



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

May 13, 2008

TO: Librarian
Newhall Library
22704 West 9th Street
Newhall, CA 91321

FROM: Susan Tae, AICP *ST*
Supervising Regional Planner
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53653
ZONE CHANGE CASE NO. 2008-00004-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
OAK TREE PERMIT CASE NO. 2005-00039-(5)
HOUSING PERMIT CASE NO. 2006-00001-(5)**

SUPPLEMENTAL INFORMATION

Vesting Tentative Tract Map No. 52419, Zone Change Case No. 2008-00004-(5), Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5) are scheduled for Public Hearing before the Regional Planning Commission of Los Angeles County on June 18, 2008.

Please have the additional materials listed below publicly available until further notice.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Notice of Public Hearing
2. Burdens of Proof
3. Draft Factual



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF RE-OPENED PUBLIC HEARING
FOR CONSIDERATION OF ZONE CHANGE CASE NO. 2008-00004-(5)
AND CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5) AS AMENDED**

Bruce W. McClendon FAICP
Director of Planning

**NOTICE OF COMPLETION AND AVAILABILITY
FINAL ENVIRONMENTAL IMPACT REPORT FOR
STATE CLEARINGHOUSE NUMBER # 2003031086**

**VESTING TENTATIVE TRACT MAP NO. 53653, ZONE CHANGE CASE NO. 2008-00004-(5),
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5), OAK TREE PERMIT CASE NO. 2005-00039-
(5), AND HOUSING PERMIT CASE NO. 2006-00001-(5)**

Notice is hereby given that the Regional Planning Commission of Los Angeles County has re-opened the public hearing for this project, which includes Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5). The Regional Planning Commission will hold a public hearing concerning this proposed land development on **June 18, 2008**, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will be open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

General description of proposal: In addition to Vesting Tentative Tract Map No. 53653, Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5) advertised under separate notice, Zone Change Case No. 2008-00004-(5) is required to change zoning on a portion of the property from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) to C-3-DP (Unlimited Commercial – Development Program). Amended Conditional Use Permit Case No. 2005-00088-(5) includes development within the Development Program overlay zone, and to allow a residential use in a commercial zone. The project proposes a residential development of 93 single-family homes and 93 attached senior condominium units in two buildings along with open space, recreation, public facility lots and one fire station lot. The conditional use permit is to ensure compliance with the requirements of hillside management, density-controlled development, development within a Significant Ecological Area, and on-site project grading. The oak tree permit is to authorize removal of 162 oaks (including 13 heritage oaks) and encroachment into the protected zone of 52 oaks (including six heritage), and the housing permit is to authorize a density bonus up to 50 percent for the senior citizen housing development.

General location of property: Approximately 273 feet southwest of Sagecrest Circle, west of I-5 Freeway and The Old Road between Calgrove Blvd and Sagecrest Circle, in the Newhall Zoned District.

The County of Los Angeles Department of Regional Planning, acting in the capacity of a Lead Agency under the County Environmental Guidelines, Chapter III, Section 304, had filed a Notice of Completion of a Draft Environmental Impact Report for the project. This document was prepared in accordance with, and pursuant to, the California Environmental Quality Act, as amended (CEQA); Public Resources Code, Section 21000 et seq.; and the Guidelines for Implementation of the California Environmental Quality Act Guidelines, California Code of Regulation, Title 14, Chapter 15000 et seq., and the Draft EIR was available for public review for 45 days from September 25 through November 8, 2006. The Draft EIR addressed all environmental factors having a potential for significant impacts under the regulations and guidelines cited above. The Draft EIR concluded that the project design and implementation including suggested mitigation measures will result in significant residual impacts in aesthetics, air quality, biological resources, geology, noise, cumulative sheriff services and cumulative solid waste that cannot be fully mitigated. The Final EIR has been prepared and has considered and responded to all public comments received on the Draft EIR.

