



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

April 24, 2018

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON THE
SANTA CLARITA VALLEY AREA PLAN MAINTENANCE
PROJECT NO. 2017-003368-(5)
ADVANCE PLANNING NO. RPPL2017005805
CASTAIC CANYON, NEWHALL, SOLEDAD, MOUNT GLEASON, SAND CANYON
ZONED DISTRICTS
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This action is to adopt plan amendments and associated zone changes to reflect land use and zoning inconsistencies that were inadvertently created with the Santa Clarita Valley Area Plan (SCV Plan). The project will also make necessary and associated adjustments to the Los Angeles County (County) General Plan, and the Antelope Valley Area Plan (AV Plan).

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find the plan amendments and zone changes are not a project under the California Environmental Quality Act (CEQA), as defined by Public Resources Code, Section 21065, and CEQA Guidelines, Section 15378, as the project will not cause a direct physical change, or a reasonably foreseeable indirect change in the environment;
2. Indicate your intent to approve the proposed Plan Amendments and Zone Change Ordinance, as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the final documents and bring them back to the Board of Supervisors (Board) for consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This project is to correct land use plan designation and zoning inconsistencies that were inadvertently created in the SCV Plan, adjust the boundaries between the SCV and AV Plans in two locations, and incorporate the recently-adopted Castaic Area Multi-Use Trail Maps within the County General Plan and SCV Plan as well as other minor updates.

Land Use Designation and Zone Changes within the SCV Plan

The SCV Plan was adopted in 2012 and involved several hundred lots. The following are plan amendments and zone changes necessary to reflect inadvertent changes at that time:

- Amend the land use designation and zoning for Assessor's Parcel Number (APN) 2865008007 (Castaic Lot) from residential to industrial to align with the existing use of a motion picture studio.
- Amend the land use designation and zoning for APN 2826008042 (Valencia Lot) from residential to commercial to align with the existing use of a gas station and grocery store/convenience market.

Adjustments between the SCV and AV Plan Boundaries

After the 2016 Sand Canyon Fire, four lots were discovered to be incorrectly mapped. The following are plan amendments and/or zone changes necessary to reflect this and other applicable policies for the Agua Dulce community:

- Amend the plan boundaries to ensure that correctly-mapped lots are not split between the SCV and AV Plans. Plan amendments and zone changes are necessary to designate the residential lots and surrounding National Forest land with the intended designation.
- Amend the plan boundaries to include all of the Agua Dulce Community Standards District (CSD) area within the SCV Plan. No amendments to land use designation or zoning are necessary to the 25 lots affected by this boundary adjustment.

Incorporate Castaic Area Multi-Use Trail Map

The Castaic Area Multi-Use Trail Map was adopted in 2016, and a plan amendment is necessary to formally incorporate this map into the County General Plan and SCV Plan.

General Plan Planning Areas Framework Map

Adjustments to the SCV and AV Plan boundaries as described above, are also necessary to formally reflect the revised planning areas on the County General Plan Planning Areas Framework Map.

Consistency with the Countywide General Plan

The SCV and AV Plans are components of the County General Plan. The SCV Plan Maintenance Project is consistent with the County General Plan in that it implements the General Plan, Policy LU 2.1: *Ensure that all community-based plans are consistent with the General Plan*. Maintenance is routinely required to correct unintentional errors and/or inconsistencies as well as reflect updated information. Therefore, amending the General Plan to make corrections to land use designations in the SCV and AV Plans, zone changes for consistency with the land use designations, and corrections to the other related maps, are consistent with the General Plan.

Consistency with the SCV Plan

For the Castaic and Valencia lots, the actions described implement the intent of the SCV Plan. The intent on those specific lots was not to change the plan land use designation and zoning such that the existing uses are no longer permitted by right. The plan amendment and zone change correct inadvertent changes and revert the land use designations and zoning on these properties to that before the SCV Plan update, which is consistent with the intent of the SCV Plan and its policies and purpose.

