



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

May 8, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Ms. Alejandrina C. Baldwin, Principal Regional Planning Assistant
Land Divisions Section

SUBJECT: **SUPPLEMENTAL INFORMATION**
VESTING TENTATIVE TRACT MAP NO. 53159
CONDITIONAL USE PERMIT CASE NO. 2004-00066-(5)
MAY 14, 2008, AGENDA ITEM NO. 8 a and b

PROJECT DESCRIPTION

- Vesting Tentative Tract Map No. 53159: The applicant requests a subdivision to create 10 single family lots and one open space lot on 21.83 gross acres.
- Conditional Use Permit Case No. 2004-00066-(5): An associated request for onsite project grading, density-controlled development, and non-urban hillside management.

ADDITIONAL CORRESPONDENCE AND EVALUATION

The project proposal will be heard before your Regional Planning Commission ("Commission") on May 14, 2008. The full public hearing package, including staff report, was distributed on April 30, 2008. Since distribution, additional correspondence has been received from the City of Santa Clarita and Ms. Sherrie Stolarik, member of the San Francisquito Canyon Preservation Association.

The letter from the City of Santa Clarita, dated April 25, 2008, comments on the "potentially significant downstream sewer impact to City sewer facilities" and requests the addition of two mitigation measures/conditions of approval for the project. At time of the Initial Study review and consultation with responsible agencies regarding sewage disposal, staff determined the project to have a less than significant/no impact on sewage disposal. It was concluded from the County Sanitation Districts letter, dated April 18, 2007, that the project will discharge into a local sewer line and water reclamation plants (to provide wastewater treatment) which have sufficient design capacity for the project. In conclusion, conditions proposed within the City's letter are not included.

Correspondence from Ms. Stolarik requests a reduction in number of single family lots from 10

to six or seven and comments on the compatibility of the project's character to the adjacent properties, project's compliance with the A-2-2 zone, the current collaboration to create a new Community Standards District ("CSD") which would incorporate the subject site and states that the project site is within a geologic slide area with unstable slopes.

Ms. Stolarik's letter mentions the adjacent area is rural with horsekeeping and also states that the adjacent HOA does not support horsekeeping (applicant has expressed an intent of having adjacent HOA annex the project). The project proposes four out of 10 of the single family lots with net lot sizes that meet the requirements for horsekeeping, per the A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) zone, if not annexed into an HOA that does not support such a use.

Ms. Stolarik's letter also states that the hillside management and density-controlled development Conditional Use Permit ("CUP") will circumvent the minimum lot size requirement of the A-2-2 zone. However, the hillside management CUP will not allow a higher density than permitted by the zone. The density-controlled development CUP would allow the permitted density to be developed as a clustered development with smaller net lot sizes than required by the zone, in order to reduce and prevent further impact of the entire project site.

The San Francisquito Canyon CSD mentioned in the letter has not been completed or released for review at this time. The project will not be subject to the potential design standards of the future CSD at this time.

STAFF E RECOMMENDATION

Staff continues to recommend approval of the project as designed with the draft conditions, not including City of Santa Clarita's conditions, and mitigation measures provided. If the Regional Planning Commission agrees with staff's analysis above and previously submitted, staff recommends that the Commission close the public hearing, adopt the Mitigated Negative Declaration, and approve Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. 2004-00066-(5), with the previously submitted conditions.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration."

Suggested Motion: "I move that the Regional Planning Commission approve Vesting Tentative Map No. 53159 and Conditional Use Permit Case No. 2004-00066-(5)."

SMT:ACB
5/08/2008

Attachments: Correspondence

Tract 53159
To Alexandria Baldwin

May 5, 2008

Ms. Alexandria Baldwin
Principal Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, CA 90012

Dear Ms. Baldwin:

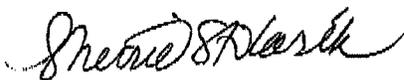
Subject: Tract No. 53159, Vicinity of Lowridge Place and
San Francisquito Cyn

This is to request that this proposed 10 single family residences be reduced to perhaps 6 or 7 residential lots...Rural lighting standards to apply.

The adjacent area is rural with horsekeeping, ranches, and the Cliffie Stone Regional Trail and San Francisquito Creek Trail directly west of this project. It is mentioned that the nearest Regional Trail is Castaic Lake Trail. Please review with Parks Planning regarding the trails in the vicinity as recorded by the Santa Clarita Trails Advisory Committee. A dirt pathway currently exists to on the northern portion of Lowridge Place to San Francisquito Cyn to access the creek trails. We realize the HOA does not wish to retain horses within their development, but A2-2 Zoning allows for this and many other agricultural uses. We see that clustering, hillside management, etc. will be used to circumvent the current Zoning of min. 2 acres per Ordinance No. 7397, and all of its uses without a request to rezone.

