DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 99077-(3)
TENTATIVE TRACT MAP NO. 52909

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Tract Map ("TR") No. 52909 on August 21, 2012. TR 52909 was considered along with Oak Tree Permit ("OTP") No. 200400029.

2. TR 52909 is a request to create 129 single-family, one school, one park, 11 recreation, and two open space lots on 166.6 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area), and R-1-14,000 (Single-Family Residence – 14,000 Square Feet Minimum Required Lot Area) Zones. The project site is located one mile west of Lost Hills Road in The Malibu Zoned District.

3. OTP 200400029 is a request to authorize the encroachment into the protected zones of four oak trees (one Heritage Oak).

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on May 11, 1999. The Los Angeles County Subdivision Committee last met on February 2, 2005 to discuss the subject project. Holds were placed on the project. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning expired on November 19, 2010.

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 February 29, 2012 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 3, 2012.

7. The February 29, 2012 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 February 29, 2012 letter.

8. The applicant submitted a time extension request on March 26, 2012 and granted a time extension until May 31, 2012 to submit the required materials. The applicant has failed to submit the required materials within the required timeframe, which was by May 31, 2012.

9. Staff sent a letter to the applicant dated July 19, 2012 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity on August 21, 2012.

10. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THEREFORE, in view of the findings of fact presented above, **Tentative Tract Map No. 52909 is DENIED.**

DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 99077-(3)
OAK TREE PERMIT NO. 200400029

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Oak Tree Permit ("OTP") No. 200400029 on August 21, 2012. OTP 200400029 was considered concurrently with Tentative Tract Map ("TR") No. 52909.

2. OTP 200400029 is a request to authorize the encroachment into the protected zones of four oak trees (one Heritage Oak). The project site is located one mile west of Lost Hills Road in The Malibu Zoned District.

3. TR 52909 is a request to create 129 single-family, one school, one park, 11 recreation, and two open space lots on 166.6 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area), and R-1-14,000 (Single-Family Residence – 14,000 Square Feet Minimum Required Lot Area) Zones.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on May 11, 1999. The Los Angeles County Subdivision Committee last met on February 2, 2005 to discuss the subject project. Holds were placed on the project. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning expired on November 19, 2010.

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 Sections 22.56.060 and 22.56.2120 (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.

6. Staff sent a letter to the applicant dated February 29, 2012, informing the applicant that pursuant to Sections 22.56.060 and 22.56.2120 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on April 3, 2012.

7. The February 29, 2012 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 February 29, 2012 letter.

8. The applicant submitted a time extension request on March 26, 2012 and granted a time extension until May 31, 2012 to submit the required materials. The applicant has failed to submit the required materials within the required timeframe, which was by May 31, 2012.

9. Staff sent a letter to the applicant dated July 19, 2012 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity on August 21, 2012.

10. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

    THEREFORE, in view of the findings of fact presented above, **Oak Tree Permit No. 200400029 is DENIED.**

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 19, 2012

SAMSON INVESTMENT COMPANY
4505 LAS VIRGENES ROAD SUITE 210
CALABASAS CA 91302

SUBJECT: PROJECT NUMBER 99077-(3)
TENTATIVE TRACT MAP NO. 52909
OAK TREE PERMIT NO. 200400029
ENVIRONMENTAL ASSESSMENT NO. 99077

Dear Applicant:

Your time extension to submit a revision to the tentative map and/or other requested information expired on May 31, 2012. Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, and 22.56.060, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on **August 21, 2012**.

If you wish to keep this project active, you will need to appear before the Hearing Officer to request for the time extension. The Hearing Officer Meeting will be held at 9 a.m. in Room 150, 320 West Temple Street, Los Angeles, CA 90012. If you have any questions, you may contact Lynda Hikichi at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Lynda Hikichi, AICP
Senior Regional Planning Assistant
Land Divisions Section

c.: William Schack, First California Bank, 3027 Townsgate Road, #300, Westlake Village, CA 91361

#12

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 29, 2012

SAMSON INVESTMENT COMPANY
4505 LAS VIRGENES ROAD SUITE 210
CALABASAS CA 91302

SUBJECT: PROJECT NUMBER 99077-(3)
TENTATIVE TRACT MAP NO. 52909
OAK TREE PERMIT NO. 200400029
ENVIRONMENTAL ASSESSMENT NO. 99077 / Renv 200400028

Dear Applicant:

A review of our records shows that a request for 129 single-family lots, one school, one park, 11 recreational lots, and two open space lots, and an oak tree permit was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on May 11, 1999. The Los Angeles County Subdivision Committee last met on February 2, 2005 to discuss the subject project. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on November 19, 2010.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, 22.56.060, and 22.56.2120, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on **April 3, 2012.**

If you wish to keep this project active, please send a written request to Regional Planning Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA 90012, Attention: Lynda Hikichi. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. After responding to this letter within 30 days, you must submit 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.

If you have any questions, you may contact Lynda Hikichi at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Lynda Hikichi, AICP
Senior Regional Planning Assistant
Land Divisions Section

c.: First California Bank, William Schack, 3027 Townsgate Road, Westlake Village, CA 91361