There will not be any land use designation or zoning changes to any of the 25 lots within the Agua Dulce CSD area included in the SCV Plan. Including the entire Agua Dulce CSD area within the SCV Plan is consistent with SCV Plan, Policy LU-1.2.10, which states, in part, to maintain community character in accordance with the Agua Dulce CSD. Therefore, including the entire CSD within the SCV Plan is consistent with this policy and the SCV Plan.

Implementation of Strategic Plan Goals

The County's 2016-2021 Strategic Plan, *Creating Connections: People, Communities, Government*, was adopted on November 15, 2016, and provides the vision, mission, and values to ensure that the County's efforts are aligned with the Board's priorities.

This SCV Plan Maintenance Project promotes Goal III, Realize Tomorrow's Government Today, and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, by recognizing and ensuring our effectiveness by correcting inadvertent errors in land use designations, zoning and related mapping. Accurate documents best serve the public and reflect the Board's vision for these communities.

FISCAL IMPACT/FINANCING

Implementation of the SCV Plan Maintenance Project will not result in significant new costs to the Department of Regional Planning (DRP) or other County departments. The adoption of the plan amendments and zone changes will not result in the need for additional DRP staffing. Therefore, a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Summary of Process

DRP staff met with members of the Agua Dulce Town Council on May 10, 2017, to discuss the proposed initiation of the project and its components. DRP staff also met with members of the Acton Town Council on May 15, 2017, to discuss the proposed initiation. No concerns were raised regarding the scope of this project.

The project was initiated by RPC on May 17, 2017. The legal Notice of Public Hearing for the project was advertised in The Santa Clarita Valley Signal and The Antelope Valley Press on July 22, 2017. Copies of hearing materials were also available at the Acton-Agua Dulce Library and DRP's Santa Clarita Valley Field Office. A Notice of Public Hearing was mailed on July 13, 2017, to all affected property owners with zone changes and/or plan designation and plan boundary changes. Also included were properties that were within 1,000 feet of the affected properties. Applicable courtesy list mailings were also included. Together there were more than 400 notices mailed. Zone Change letters were also sent to the six properties whose zoning and land use designations are being changed or corrections made to their location. The Planning Division of the City of Santa Clarita Community Development Department was also contacted by phone on August 9, 2017, to brief them on the project components.

On August 30, 2017, RPC conducted a public hearing to consider the SCV Plan Maintenance Project. At DRP staff's request, the public hearing was continued to November 8, 2017, to allow more time for Native American tribal consultations under Section 65352.3 of the Government Code.

In total, eight tribes were notified by email or letter of the project and the opportunity for consultation. DRP staff consulted with the Fernandeno Tatavium Band of Mission Indians in August 2017, and will incorporate informational material on tribal resources at the tribe's request. Staff contacted the San Manuel Band of Mission Indians by phone and the tribal spokesperson indicated no consultation was necessary. The period for consultation requests by the Gabrielino-Tongva Tribe, the Gabrieleno Band of Mission Indians, the Gabrieleno San Gabriel Band of Mission Indians, the Gabrielino Tongva Indians of California Tribal Council, the Gabrielino Tongva Nation and the San Fernando

Band of Mission Indians expired on January 16, 2018, and no additional requests for consultation were received within that timeframe.

Other written communication was received in the form of an email on July 13, 2017, from a property owner who had received one of the Zone Change letters. The property owner was in support of the project, and had some questions about rebuilding homes after the Sand Canyon Fire. DRP staff responded that day, and the property owner was satisfied with DRP's response.

On November 8, 2017, RPC conducted the continued public hearing to consider the SCV Plan Maintenance Project. There were no speakers present at the hearing and no letters were received. RPC closed the public hearing and recommended that the Board approve the SCV Plan Maintenance Project.

ENVIRONMENTAL DOCUMENTATION

Pursuant to CEQA Guidelines §15378 and §21065, RPC's action is not considered a project and therefore not subject to CEQA.

