



TO: SEATAC Members
FROM: Dr. Shirley Imsand, Coordinator
SUBJECT: MEETING NOTICE/AGENDA

The next meeting of SEATAC is scheduled for:

Day/Date: Monday, July 6, 2009
Time: 1:00 P.M.
Place: DEPARTMENT OF REGIONAL PLANNING
Hall of Records, Room 1385
320 West Temple Street
Los Angeles, CA 90012

SEATAC members, please park in Lot 11 located at 227 N. Spring, entering from Spring; or Lot 26 located at 120 S. Olive, entering from 1st Street; both are operated by 5-Star Parking Services. Please call (213) 974-6461 to confirm attendance at scheduled meeting for reserved parking validation.

AGENDA

1. 1:00 p.m. Review and approve SEATAC minutes of June 1, 2009.

OLD BUSINESS

2. 1:20 p.m. **Project Description: Tesoro de Valle, VTTM 51644, CUP 92-074**
Applicant: John E. Evans of Montalvo Ventures for Tesoro del Valle
Biologists: Marc Blain of BonTerra Consulting

This project is a revision to Vesting Tentative Tract Map No. 51644. Primary access is by Tesoro del Valle Drive or Avenida Rancho Tesoro, which both connect to Copperhill Drive, in an area just north of Santa Clarita and northwest of Saugus. The Angeles National Forest is approximately 3,000 ft. north of the northernmost project boundary; Castaic Lake is approximately 2 miles to the northwest. Vesting Tentative Tract Map No. 51644 is part of an original 1,795-acre site. Tesoro del Valle was originally approved in 1999 for 1,791 residential units (898 single-family lots and 893 multi-family units). Also approved are 6.2 acres of commercial use, 61.8 acres of active parks, a 13.9-acre recreation center area, an elementary school, a historical site (Harry Carey Ranch Interpretive Center), a 1.5 acre lot for a fire station, a sewer lift station, water quality/retention basins, and permanent open space. Residential development was approved over

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four phases (A,B, C and D) of the project site, with 1,552 units for Phase A, 122 units for Phase B, 115 units for Phase C, and 2 units in Phase D. Phase A of the map was to be constructed with 1,552 units, but has only been completed with construction of 1,077 residential units (both single family and multi-family units). An additional estate lot slated for one unit was also proposed for Phase A and will be constructed through existing entitlements. There is a remaining balance of 474 un-built residential units in Phase A, which the applicant is proposing to transfer and develop in Phases B & C. The proposal includes the transfer of 68 units from Phase A to Phase B, for a total development of 190 residential units in Phase B, and a transfer of 406 units from Phase A to Phase C, for a total of 521 residential units in Phase C. All of the units built in Phase A (1,077 units), and the additional units including those 474 units transferred from Phase A to Phases B & C (711 units total), along with the one (1) estate lot in Phase A and two (2) additional estate lots approved in Phase D, total the 1,791 units proposed for the revised map. The applicant desires to maintain the originally approved entitlement for 1,791 units, and applications for a plan amendment and zone change have been withdrawn for the proposed transfer. This project includes (1) the application for revision to the Vesting Tentative Tract Map No. 51644, and (2) a Conditional Use Permit (CUP 92-074) application for development within a Significant Ecological Area within the revised map boundaries and for Hillside Management/Density Controlled Development, which will address the transfer of the units. Parks, recreational facilities, equestrian/hiking trails and open space will be proposed throughout Phase C. The San Francisquito Canyon Significant Ecological Area (SEA #19) traverses across the eastern section half of Phase C, and through Phase D where an Arizona type crossing is proposed across the creek. The revised grading plan is for 11,406,000 cubic yards of cut and 11,171,500 cubic yards of fill, all to be balanced on-site. No importation of fill is proposed. The applicant has also eliminated the HH Street Road bridge over San Francisquito Creek on the revised map in Phase D. Instead, a private driveway or raised Arizona crossing with culverts will be installed. The third main entry to the project area required for emergency access by the Fire Department will be at NN Street/West Creek Road in the Phase A area, and a final fourth entry point is also allotted in Phase B with a connection to G Lane. Development of the remaining Phases B & C will require annexation of those areas into the Castaic Lake Water Agency jurisdiction, and annexation and service into the Newhall County Water District.