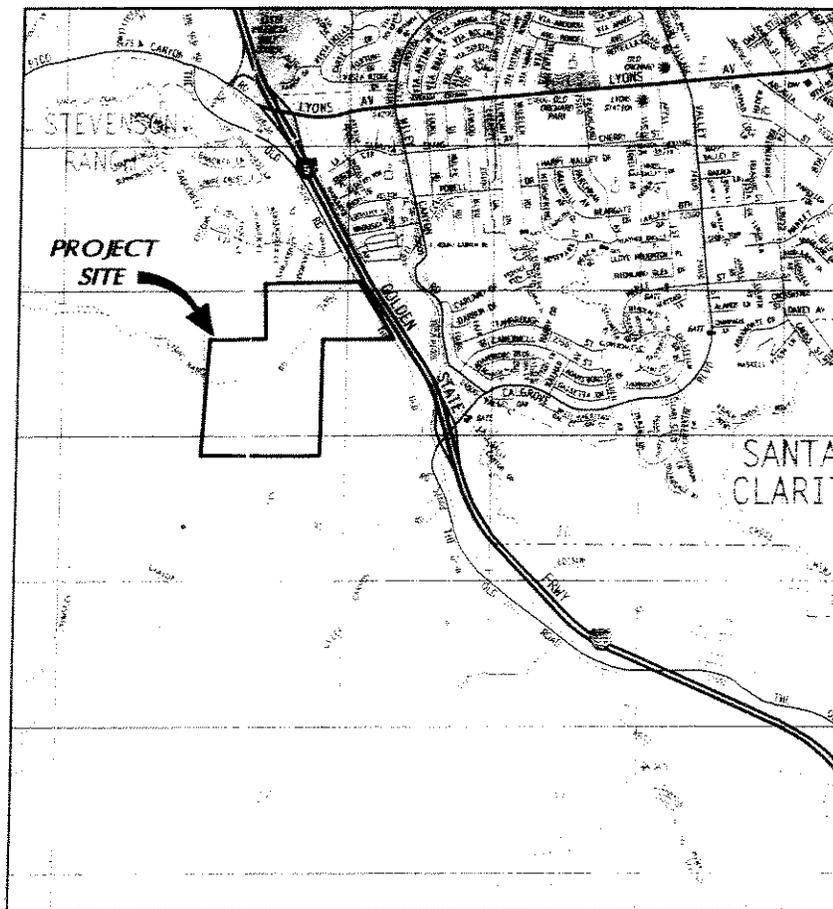
Case materials, including the environmental documentation, are available for review Monday through Thursday, between 7:30 AM and 5:30 PM, at the Department of Regional Planning, Hall of Records, Room 1382, 320 West Temple Street, Los Angeles, California 90012. Our office is closed on Fridays. Additional case materials regarding the zone change and amended conditional use permit request will also be available for review beginning **May 17, 2008** at the Newhall Library. ~~Selected materials will also be available on the Department of Regional Planning website at <http://planning.lacounty.gov>.~~

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Susan Tae. You may also obtain additional information concerning this case by phoning Susan Tae at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If you challenge a County action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Este es un aviso de una audiencia publica de parte del Condado de Los Angeles para considerar una subdivision para crear 93 lotes para uso residencial singular y 93 condominios para personas mayores, sobre 234.8 acres. Permisos relacionados son: un permiso de árbol de roble, un permiso de vivienda, un cambio de zona cambiando la zona existente A-2-1 (Agricultura Pesada-Uno Acre Minimo Requerido Por Lote) y A-2-2 (Agricultura Pesada-Dos Acres Minimo Requerido Por Lote) ha C-3-DP (Commercial Sin Limite-Programa de Desarrollo). El enmienda para cambiar el Permiso Condicional No. 2005-00088-(5) incluye desarrollo adentro de la zona de Programa de Desarrollo y permitir unidades residenciales adentro de una zona comercial. La audiencia publica para considerar el proyecto y Redacto de el Reporte de Impacto Ambiental se llevara acabo del 18 de junio de 2008. El periodo para que el publico evalue el Redacto de el Reporte de Impacto Ambiental sera 45 dias desde del 28 de septiembre hasta el 8 de noviembre de 2006. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".