CEQA Guidelines §15378 and CEQA Statute §21065 define the term "project" as the whole of an action which has the potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment. This action would not have the potential to result in a direct or indirect physical change in the environment as all the components undertaken for this effort are administrative and for correcting errors and implementing the intent of the SCV Plan and as analyzed by its Environmental Impact Report (EIR).

If determined otherwise, these proposed plan amendments and zone changes would be exempt pursuant to CEQA Guidelines §15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This action does not have the potential for causing a significant effect on the environment as it is consistent with and correctly implements what was approved by the Board in November 2012 with the adoption of the SCV Plan and the Final EIR.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed SCV Plan Maintenance Project will not significantly impact County services.

The Honorable Board of Supervisors
April 24, 2018
Page 6

For further information, please contact David McDonald, Community Studies North Section at (213) 974-6476 or dmcDonald@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:MC:DM:ems

Attachments:

1. Project Summary
2. Summary of Regional Planning Commission Proceedings
3. Regional Planning Commission Resolution
4. Regional Planning Commission Hearing Packages

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

S_AP_042418_BHL_SCV_AREA_PLAN

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Santa Clarita Valley Area Plan (SCV) Maintenance Project No.2017-003368-(5)
REQUEST:	Adopt Advance Planning No. 2017005805-(5)
LOCATION:	Unincorporated Santa Clarita Valley
STAFF CONTACT:	David McDonald, (213) 974-6476
RPC HEARING DATES:	August 30, 2017, November 8, 2017
RPC RECOMMENDATION:	Board of Supervisors public hearing to consider adoption of Plan Amendment and Zone Changes
MEMBERS VOTING AYE:	Commissioners Smith, Louie, Moon, Shell, Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	<ul style="list-style-type: none">• Plan Amendment to change SCV and Antelope Valley Area Plan boundaries to be consistent with parcel and CSD boundaries, and correct parcel designation errors and locations• Zone Change Ordinance for parcels changed in error and for parcels with incorrect zoning locations• Incorporate Castaic Area Multi-Use Trails Map into General Plan and SCV
MAJOR POINTS FOR:	<ul style="list-style-type: none">• Implements intent of SCV and General Plan• Corrects unintentional errors in land use categories, zoning and plan boundaries
MAJOR POINTS AGAINST:	<ul style="list-style-type: none">• None

REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS
SANTA CLARITA VALLEY AREA PLAN MAINTENANCE PROJECT

On August 30, 2017, the Los Angeles County (County) Regional Planning Commission (Commission) conducted a public hearing to consider the Santa Clarita Valley Area Plan Maintenance project (Project). On August 30, 2017, staff requested a continuance to grant more time for Native American Tribal Consultations. The Commission continued the public hearing to November 8, 2017.

The Project includes a Plan Amendment and Zone Change to various parcels within the Santa Clarita Valley Area Plan (SCV Area Plan), and related changes to the Antelope Valley Area Plan (AV Plan) and County General Plan. A Plan Amendment is requested to change the boundaries of the SCV Area Plan to align the Agua Dulce CSD boundary with the SCV Area Plan boundary, and with corrected parcel boundary locations. The Plan Amendment also would correct the plan land use designation on two parcels which were inadvertently changed when the SCV Area Plan was updated, and four others within the AV Plan where the location of the parcels was not mapped correctly.

On November 8, 2017, the Commission conducted a continued public hearing. There were no testifiers on the project, and the Commission closed the public hearing and recommended approval of the project to the Board of Supervisors.

Commissioners Smith, Louie, Shell, Moon, and Modugno voted aye.

**RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2017003368-(5)
ADVANCE PLANNING NO. RPPL2017005805**

WHEREAS, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350), the County of Los Angeles ("County") is authorized to adopt amendments to its General Plan and elements thereof; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), the County is authorized to adopt amendments to Title 22 of the County Code ("Zoning Ordinance");

WHEREAS, in 2012 the County Board of Supervisors ("Board") adopted Plan Amendment No. 2009-00006-(5) which amended both the County General Plan and the Santa Clarita Valley ("SCV") Area Plan, and Zone Change No. 2009-00009-(5) which amended the County Code and rezoned properties within the SCV Area Plan to ensure zoning consistency; and

WHEREAS, pursuant to Part 2 of Chapter 22.16 of the County Code, the County is authorized to adopt zone changes; and

WHEREAS, the County Regional Planning Commission ("Commission") has conducted a public hearing in the matter of an amendment to the SCV Area Plan, the Antelope Valley ("AV") Area Plan and the General Plan relating to the Santa Clarita Valley Area Plan Maintenance Project ("Project") on August 30, 2017 and November 8, 2017; and

WHEREAS, the Regional Planning Commission finds as follows:

1. In November 2012, the Board adopted a comprehensive update to the SCV Area Plan. Developed jointly with the City of Santa Clarita, the effort, also known as "One Valley One Vision," was in recognition of the mutual need to coordinate land uses, development, infrastructure, and the conservation of natural resources and other common planning objectives for the SCV. The SCV Area Plan Update encompassed approximately 427.5 square miles, and included revised area plan policies and land use policy map, and zoning consistency.
2. The Commission initiated the Project on May 17, 2017 to address maintenance and certain fixes as well as corrections to unintentional errors in the years following a plan's adoption.
3. The Project scope includes a Plan Amendment and Zone Change Ordinance, as follows:

REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
RESOLUTION
PAGE 2

- a. Correction of an error made to plan and zoning designations for Assessor Parcel No. 2865-008-007 in the community of Castaic, to be consistent with the existing use;
 - b. Correction of an error made to plan and zoning designations for Assessor Parcel No. 2826-008-042 in the community of Valencia, to be consistent with the existing use;
 - c. Adjustment of the boundary between the SCV Area Plan and the Antelope Valley ("AV") Area Plan, to include the entire Agua Dulce Community Standards District within the SCV Area Plan; no land use category or zone changes are proposed;
 - d. Correction of the location of Assessor Parcel Nos. (APN) 3210-024-004, 3210-024-003, 3210-024-002, and 3210-024-001 in the Sand Canyon area within the AV Area Plan to be consistent with plan and zoning designations matching the mapped Assessor information, and adjust the plan boundary between the SCV Area Plan and AV Area Plan to avoid any split lots; and
 - e. Incorporation of the Castaic Area Multi-Use Trails Map into the SCV Area Plan and General Plan; the Castaic Area Multi-Use Trails Map as previously adopted by the Board in October 2016.
4. Pursuant to California Environmental Quality Act (CEQA) Guidelines §15378 and §21065, this action is not considered a project and therefore not subject to CEQA. CEQA Guidelines §15378 and CEQA statute §20165 define the term "project" as the whole of an action which has the potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment. This amendment would not have the potential to result in a direct or indirect physical change in the environment as all of the components undertaken for this effort are administrative and for the purpose of correcting errors discovered after the adoption of the SCV Area Plan.

If determined otherwise, this proposed amendment would be exempt pursuant to CEQA Guidelines §15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This amendment would not have the potential for causing a significant effect on the environment as it correctly implements what was approved on November 27, 2012 with the adoption of the SCV Area Plan and Environmental Impact Report as certified by the Board.

5. Pursuant to the provisions of Section 22.60.174 and 22.60.175 of the County Code, the public hearing notice was published in The Santa Clarita Valley Signal and The Antelope Valley Press on July 22, 2017. Staff also mailed more than 400 hearing notices on July 13, 2017, including those properties affected by a plan or zoning designation, within 1,000 feet of such change, and on the Department's courtesy list. Staff also informed members of the Agua Dulce Town Council on May

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
RESOLUTION
PAGE 3**

10, 2017, the Acton Town Council on May 15, 2017, and the City of Santa Clarita on August 9, 2017.