The open space area of Phase C, and the proposed crossing in Phase D is located within the San Francisquito Canyon Significant Ecological Area (SEA #19).

SEA RESOURCE DESCRIPTION: San Francisquito Canyon possesses two populations of the Unarmored Threespine Stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel, and Santa Ana Rivers, but is now restricted to the Santa Clara River and San Francisquito Canyon. For this reason, the stickleback has been placed on both the state and federal endangered species lists. In San Francisquito Canyon, it is confined to streams and pools south of Drinkwater Reservoir and to streams and pools north of Baird Canyon. The lower population is dependent on legally mandated water release from Drinkwater Reservoir.

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The watershed that supplies San Francisquito Canyon is relatively undisturbed. The hillsides support a dense cover of coastal sage scrub and chaparral. The San Francisquito stream course is chiefly natural with a good riparian woodland community. The health of this drainage is evidenced by the fact that, in addition to supporting the unarmored threespine stickleback, the creek has been classified as an active trout fishing stream by the National Forest Service and the California Department of Fish and Game.

The primary concern for the survival of the Unarmored Threespine Stickleback is the maintenance of its habitat. The fish requires clean, free-flowing perennial streams and ponds surrounded by natural vegetation. Intermittent areas where surface water connects perennial streams are important during the wet season. The natural vegetation along the intermittent portion of the stream slows heavy runoff during the rainy season, decreases destruction and siltation of habitat in downstream areas, and provides habitat for migration between populations.

The Unarmored Threespine Stickleback populations in San Francisquito Canyon are the only ones for which the possibility exists to plan and control development in the majority of the watershed. This is certainly not true for populations in the Santa Clara River Valley.

Status: The majority of San Francisquito Canyon lies within the Angeles National Forest. However, much of the land is privately owned. The major developments in the canyon are the Los Angeles Aqueduct, the San Francisquito Road in the canyon bottom, and the community of Green Valley.

Buffer Zone Requirement: Development in the watershed feeding San Francisquito Creek must not be allowed to change natural drainage patterns, or to increase runoff and water pollution. Hillside development should be limited and tightly controlled. Impacts must be analyzed for their cumulative, not piecemeal, effects on the habitat.

Compatible Uses: Very low intensity recreational uses are compatible with most of the resources in the area. Fishing is compatible throughout most of the canyon, and should be conducted according to the rules and regulations of the National Forest Service and California Department of Fish and Game. However, use of the pools below Drinkwater Reservoir and above Baird Canyon, both of which contain populations of the endangered Stickleback, should be restricted to regulated scientific study only.

Contact should be made with the Unarmored Threespine Stickleback Recovery Team to keep abreast of current programs and changes in the status of the species.

The previous SEATAC meetings for the project occurred on 14 September 1994, 1 February 1993, 5 April 1993, 3 May 1993, 6 June 1993, and 11 May 2009. An ERC (LA County Environmental Review Committee) review of the revised project occurred on 13 March 2007.

Action Requested: **Review of Biological section prepared in September 2008 for a Supplemental Environmental Impact Report (SEIR). Applicant is pursuing approval of the project with the SEIR under Article 10 of CEQA Guidelines Section 15163.**

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NEW BUSINESS

3. 2:30 p.m. **Project Description: Preliminary Draft, Santa Clarita Valley Area Plan, One Valley, One Vision**

Discussion of the Preliminary Draft of the Santa Clarita Valley Area Plan, One Valley, One Vision. Presentation by Department of Regional Planning staff member, Mitch Glaser, of the Countywide Studies Section.

One Valley, One Vision (OVOV) is a joint effort between the County of Los Angeles and the City of Santa Clarita to create a single vision and guidelines for the future growth of the Valley and the preservation of natural resources. The result of this project for the County will be a new Santa Clarita Valley Area Plan document and Environmental Impact Report (EIR) for the buildout of the Planning Area. The County Planning Area includes the communities of Stevenson Ranch, Castaic, Val Verde, Agua Dulce, and the future Newhall Ranch.

- Action Requested: Review the proposed plan and EIR for the Santa Clarita Valley Area Plan, One Valley, One Vision.**

OTHER MATTERS

4. Public comment pursuant to Section 54954.3 of the Government Code.