



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. 04-181-(5), TRACT MAP NO. 61105
CUP200500080-(5), CUP200500081-(5)
ROAK 200500043-(5), ROAK 200500032-(5)
RPKP 200500011

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM #	
PUBLIC HEARING DATE November 10, 2010	

APPLICANT Newhall Land and Farming	OWNER Newhall Land and Farming	REPRESENTATIVE Psomas
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REQUEST "Mission Village"
Tentative Tract Map: To subdivide 15 parcels, 1,261.8 gross acres, into 661 lots consisting of 382 single-family lots, 44 condominium lots with 4,030 multi-family units, 11 mixed-use/commercial lots with 1,555,100 square feet of commercial floor space, 146 open space lots, and 78 lots for the remaining proposed uses including Spineflower Preserve, recreation facilities, a fire station, a bus transfer station, library, school, utility uses and roadways;
Conditional Use Permits: To ensure compliance with the requirements of development within a Significant Ecological Area/Special Management Area; to authorize on-site project grading, off-site project grading, development of 73 second dwelling units, a continued care retirement community and three water tanks;
Oak Tree Permits: To authorize the removal of 147 (8 heritage) oak trees and encroachment on 49 (2 heritage) oak trees located within the project site and within 200 feet of the proposed grading limit line of the project site; and the removal of 11 (3 heritage) oak trees and encroachment on 2 oak trees located within 200 feet of the proposed grading in connection with construction of the easterly extension of Magic Mountain Parkway (off-site);
Parking Permit: To authorize off-site reciprocal and shared parking for the proposed mixed use area.

LOCATION/ADDRESS South of the Santa Clara River and SR126, east of Ventura County and west of I-5 and The Old Road, within Newhall Ranch Specific Plan	ZONED DISTRICT Newhall
ACCESS Access from the east to project site is provided through The Old Road and Magic Mountain Parkway off of the Golden State Freeway	COMMUNITY Newhall Ranch: Mission Village
	EXISTING ZONING SP (Specific Plan)

SIZE 1,261.8 Gross Acres	EXISTING LAND USE Agricultural and vacant	SHAPE Irregular	TOPOGRAPHY Slight to steeply sloping
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SURROUNDING LAND USES & ZONING

North: SR-126, vacant, Santa Clara River, Commerce Center Industrial Park, Travel Village trailer park, Chiquito Canyon Landfill; A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area), M-1-½ (Restricted Heavy Manufacturing), M-1-½-DP (Restricted Heavy Manufacturing – Development Program), R-R (Resort and Recreation)	East: Magic Mountain Amusement Park, vacant; A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area), P-R (Parking Restricted) and C-R (Commercial-Recreation), C-M (Commercial Manufacturing)
South: Vacant, residential; RPD-8,500-5 (residential Planned Development – 8,500 square feet minimum lot size – 5 dwelling units per acre), A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area); C-R (Commercial-Recreation)	West: Vacant; SP (Specific Plan)

GENERAL	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Newhall Ranch Specific Plan	RC (River Corridor), OA (Open Area), L (Low Density), LM (Low-Medium Density), M (Medium Density), C (Commercial), MU (Mixed Use)	4,412 DU	Yes

ENVIRONMENTAL STATUS
 Draft Environmental Impact Report: Impacts that cannot be mitigated to less than significant include Biota, Visual Qualities, Noise, Air Quality, Solid Waste Service and Agricultural Resources.

DESCRIPTION OF SITE PLAN ("Mission Village")
 The tentative map and exhibit "A" depict the residential and commercial mixed-use development. Residential types include single-family homes, detached and attached condominiums, and apartments. On-site and off-site project grading consists of a maximum of 29.9 million cubic yards (cys) which would be balanced within the overall project area. Three parks are depicted within the subdivision in addition to recreation areas, a 65.6-acre spineflower preserve, a 217 river corridor dedication and 312 acres of open space that are depicted throughout the subdivision and function as a separation between development planning areas, and include trails and utility easements. Approximately 40,000 linear feet of trails are depicted throughout the project site.

KEY ISSUES
 Public comment period to the Draft EIR is from October 8, 2010 to November 21, 2010 (45 days).

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		*(O) = Opponents (F) = In Favor
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements X 20 Acre Lots 10 Acre Lots 2½ Acre Lots Sect 191.2
- Street improvements X Paving X Curbs and Gutters X Street Lights
- X Street Trees Inverted Shoulder X Sidewalks Off Site Paving ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

The Draft EIR analyzes potentially significant impacts of the project, and concludes that impacts that cannot be mitigated to less than significant include Biota, Visual Qualities, Noise, Air Quality, Solid Waste Service and Agricultural Resources.

Prepared by: Carolina Blengini