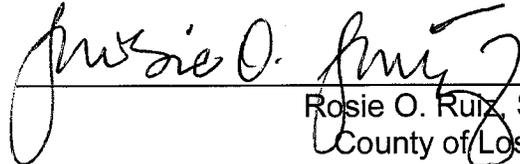
6. California Senate Bill 18 (SB18) added Section 65352.3 to the Government Code requiring that prior to the adoption of or any amendment to a county's general plan, the county shall conduct consultations with California Native American tribes that are listed by the Native American Heritage Commission ("NAHC") for the purpose of preserving or mitigating impacts to identified cultural resources located within the county's jurisdiction. From the date the Native American tribe is contacted, the tribe has 90 days in which to request a consultation, unless a shorter timeframe has been agreed to by the tribe. Nine tribes were listed on the NAHC consultation list for the project area, and have been contacted by staff. Two tribes have contacted staff to date. The consultation timeframe is required to be completed prior to Board adoption of these amendments.
7. On August 30, 2017, the Commission held a duly-noticed public hearing for the project. The Commission continued the matter to November 8, 2017 to allow for consultation with the appropriate Native American tribes.
8. On November 8, 2017, the Commission held the continued public hearing for the project. A presentation was given by Department staff. No testimony was given from the public. The Commission closed the public hearing and unanimously recommended approval to the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider Project No. 2017003368-(5), which includes Advance Planning No. RPPL2017005805 to amend land use designations and change zoning within the Santa Clarita Valley Area Plan, amend the boundaries of the Santa Clarita Valley Area Plan and the Antelope Valley Area Plan and related General Plan Planning Areas Framework Map, and incorporate the Castaic Multi-Use Trails Map into the Santa Clarita Valley Area Plan and General Plan; and
2. Determine that the proposed amendments and associated zone changes are not considered a project pursuant to California Environmental Quality Act guidelines and statutes; and
3. Find all components of Advance Planning No. RPPL 2017005805 are consistent with the Santa Clarita Valley Area Plan, the Antelope Valley Area Plan and the General Plan; and therefore
4. Adopt all components of Advance Planning No. RPPL 2017005805.

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
RESOLUTION
PAGE 4**

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on November 8, 2017.



Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 

STARR COLEMAN
Senior Deputy County Counsel

VOTE:

Concurring: Smith, Louie, Shell, Moon, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: November 8, 2017

