



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

February 15, 2006

TO: Rose Hamilton, AICP  
Hearing Officer

FROM: Susan Tae, AICP, Principal Regional Planning Assistant <sup>SMT</sup>  
Land Divisions Section

**SUBJECT: AGENDA ITEM NO. 7  
MODIFICATION TO RECORDED TRACT MAP NO. 43526 – (5)**

As you may recall, Modification to Recorded Tract Map No. 43526 was a request for modifications related to changes in the restricted use areas, flood hazard area and flood control easement areas within the original project boundaries. The public hearing was opened on January 17, 2006, and after presentation by staff and the applicant and testimony from the public, the case was continued to February 21, 2006.

Since the January 17 public hearing, the ownership of the property has changed from Casden Company, LLC to SunCal Companies. Due to outstanding issues remaining with respect to drainage and other project features, SunCal has requested a continuance to a date certain to allow time for them to work with staff, the Acton Town Council and the community in resolving these issues.

Therefore, staff recommends that the Hearing Officer continue the case to a date certain, to allow time for the new owner to work with staff and the community in addressing remaining issues.

SMT:st

Attachment: Applicant's request letter  
Correspondence received since January 17, 2006



# SunCal Companies

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LOS ANGELES/VENTURA DIVISION  
21900 BURBANK BLVD.  
WOODLAND HILLS, CA 91367

MAIN 818 444 1600  
FAX 818 348 3043

WWW.SUNCAL.COM

February 9, 2006

County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012  
Attention: Susan Tae

RE: Continuance of the modification to record Tract Map No. 43526-(5)

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Ms. Tae,

As you are aware, SunCal Companies is the new owner of Tract 43526. I, as well as other representatives of SunCal Companies, attended the Acton Town Council meeting on February 6, 2006. After hearing the town's concerns and questions regarding the drainage through out the tract, horse trails along Crown Valley Road and Via Caballeros and sidewalk, curb and streetlights along Crown Valley Road; SunCal Companies agrees with the Acton Town Council and would like to request a continuance from the Department of Regional Planning, from February 21, 2006 hearing, for the modification to record Tract 43526. We will be working with Los Angeles County Land Development, to come up with solutions, to satisfy the Acton Town Council.

If you should have any questions, please contact me at (818) 444-1603.

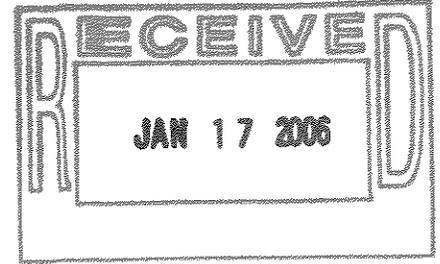
Thank you,

  
Michael Walline  
VP of Development  
Los Angeles/ Ventura Division

CC: Norm Hinkling/ Office of Supervisor Antonovich, 5<sup>th</sup> District  
Steve Burger/ Los Angeles County Land Development  
Dale Strickland

1-13-06

Susan Tae  
c/o Department of Regional Planning  
320 West Temple St.  
La, CA 90012



Re:Modification to recorded tract map no. 43526-(5)

Ms. Tae

I am writing to express my substantial concerns for the building of these 136 homes between Aliso St. and Sacramento Ave. in the Soledad zoned district of Los Angeles. I live off of Crown Valley Rd. just south of this proposed site. There is a flood plain that runs through the lower third of my property, right now there is a moderate run off during rain. I cannot build there, but it is ok for horse corrals and enclosures which I plan on building soon in this area. If there are 136 homes north of me I do not want all of their rain water to run across my property. This amount of run off would render almost 1/3 of my acre useless. These homes will also ruin the tranquility of the area. It is a beautiful natural habitat for a great variety of California's native plants and creatures so much of which are disappearing at an alarming rate. This would also eliminate a great many wonderful and scenic horse trails and not to mention the increase in the amount of traffic on Crown Valley Rd. Please stop this building, or drastically reduce the amount of homes.

