

January 27, 2026

Eric Lieberman
21606 Devonshire Street, #3056
Chatsworth, CA 91311

PROJECT NO. TR062358-(5)
VESTING TENTATIVE TRACT MAP NO. 062358
CONDITIONAL USE PERMIT NO. 200500176
PROJECT ASSESSOR PARCEL NUMBER 3004-014-015

Dear Eric Lieberman:

Hearing Officer Steven Jareb, by his action of **January 27, 2026**, has denied the above-referenced project. Enclosed are the Hearing Officer's Findings.

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **February 9, 2026**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning


Joshua Huntington, Supervising Regional Planner
Subdivisions Section

Eric Lieberman
January 27, 2026
Page 2

JH:MP

Enclosures: Findings

CP_01.27.26_DENIAL DUE TO INACTIVITY

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. TR062358
VESTING TENTATIVE TRACT MAP NO. 062358**

RECITALS

1. **ENTITLEMENT REQUESTED.** The applicant, QES, Inc. ("applicant"), requests a Vesting Tentative Tract Map ("VTTM") to create 21 single-family lots and one public facility lot on 27.32 gross acres ("Project") on a property located at a vacant lot (Assessor Parcel Number 3004-014-015) east of West Avenue R-12 and 10th Street West in the unincorporated community of Palmdale ("Project Site") in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Chapter 21.38 (Vesting Tentative Maps).
2. **RELATED ENTITLEMENT.** Conditional Use Permit ("CUP") No. 200500176 is a related request to authorize a density-controlled development to avoid impacts to the hillside management area in the northern portion of the Project Site, pursuant to County Code Section 22.140.080 (Density-Controlled Developments).
3. **MEETING DATE.** January 27, 2026.
4. **PROCEEDINGS BEFORE THE HEARING OFFICER.** The public meeting was held on January 27, 2026, before the Hearing Officer. The Hearing Officer heard a presentation from LA County Planning staff. Staff confirmed the revised notice was issued, and the project number reflected in the hearing package would be corrected where needed. Staff affirmed the application had been deemed inactive.
5. **APPLICATION DATE.** The application was filed on September 13, 2005.
6. **PROJECT BACKGROUND.** The Los Angeles County ("County") Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"), last issued its report with holds on October 1, 2015, stating that there are pending items that must be addressed. The Project was cleared by Parks and Recreation, and Public Health approval was contingent on Fire's recommendation for approval. LA County Planning's holds included, but were not limited to, requests for:
 - A Biological Constraints Analysis,

- A revised Slope Density Map,
- A revised VTTM, and
- Other documents regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act ("CEQA").

Other SC holds included, but were not limited to, the following requests:

- Public Works: An approved Hydrology Report, a revised Geotechnical Map, and a revised VTTM.
- Fire: A Preliminary Water Design Report and a Fuel Modification Plan.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff has determined the project application to be inactive.

7. **NOTIFICATION.** On August 20, 2025, Staff sent an email notifying the applicant of its intent to deny the application due to inactivity and requesting additional materials.

On October 10, 2025, Staff sent a letter to the applicant and the property owner, indicating 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 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. No response or the required materials were received within the specified timeframe.

On October 21, 2025, Staff spoke to Eric Lieberman representing the applicant ("applicant representative"), via telephone to obtain a status for the Project. On this call, the applicant representative stated he would have to find out if the engineering firm is still in operation to resume working on the VTTM as well as talk to his client about whether to move forward with the Project or withdraw it. The applicant representative mentioned that it may only make sense to move forward with the Project if environmental impacts could be mitigated to a less-than-significant level, but he would need to re-examine the various aspects again. Staff informed him that we would need to proceed with our denial due to inactivity process because the Project has been inactive for 10 years, and the only way to avoid a recommendation of denial would be to submit a revised VTTM that addresses comments from the previous SC Report, issued on October 1, 2015.

On October 24, 2025, Staff sent a revised Notice of Intent to Deny the Project Due to Inactivity containing a corrected project description.

Both letters to the applicant, issued October 10 and 24, 2025 inform 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 January 27, 2026. To date, revised materials have not been submitted. Therefore, staff recommends denial due to inactivity.

8. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. 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, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, VTTM No. 062358 is **DENIED**.

JH:EGA:MP
01/27/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. TR062358
CONDITIONAL USE PERMIT NO. 200500176

RECITALS

1. **ENTITLEMENT REQUESTED.** The applicant, QES, Inc. ("applicant"), requests a Conditional Use Permit ("CUP") to authorize a density controlled development to avoid impacts to the hillside management area in the northern portion of the 27.32 gross-acre vacant property (Assessor Parcel Number 3004-014-015) located east of 10th Street West and West Avenue R-12 in the unincorporated community of Palmdale ("Project Site") within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Section 22.140.170 (Density-Controlled Developments).
2. **RELATED ENTITLEMENT.** Vesting Tentative Tract Map No. 062358 is a related request to create 21 single-family lots and one public facility lot on 27.32 gross acres pursuant to County Code Chapter 21.38 (Vesting Tentative Maps).
3. **MEETING DATE.** January 27, 2026.
4. **PROCEEDINGS BEFORE THE HEARING OFFICER.** The public meeting was held on January 27, 2026, before the Hearing Officer. The Hearing Officer heard a presentation from LA County Planning staff. Staff confirmed the revised notice was issued, and the project number reflected in the hearing package would be corrected where needed. Staff affirmed the application had been deemed inactive.
5. **APPLICATION DATE.** The application was filed on September 13, 2005.
6. **PROJECT BACKGROUND.** The Los Angeles County ("County") Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"), last issued its report with holds on October 1, 2015, stating that there are pending items that must be addressed. The Project was cleared by Parks and Recreation, and Public Health approval was contingent on Fire's recommendation for approval. LA County Planning's holds included, but were not limited to, requests for:
 - A Biological Constraints Analysis,
 - A revised Slope Density Map,

- A revised VTTM, and
- Other documents regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act ("CEQA").

Other County SC holds included, but were not limited to the following requests:

- Public Works: An approved Hydrology Report, a revised Geotechnical Map, and a revised VTTM.
- Fire: A Preliminary Water Design Report and a Fuel Modification Plan.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff ("Staff") has determined the project application to be inactive.

7. **NOTIFICATION.** On August 20, 2025, Staff sent an email notifying the applicant of its intent to deny the application due to inactivity and requesting additional materials.

On October 10, 2025, Staff sent a letter to the applicant and the property owner, indicating 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 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. No response or the required materials were received within the specified timeframe.

On October 21, 2025, Staff spoke to Eric Lieberman representing the applicant ("applicant representative"), via telephone to obtain a status for the Project. On this call, the applicant representative stated he would have to find out if the engineering firm is still in operation to resume working on the VTTM as well as talk to his client about whether to move forward with the Project or withdraw it. The applicant representative mentioned that it may only make sense to move forward with the Project if environmental impacts could be mitigated to a less-than-significant level, but he would need to re-examine the various aspects again. Staff informed him that we would need to proceed with our denial due to inactivity process because the Project has been inactive for 10 years, and the only way to avoid a recommendation of denial would be to submit a revised VTTM that addresses comments from the previous SC Report, issued on October 1, 2015.

On October 24, 2025, Staff sent a revised Notice of Intent to Deny the Project Due to Inactivity containing a corrected project description.

Both letters to the applicant, issued October 10 and 24, 2025 inform 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 January 27, 2026. To date, revised materials have not been submitted. Therefore, staff recommends denial due to inactivity.

8. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. 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, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, CUP No. 200500176 is **DENIED**.

JH:EGA:MP
01/27/2026