MC:SMT:DM
11/8/17

AMENDMENT TO COUNTYWIDE GENERAL PLAN

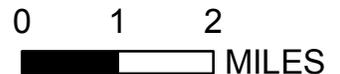
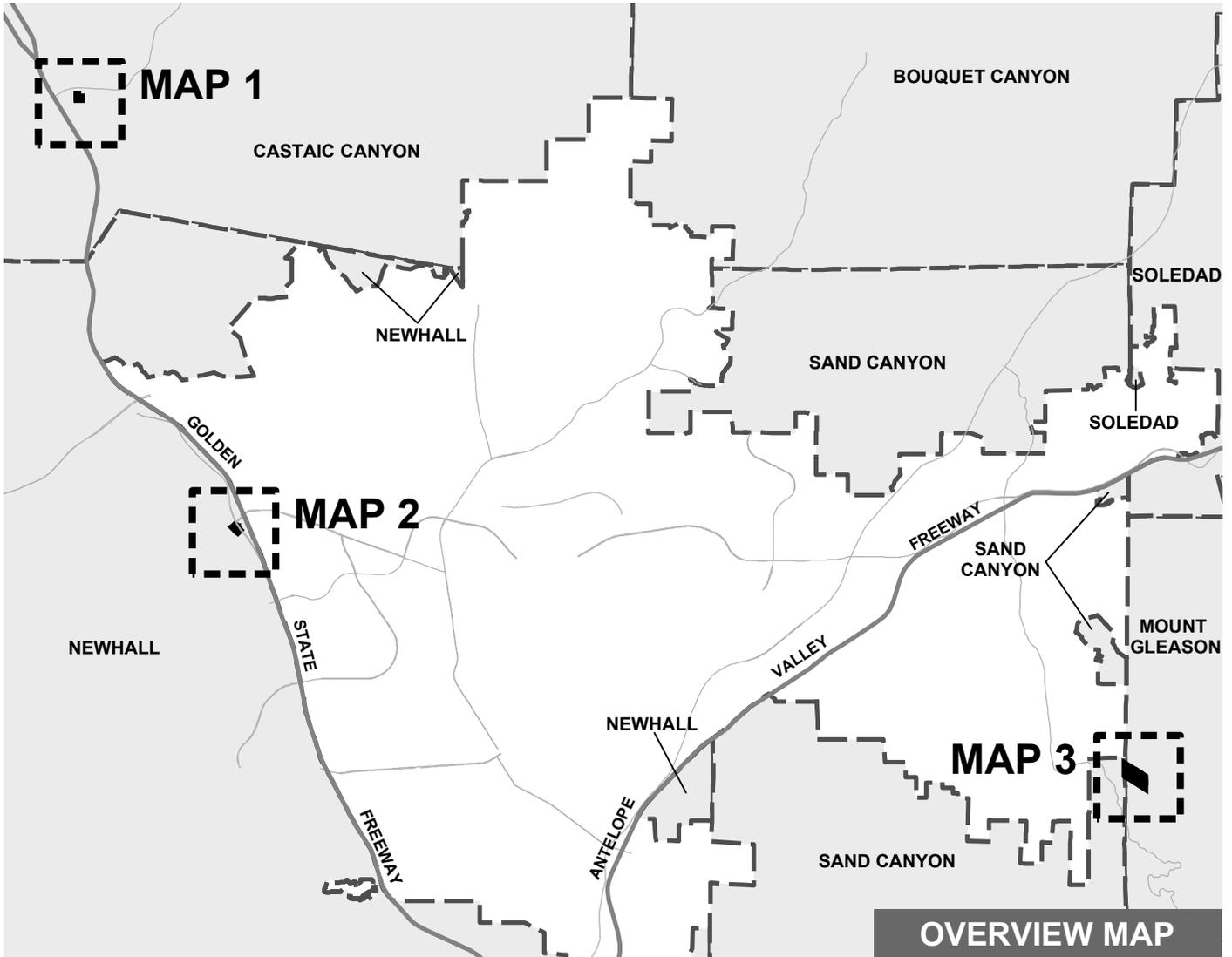
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