Thank you,

A handwritten signature in black ink, appearing to read "Christopher Darga". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher Darga  
32416 Crown Valley Rd.  
Acton, CA 93510  
661-269-2537

**ACTON TOWN COUNCIL****P.O. BOX 810  
ACTON, CA 93510****F A X T R A N S M I T T A L S H E E T****FAX NUMBER: (661)269-1556****TO: COMPANY: REGIONAL PLANNING****DATE 02/09/2006****ATTN: Ms. Tac****FAX #:****PAGE \_ OF \_****FROM: NAME: DICK MORRIS, VP****SUBJECT: CASDEN TR 43526****MESSAGE:****DEAR Ms. TAE,**

THE ACTON TOWN COUNCIL MET WITH THE CASDEN STAFF AND MR. BURGER FROM PUBLIC WORKS ON 2/06/2006. In accordance with our discussions, the council is not inclined to recommend approval of the Casden project (TR 43526, hereafter referred to as "the Project") as modified until certain key issues are addressed. The overriding concern is that the drainage plan proposed in the modified project must not exacerbate the flooding problem that the community already faces. At the meeting, the council heard conflicting statements related to whether or not the Project will generate greater runoff into Acton Lake and the downtown area than current conditions allow. Furthermore, the modified plan as presented to us appears to have significantly less detention basin infrastructure than the original plan approved in 1989, which seems counterproductive if an actual goal of the modified plan is to mitigate further flooding impacts. Our concerns are best summed up as follows:

*Specifically how does the modified Project reduce (or at least not add to) the flooding problems in the downtown area? If the modified Project increases the runoff to the downtown area (as stated in the meeting), why does the County recommend that it be approved in the first place?*

Aside from addressing this particular topic, there were three additional drainage issues that were specifically discussed at the Acton Town Council meeting:

- 1) 1. County Department of Public Works (DPW) staff have calculated the maximum water runoff that will occur from the modified Project both into Acton Lake and down along Crown Valley. From our meeting, it appears that the projected runoff into these areas will differ from the current, undeveloped state, and we can only assume that DPW staff have determined this increased flow will not adversely impact the community. In determining an acceptable increase in runoff volume, County engineers obviously made assumptions related to the maximum total impermeable surface area in the development (e.g. roads, driveways, patios, structures, and hardscape improvements). The Acton Town Council is particularly concerned that additional runoff will occur if the actual impermeable surface area in the development exceeds the estimated area assumed by the County in the original runoff calculations. In other words, the County has determined a certain quantity of impermeable surface area will not adversely affect the community, so we are requesting that the County impose limits on the modified project to ensure that the impermeable surface area assumed in your calculations is not eventually exceeded. At the meeting, we discussed various options for imposing hardscape area limits on the modified project, but *it is ultimately the County's responsibility to ensure that the Project proceeds in accordance with the plans and calculations approved by County staff.* This responsibility includes the development and imposition of appropriate conditions on the project to ensure its consistency with the approved plans now and in the future. We look forward to reviewing the conditions that your staff will impose to ensure that the total impermeable surface area deemed acceptable by DPW staff in the modified Project is not exceeded.
- 2) 2. In the modified Project, drainage infrastructure and drainage courses will be maintained variously by the homeowners association, the Flood Control Department and the Road Department. The Acton Town Council is requesting that the County and the developer specifically articulate how coordination among these groups will proceed in a timely manner, and how this coordination will be stipulated in some type of recorded covenant that encumbers the properties created by the development. This is of particular concern because existing flooding problems will be exacerbated in the event any of these entities fail to act in an appropriate and coordinated manner.
- 3) TR 43526 was opened specifically and exclusively to address drainage issues. However, to ensure that the modified Project is consistent with rural highway standards as well as Sections 21.32.150 and 21.32.190 of the County Code, the

Department of Public Works has agreed to eliminate the streetlight, sidewalk, and curb requirements. The Acton Town Council wholeheartedly supports the elimination of these requirements from the Project road improvement plan, and we appreciate the County's efforts toward that end. From our conversation, it appears that County staff may require the applicant to re-open the map to accomplish this change, however this requirement has not been finalized. In other words, the County may elect to change the streetlight and sidewalk requirements without re-opening the map. The Acton Town Council requests that the decision regarding this issue be made prior to the final hearing on the modified Project, and that we be so notified.

Beyond these issues and of equal concern to the Acton Town Council is the County's position that the Project modifications related to drainage are categorically exempt from CEQA by claiming they are simply a "minor alteration in a land use limitation". In practice, this exemption is limited to relatively inconsequential actions such as MINOR lot line adjustments, set back variances, and minor encroachment permits. While the Acton Town Council supports the re-examination of drainage issues on the Project, the County has failed to explain how a modification that substantially alters water flow in the eastern and western drainage channels, and that significantly alters the size of Acton Lake could possibly be considered a "minor alteration" to the limits imposed on the original Project. Such modifications are certainly not on the scale of a "minor lot line adjustment", and therefore do not qualify for a Class 5 Categorical Exemption.

WE REQUEST THAT THIS PROJECT BE DELAYED UNTIL WE CAN MEET AGAIN WITH THE NEW OWNERS AND ADDRESS THESE ISSUES.

THANK YOU,

DICK MORRIS  
VICE PRESIDENT

RAY GARWACKI  
PRESIDENT