Vicinity Map

NOT TO SCALE



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

PROJECT No. TRACT MAP NO. 53653
ZC 2008-00004-(5)
CUP 2005-00088-(5)
OTP 2005-00039-(5) HSG 2006-00001-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATES 11-15-06, 6-18-08	

APPLICANT DR Horton, Inc.		OWNER Western Pacific Housing		REPRESENTATIVE Daly Owens Group	
REQUEST Vesting Tentative Tract Map: 93 single-family, 1 multifamily with 93 condos, 5 open space, 6 public facility, 1 park and 1 fire station lots <u>Zone Chang: To change portion of property from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial – Development Program)</u> <u>Conditional Use Permit: To ensure compliance with the requirements of hillside management, density-controlled development, development within a Significant Ecological Area, Development Program overlay zone, residential use in a commercial zone, and onsite project grading</u> <u>Oak Tree Permit: To authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks)</u> <u>Housing Permit: To authorize a density bonus associated with a senior citizen housing development</u>					
LOCATION/ADDRESS Approximately 273 feet southwest of Sagecrest Circle, west of I-5 Freeway and The Old Road between Calgrove Blvd and Sagecrest			ZONED DISTRICT Newhall		
ACCESS The Old Road			COMMUNITY Santa Clarita Valley		
SIZE 234.8 Gross Acres			EXISTING ZONING A-2-1(Light Agricultural-One Acre Minimum Lot Area), A-2-2 (Light Agricultural-Two Acre Minimum Lot Area), C-3 (Unlimited Commercial)		
EXISTING LAND USE Vacant		SHAPE Irregular		TOPOGRAPHY Slight to steeply sloping	
SURROUNDING LAND USES & ZONING					
North: Single-family residences/RPD-1-1.4U (Residential Planned Development-One Acre Min Req Area-1.4 DUs per Net Ac)			East: I-5 Freeway, single-family residences/City of Santa Clarita		
South: Park, vacant property/City of Santa Clarita, A-2-2, R-R (Resort and Recreation)			West: Vacant property/A-2-2		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Santa Clarita Valley Area Plan		Hillside Management, NonUrban 2		123 Dwelling Units	
CONSISTENCY Yes with density bonus and reduction					
ENVIRONMENTAL STATUS Draft Environmental Impact Report: Potentially significant impacts include Geotechnical (Geology, Soils and Seismicity); Hydrology/Water Quality; Hazards; Noise; Air Quality; Biological Resources; Cultural Resources; Aesthetics; Traffic; Water and Wastewater; Schools; Fire Services; Sheriff Services; Solid Waste; Utilities (Electricity, Natural Gas); Libraries; and Parks and Recreation. Impacts that cannot be mitigated to less than significant include Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste.					
DESCRIPTION OF SITE PLAN The tentative map and exhibit "A" depict a residential development with 93 attached senior condos in two buildings, and 93 single-family lots. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size. Grading consists of 2,090,350 cubic yards of cut and fill to be balanced onsite. Also depicted is a fire station location along The Old Road as well as desilting basins, private park and a 12-foot hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent), including 123.6 acres of natural open space.					
KEY ISSUES					
<ul style="list-style-type: none"> Project must be reduced by one unit to 185 dwelling units to be at maximum density with senior citizen housing density bonus Seven environmental factors cannot be mitigated to less than significant Project site provides access through two tap streets to property to the west, and one tap street to property to the east <i>(If more space is required, use opposite side)</i> 					

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)					
SPEAKERS* (O) (F)		PETITIONS (O) (F)		LETTERS (O) (F)	

* (O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 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 _X_ 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 Draft EIR: Significant environmental impacts to seven factors cannot be mitigated to less than significant

ISSUES AND ANALYSIS

A Zone Change is required to change a portion of the property for the senior residential development from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial – Development Program). The overall project design has not changed, and these entitlements are required to implement the project as originally proposed.

A Conditional Use Permit is required for hillside management, density-controlled development, development within a Significant Ecological Area ("SEA"), and onsite project grading. A minimum of 70 percent of the net project site is required as open space; the project provides approximately 167.6 acres (71.4 percent of the gross area). Additional information would be required to ensure compliance with net area of the property. The project is clustered to create lots smaller than the minimum one acre or two acres, depending on zoning. The amended request includes development within the Development Program overlay zone as well as a residential use in a commercial zone.