ON: _____

CHANGE TO LAND USE CATEGORIES

SANTA CLARITA VALLEY AND ANTELOPE VALLEY AREA PLANS



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

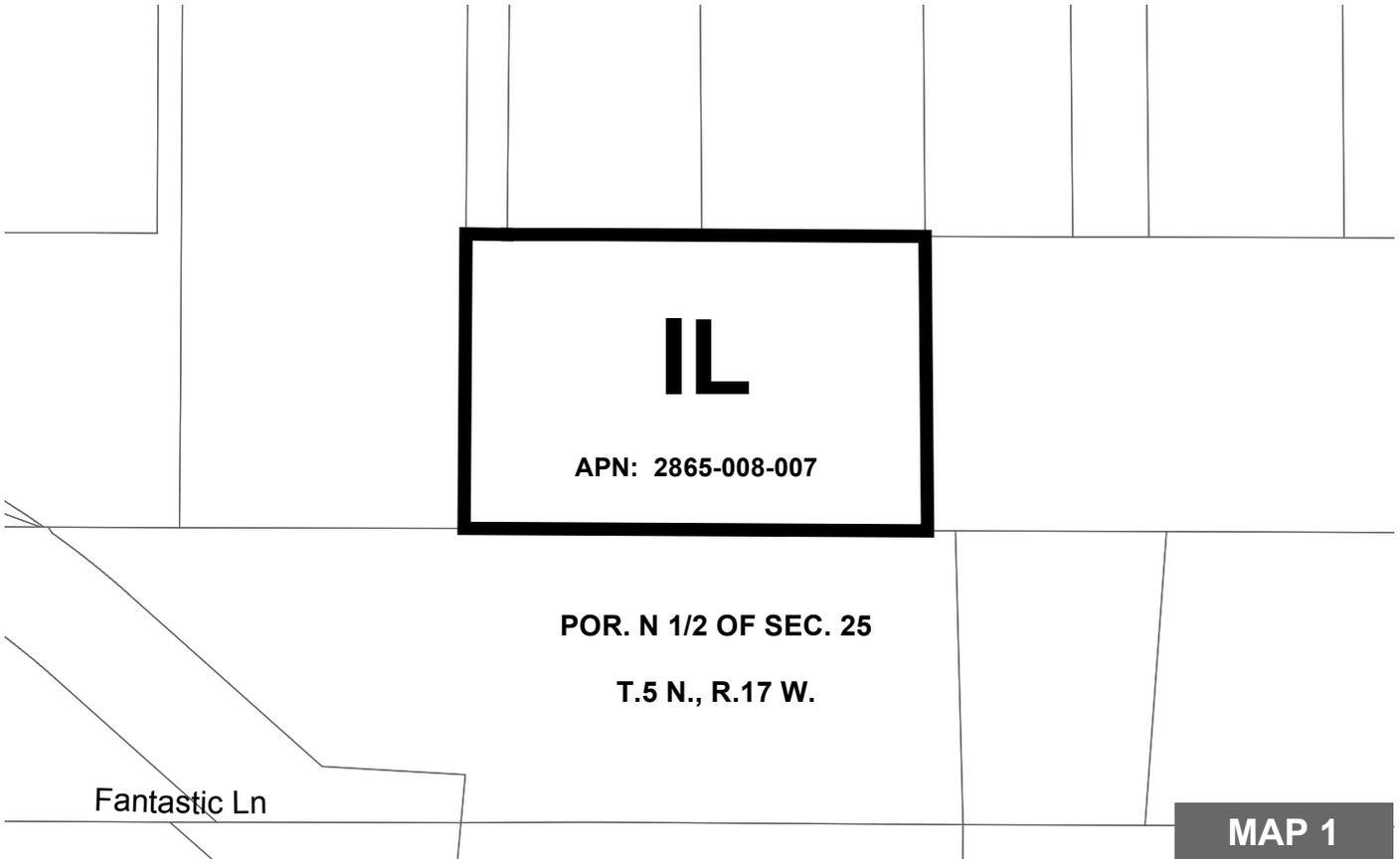
COUNTY ZONING MAP
291H097 291H101
264H109 249H165

AMENDMENT TO COUNTYWIDE GENERAL PLAN
SANTA CLARITA VALLEY COMMUNITY
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY H30 TO CATEGORY IL

(PROPOSED: LIGHT INDUSTRIAL)