The San Francisquito Cyn Preservation Association has also been working on our Community Standards currently with Mr. Mitch Glaser of the Ordinance Study Group in LA County. We will be scheduled for a public hearing after our community meeting. Our Standards prohibit lot divisions less than 2 acres of which this project is within the proposed boundaries.

Again, we would like to request some conformance to larger lots and our proposed Standards. We are also disappointed that Equinox did not meet with the community. We also have strong concerns regarding the geology of the parcel. It appears the plot plan indicates each homesite adjoining the back end of Lowridge Place properties. These are ALL IN A GEOLOGIC SLIDE AREA, UNDER PLASTIC TO STOP SLIDING AND CURRENTLY, A LAWSUIT AGAINST THE DEVELOPER IS PENDING due to unstable slopes. Any grading, building, below these slopes could impact the stability of already compromised properties.



Sherrie Stolarik, member of
San Francisquito Cyn Preservation Association

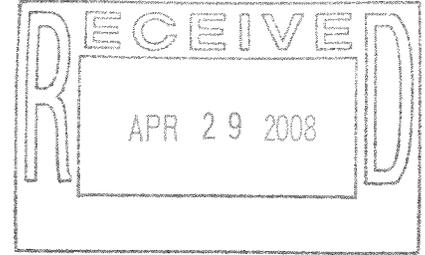
25241 West Carson Way
Stevenson Ranch, CA
91381

111-788-0501



April 25, 2008

Ms. Alejandrina Baldwin
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012



Dear Ms. Baldwin:

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration – VTT
53159

Thank you for the opportunity to comment on the draft Mitigated Negative Declaration prepared for this project. VTT53159 is located within the City's Sphere of Influence. The proposed 10 lot subdivision is not of sufficient scale that would ordinarily warrant City review and comment. However, in this instance, there is a potentially significant downstream sewer impact to City sewer facilities which has not been addressed by the draft Mitigated Negative Declaration.

The sewage and conveyance system for this project would be served by facilities that ultimately transfer waste water through City sewer lines. The initial sewer area study prepared by the applicant's engineer for Tract 53159 has calculated that 20 different segments of the City owned downstream sewer mains which would receive flow from Tract 53159 are currently beyond allowable design capacity limits. In several of the downstream reaches, the existing flow was calculated at more than 150 percent of design capacity. While this overcapacity is not the result of proposed Tract 53159, downstream flow testing will be needed in order to verify the downstream overcapacity suggested by the applicant's calculations. If adequate available capacity is verified through flow testing, then the City will allow Tract 53159 to discharge flow through its sewer system. Alternatively, if flow testing confirms the applicant's initial calculations that downstream facilities are already above allowable capacity, then the City would not accept discharge from this project until such time as the downstream deficiency was sufficiently mitigated. The City currently has no funding mechanisms in place to correct existing system deficiencies.

The City of Santa Clarita, as a Responsible Agency under CEQA for sewerage of this project, requests that these downstream sewer impacts be addressed through appropriate mitigation measures within the environmental document, and/or through appropriate conditioning of the vesting tentative tract map. The City of



Santa Clarita requests the following mitigation measures/conditions of approval be applied to VTT53159:

1. The project will be required to obtain a Sewer Use Permit and approval of a sewer area study from the City of Santa Clarita prior to Los Angeles County approval for recordation of the Final Tract Map. The calculations of the sewer area study shall be validated through flow testing, performed to the satisfaction of the City of Santa Clarita. In the event that the sewer area study and flow testing determine that available capacity does not exist, the City shall not issue a Sewer Use Permit or approve the sewer area study until such time as future capacity improvements occur and sufficient capacity becomes available.
2. In the event sufficient capacity exists to allow this project to connect to existing downstream facilities, this project will be required to pay its pro-rata share of the cost of future facilities needed to accommodate the flows from future development within this sewershed. The pro-rata share calculations shall be included and approved a component of the sewer area study.

If you have any questions, please feel free to contact me at 661-255-4330.

Sincerely,



Sharon Sorensen
Senior Planner

SS:DK:kb
CD/CURRENT/IRP/VTT53159Tapley/NOPHcomment4-17-08

cc: Paul Brotzman, Community Development Director
Lisa Webber, Planning Manager
Damon Letz, Assistant City Engineer
David Koontz, Associate Planner
Carla Callahan, Assistant Engineer