works.
3. Provide property line return radii of 27 feet at the intersection of Leona Avenue with Bouquet Canyon Road plus additional right of way for corner cut off to the satisfaction of Public Works.
4. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
5. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on Leona Avenue within the tract boundaries to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way.
6. Construct rural secondary highway improvements on Bouquet Canyon Road consistent with the typical section shown on the tentative map including transition paving to the satisfaction of Public Works.
7. Provide minimum landing areas of 100 feet Leona Avenue at a maximum of 3 percent grade on the intersection with Bouquet Canyon Road.
8. Provide and install street name signs prior to occupancy of buildings.
9. Install postal delivery receptacles in groups to serve two or more residential parcels/lots.
10. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 073439

Page 2/3

TENTATIVE MAP DATED 02-17-2015

11. Prepare detailed 1" = 40' scaled signing and striping plans for all multi-lane street and highways within or abutting this subdivision to the satisfaction of Public Works.

Prepared by Joseph Nguyen<sup>jn</sup>  
pm73439r

Phone (626) 458-4921

Date 03/16/2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 073439

Page 1/1

TENTATIVE MAP DATED 02-17-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.

  
Prepared by Imelda Ng  
pm74349s-new.doc

Phone (626) 458-4921

Date 03-11-2015



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73439

MAP DATE: February 17, 2015

**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

**TENTATIVE/EXHIBIT MAP - HOLDS**

1. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

**CONDITIONS OF APPROVAL – ACCESS**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73439

MAP DATE: February 17, 2015

- 
4. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. Each proposed lot shall provide an approved Fire Department turnaround within the pads area since the driveway exceed a length of 150 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  6. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  7. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  8. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  9. A reciprocal access agreement is required for any portion of the driveway being shared by the future lots. Compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73439

MAP DATE: February 17, 2015

- 
10. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

**CONDITIONS OF APPROVAL - WATER**

1. The Fire Department is prohibited from setting water requirements for this subdivision as presently zoned.
2. However, the Fire Department will be setting water requirements for fire protection purposes during the Fire Department review of the architectural plan prior to building permit issuance.
3. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**

**EXHIBIT B**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73439</b>	DRP Map Date:	<b>02/17/2015</b>	SCM Date:	<b>03/26/2015</b>	Report Date:	<b>03/17/2015</b>
Park Planning Area #	<b>43A</b>		<b>LAKE ELIZABETH</b>			Map Type:	<b>TENTATIVE</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.03</b>
IN-LIEU FEES:	<b>\$2,099</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,099 in-lieu fees.

Trails:

No trails.

Comments:

The project proposes to subdivide one lot into five (5) single-family lots. One existing single-family unit to remain on one lot; net increase of four (4) lots.

**\*\*\*Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:   
 \_\_\_\_\_  
 Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**

**EXHIBIT B**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73439</b>	DRP Map Date:	<b>02/17/2015</b>	SMC Date:	<b>03/26/2015</b>	Report Date:	<b>03/17/2015</b>
Park Planning Area #	<b>43A</b>		<b>LAKE ELIZABETH</b>			Map Type:	<b>TENTATIVE</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
  - Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
  - U = Total approved number of Dwelling Units.
  - X = Local park space obligation expressed in terms of acres.
  - RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.62	0.0030	4	0.03
M.F. < 5 Units	1.20	0.0030	0	0.00
M.F. >= 5 Units	1.50	0.0030	0	0.00
Mobile Units	2.24	0.0030	0	0.00
Exempt Units			1	
<b>Total Acre Obligation =</b>				<b>0.03</b>

Park Planning Area = **43A LAKE ELIZABETH**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$69,961	<b>\$2,099</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$69,961	<b>\$2,099</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

**Hilda Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Shella Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

March 6, 2015

Tentative Parcel Map No. 073439

Vicinity: Leona Valley

Tentative Parcel Map Date: February 17, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073439** based on the use of public water and private septic systems as proposed (Onsite Wastewater Treatment Systems). The following requirements shall be met prior to approval of the tentative parcel map by this Department.

**Wastewater Disposal**

Prior to tentative map approval, the applicant shall demonstrate to the satisfaction of the Department that each lot is capable of supporting the installation of an onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for the development of each parcel.

Submit a feasibility report in conformance with the requirements outlined in the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guidelines." The report shall consist of a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on each parcel resulting from the subdivision. Testing shall be conducted in an area likely to be utilized as a disposal field.