An Oak Tree Permit is also required to remove 162 oak trees (including 13 heritage oaks), and encroach within the protected zone of 52 oak trees (including six heritage oaks). Typical mitigation is 2:1 for oaks, with 10:1 for heritage trees, totaling a replacement planting of 428 oak trees.

A Housing Permit is required pursuant the new density bonus ordinance, adopted by the Los Angeles County Board of Supervisors on August 8, 2006, and effective September 7, 2006. A discretionary housing permit has been filed to authorize a senior housing development, with up to 50 percent density bonus with 50 percent senior housing set asides. The Housing Permit was advertised by separate notice within the legal requirements. Modifications requested with the housing permit include a maximum building height of 50 feet above the 35-foot maximum.

The project is proposed at the maximum density range with 50 percent senior density bonus for the nonurban hillside project. Project benefits include provision of a fire station location as well as a senior housing component of 93 dwelling units.

LYONS CANYON – TENTATIVE TRACT NO. 53653

22.16.110 Zone change--Burden of proof.

In addition to the information required in the petition by Section 22.16.100, the applicant shall substantiate to the satisfaction of the commission the following facts:

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

The development of Tentative Tract Map 53653 is proposed on a 234.8 acre undeveloped parcel located just south of Stevenson Ranch, west of The Old Road, and north of the Calgrove Boulevard Interchange along the I-5 Freeway. The existing zoning designations for the subject property include 241.5 acres zoned as Agricultural (A-2-2) and 2.3 acres zoned as Commercial (C-3). Tentative Tract Map 53653 proposes to construct 93 single-family residences, 93 condominiums for senior citizens, a fire station site, and privately maintained recreational facilities. In addition, the project proposes to dedicate 128.87 acres of the site for public open space. A Zone Change is currently requested as part of TTM 53653, which would change the zoning of Lot # 94 (9.3 acres in size located in the northwest corner of TTM 56363) from A-2-2 to C-3-DP to permit the construction of 93 multi-family dwellings for senior citizens. This area is directly adjacent to the existing 2.3 acre portion of the subject property zoned C-3.

The existing Santa Clarita Valley Area Plan land use designation for properties immediately north of the subject property is U1 (Urban 1). This designation includes a mix of single and multi-family dwellings and commercial uses constructed as part of the Stevenson Ranch master-planned community. Existing land use designations to the south and west of the subject property are N2 (Non-urban 2) and HM (Hillside Management) and include undeveloped privately owned property and Towsley Canyon parkland owned and operated by the Santa Monica Mountains Conservancy. The Old Road and the I-5 Freeway are located immediately east of the subject property.

As described above, the land uses for the parcels immediately north of the subject site have transitioned from undeveloped to a mix of single-family, multi-family, and commercial uses. As a result, the zoning classifications for these parcels have also transitioned to permit residential and commercial development (C-3-DP, and RPD 1-1.4U). These zoning classifications were determined to be consistent with the goals and policies of the Santa Clarita Valley Area Plan adopted by the County of Los Angeles in 1984 and subsequently updated in 1990. In addition, the supporting infrastructure systems (sewer, water, storm drain, roadways and transit) have been upgraded to support the mix of residential and commercial uses. These modified conditions warrant a revision in the zoning plan, as requested by the TTM 53653, to permit the construction of 93 multi-family dwellings for senior citizens.

