

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR069708 - (5)  
TENTATIVE TRACT MAP NO. 069708**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Tentative Tract Map ("TR") No. 069708 on September 17, 2013. TR 069708 was considered along with Conditional Use Permit ("CUP") No. 200900083 and Oak Tree Permit ("OTP") No. 200900030.
2. TR 069708 is a request to create 100 single-family lots, ten open space lots, and 13 road lots on 268 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zones. The project site is located in the Val Verde Area north of San Martinez Road and south of Hasley Canyon in the Newhall Zoned District.
3. CUP 200900083 is to ensure compliance with the requirements of nonurban hillside management design criteria and on-site grading. OTP 200900030 is to authorize the removal of 454 oak trees (including 15 Heritage) and encroachment into the protected zones of 37 oak trees (including 4 Heritage).
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 14, 2009. The Los Angeles County Subdivision Committee last met on September 17, 2009 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 September 23, 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 August 15, 2013 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 September 17, 2013.
7. The August 15, 2013 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 August 15, 2013 letter.
8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by September 14, 2013.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 069708 is DENIED.**

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR069708 - (5)  
CONDITIONAL USE PERMIT NO. 200900083  
OAK TREE PERMIT NO. 200900030**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Conditional Use Permit ("CUP") No. 200900083 and Oak Tree Permit ("OTP") No. 200900030. CUP 200900083 and OTP 200900030 were considered concurrently with Tentative Tract Map ("TR") No. 069708.
2. CUP 200900083 is to ensure compliance with the requirements of nonurban hillside management design criteria and on-site grading. OTP 200900030 is to authorize the removal of 454 oak trees (including 15 Heritage) and encroachment into the protected zones of 37 oak trees (including 4 Heritage). The project site is located in the Val Verde Area north of San Martinez Road and south of Hasley Canyon in the Newhall Zoned District.
3. TR 069708 is a request to create 100 single-family lots, ten open space lots, and 13 road lots on 268 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zones.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 14, 2009. The Los Angeles County Subdivision Committee last met on September 17, 2009 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 September 23, 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 August 15, 2013, 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 September 17, 2013.
7. The August 15, 2013 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. After contacting

**PROJECT NO. TR069708-(5)  
CONDITIONAL USE PERMIT NO. 200900083  
OAK TREE PERMIT NO. 200900030  
DENIAL FINDINGS**

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 August 15, 2013 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by September 14, 2013.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

**THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 200900083 and Oak Tree Permit No. 200900030 are DENIED.**



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

August 15, 2013

Richard J. Bruckner  
Director

RAD SUTNAR  
445 N ROSSMORE AVE SUITE 524  
LOS ANGELES CA 90004

**RE: PROJECT NUMBER TR069708 – (5)  
TENTATIVE TRACT MAP NO. 069708  
CONDITIONAL USE PERMIT NO. 200900083  
OAK TREE PERMIT NO. 200900030  
ENVIRONMENTAL ASSESSMENT NO. 200900078**

Dear Applicant:

A review of our records shows that a request for 100 single-family lots, a conditional use permit, and an oak tree permit was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 14, 2009. The Los Angeles County Subdivision Committee last met on September 17, 2009 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 September 23, 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 **September 17, 2013**.

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.: Canyon Ridge Homes II LLC, 1240 Cougar Ridge Road, Buelton, CA 93427  
Steven Videgin, 29136 Borton, Val Verde, CA 91384