As part of the feasibility report, submit a professionally drawn scaled plot plan to show the following:

- A. Identify the type and location of the existing OWTS on Lot #10, including the 100% future expansion area.
- B. Show the location of all existing water wells, if any, and their related components on the subject property and neighboring properties within 200 feet of the proposed and existing OWTS.

PM 073439

Page 2 of 2

- C. Illustrate all existing structures, such as buildings and exterior part of the buildings on Lot #10 and trees, walls, retaining walls, water mains, sub-drains, culverts and all other structures and amenities.
- D. Sources of surface water, such as streams, flood ways, drainage courses, etc.

Note: If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada, of the Land Use program, at (626) 430-5380 or e-mail [eedwards@ph.lacounty.gov](mailto:eedwards@ph.lacounty.gov) or [vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov).

### **Potable Water Supply**

Potable water will be supplied by the **California Service Water Company**, a public water system. **Prior to tentative map approval**, the applicant shall submit to the Department a copy of a current will serve letter from the water company assuring water connection and service.

For questions regarding the above section, please contact Lusi Mkhitarian or Epifanio Braganza at (626) 430-5420 or at [lmkhitarian@ph.lacounty.gov](mailto:lmkhitarian@ph.lacounty.gov) or [ebraganza@ph.lacounty.gov](mailto:ebraganza@ph.lacounty.gov).

Report Prepared by:

**MICHELLE TSIEBOS, REHS, DPA**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)

TEL (626) 430-5382 • FAX (626) 813-3016

M.T.

## Phillip Smith

---

**From:** Phillip Smith  
**Sent:** Thursday, September 25, 2025 5:33 PM  
**To:** 'bigsky@verizon.net'  
**Subject:** Notice of Inactive Submittal-PM073439\_R2015-00420  
**Attachments:** DRP Report.pdf

Hello,

This project has been identified as inactive and is subject to denial pursuant to Los Angeles Subdivisions Code [Section 21.40.160](#) (Advisory agency determination authority), [Section 21.48.040](#) (Information Required – Format), [Section 21.48.050](#) (Written statements required), and [Section 22.222.100](#) (Denial of Inactive Application). The attached Subdivision Committee Report dated March 19, 2015, lists the outstanding holds. To date, the additional information and materials requested have not been received.

To continue processing this application, please make an appointment by **November 25, 2025**, and submit all of the outstanding materials. Please email Perla at [pinclan@lacounty.gov](mailto:pinclan@lacounty.gov) and me requesting an appointment. **You may also request to withdraw your application and may be eligible for a refund of deposited fees.** To withdraw the application, email a typed request to me, signed by the owner(s) or the owner's representative requesting to withdraw the project and a refund of any remaining funds. If the requested materials and revisions are not received by the noted date, this project will be scheduled for denial before a Hearing Officer.

Thank you,

**PHILLIP SMITH** (he/him/his)

**SENIOR PLANNER, Subdivisions**

Office: (213) 974-6433 • Direct: (213) 893-7069

Email: [psmith@planning.lacounty.gov](mailto:psmith@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
 320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)



*Our [field offices](#) are currently open to the public. Please visit [planning.lacounty.gov](http://planning.lacounty.gov) for information about available services, public meeting schedules, and planning projects.*

November 25, 2025

CCL Engineering Inc  
19197 Golden Valley Rd. Unit 811  
Canyon Country, CA 91387

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY  
PROJECT NO. R2015-00420  
PERMIT: Tentative Parcel Map 073439  
39767 Bouquet Canyon Bl, Leona Valley, CA  
APN - 3205-004-012

Dear CCL Engineering,

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a tentative parcel map to create four single family lots greater than five acres each with one remainder lot at the above-referenced location. The most recent correspondence dated March 19, 2015 requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on September 25, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on March 3, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, Room 150, 320 West Temple Street, Los Angeles, CA 90012, Attention: Phillip Smith. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

CCL Engineering  
November 25, 2025  
Page 2

For questions or for additional information, please contact Phillip Smith of the Subdivisions Section at (213) 974-6433, or psmith@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP  
Director of Regional Planning

A handwritten signature in red ink, appearing to read "Joshua Huntington", with a long horizontal flourish extending to the right.

Joshua Huntington, Supervising Regional Planner  
JH:PS

CP\_DATE\_FILENAME