B. That a need for the proposed zone classification exists within such area or district; and

The County's adopted Housing Element identifies senior housing as an issue in need of special consideration, especially as a growing number of citizens reach retirement age and no longer desire to reside in their current households. The proposed zone change will allow the construction of 93 age restricted housing condominiums for seniors as defined by Section 51.3 of the California Civil Code.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The Zone Change request for the 9.3 acre parcel (Lot #94) as part of TTM 53653 is located directly adjacent to a 2.3 acre portion of the subject site currently zoned C-3. In addition, parcels immediately

**Lyons Canyon Ranch
Development Program Conditional Use Permit Burden of Proof**

A. That the requested use at the location proposed will not:

- 1) Adversely affected the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- 2) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
- 3) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The development of Tentative Tract Map 53653 is proposed on a 234.8 acre undeveloped parcel located just south of Stevenson Ranch, west of The Old Road, and north of the Calgrove Boulevard Interchange along the I-5 Freeway. The existing zoning designations for the subject property include 241.5 acres zoned as Agricultural (A-2-2) and 2.3 acres zoned as Commercial (C-3). Tentative Tract Map 53653 proposes to construct 93 single-family residences, 93 condominiums for senior citizens, a fire station site, and privately maintained recreational facilities. In addition, the project proposes to dedicate 128.87 acres of the site for public open space.

The proposed project requires a Conditional Use Permit for a Development Program to allow the construction of 93 condominiums for senior citizens on Lot # 93 of TTM 53653. This Burden of Proof Statement specifically establishes consistency with the findings required for a Development Program Conditional Use Permit to construct 93 condominiums for senior citizens on a 9.3 acre parcel located in a commercial zone. Please refer to the Zone Change Burden of Proof Statement for verification of consistency with the required Zone Change findings.

The proposed project would be located within the immediate vicinity of a variety of land uses including: large single-family estate housing, agricultural activities, parkland (Towsley Canyon park), open space (Towsley Canyon Park), commercial office uses, and smaller lot detached single-family dwellings. Although there is not a singular land use type in the immediate vicinity, there is a noticeable suburban and semi-rural character throughout the different array of nearby land uses. A feeling of openness, natural beauty, and rural design themes create this character.

In order to remain consistent with the surrounding area and ensure that the project: (1) will not adversely affect the health peace, comfort or welfare of community members, (2) negatively affect the value and/or enjoyment of nearby property, (3) or jeopardize the public health, safety or general welfare, the proposed project incorporates a mix of uses that are consistent the surrounding commercial, residential, and open space uses. Larger lot estate housing is proposed in the southern portion of the development. This housing component will be semi-rural in character consistent with the adjacent open space lands managed by the Santa Monica Mountains Conservancy. The northern portion of the subject site will include smaller lot detached homes, attached condominiums, and active/passive recreational opportunities. These will be consistent with the suburban character of the surrounding communities of Stevenson Ranch, will include recreational amenities such as active parks and trails, and thus will serve to perpetuate the use, enjoyment and value of other persons located in the vicinity of the site. The proposed project will also include a fire station site located in the northeast corner of the site, which will ensure the preservation of public health and safety.

B. The propose site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in

this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject site is 9.3 acres in size. The subject site can adequately accommodate proposed development of 93 multi-family condominiums consistent with Title 21 and Title 22 of the Los Angeles County Code. The 93 condominiums for senior citizens will be consistent with the site's General Plan Land Use and Zoning Designations and will therefore comply with the required yard areas, wall heights, boundary fences, landscaping requirements, and parking and loading facilities.

C. The propose site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service as are required.

Future residents of the proposed project will utilize the Old Road and the I-5 Freeway as the primary access routes to the subject property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the subject site via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the project's anticipated traffic without creating a significant impact. Interior roadways are designed consistent with County of Los Angeles roadway design criteria. Right-of-way widths for interior streets are proposed at 64 feet, and 60 feet. Both a primary ("A" Street) and secondary means ("E" Street) of access to the Old Road is proposed. These two roadways meet the vehicle circulation requirements established by the Los Angeles County Fire Department.

Other public services, such as law enforcement, fire prevention, water, sewer, library services, education, and solid waste would either provided by the appropriate County of Los Angeles Agency (i.e. County of Los Angeles Sheriff, County of Los Angeles Fire Dept., LA County Sanitation District, and Los Angeles County Public Library), appropriate private company (i.e. Valencia Water Company), or state agency (i.e. Newhall School District, and William S. Hart Union School District). An analysis of public services impacts was completed as part of the Environmental Impact Report. This report concluded that all public services could be provided to the proposed project without significantly impacted the servicing agency.