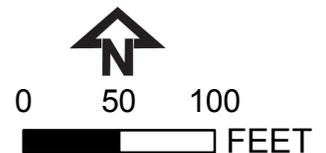


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

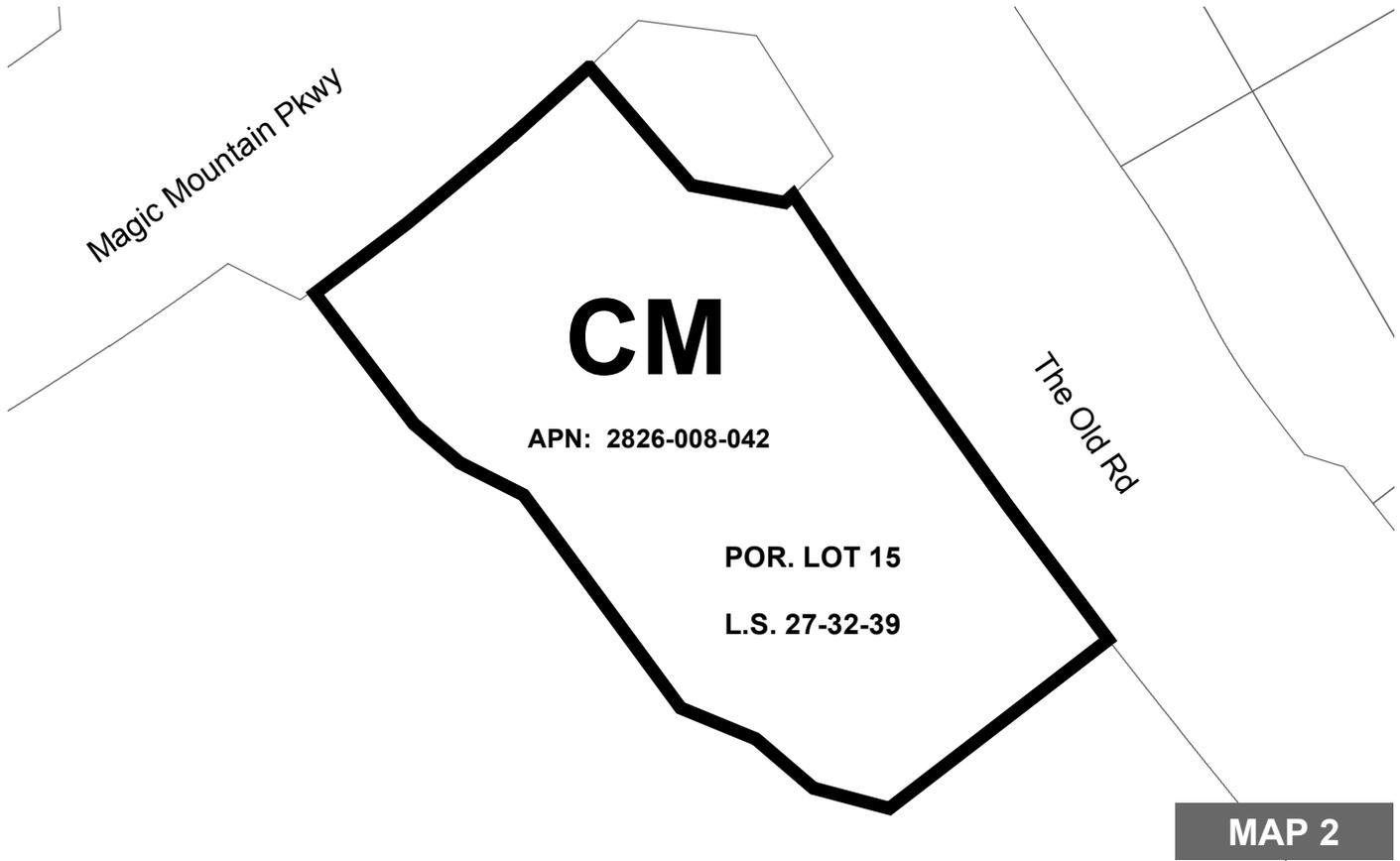
COUNTY ZONING MAP
291H097 291H101

AMENDMENT TO COUNTYWIDE GENERAL PLAN
SANTA CLARITA VALLEY COMMUNITY
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY H5 TO CATEGORY CM

(PROPOSED: MAJOR COMMERCIAL)

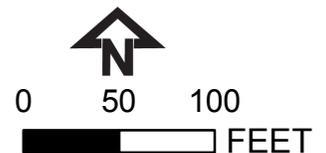


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_NEWHALL\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

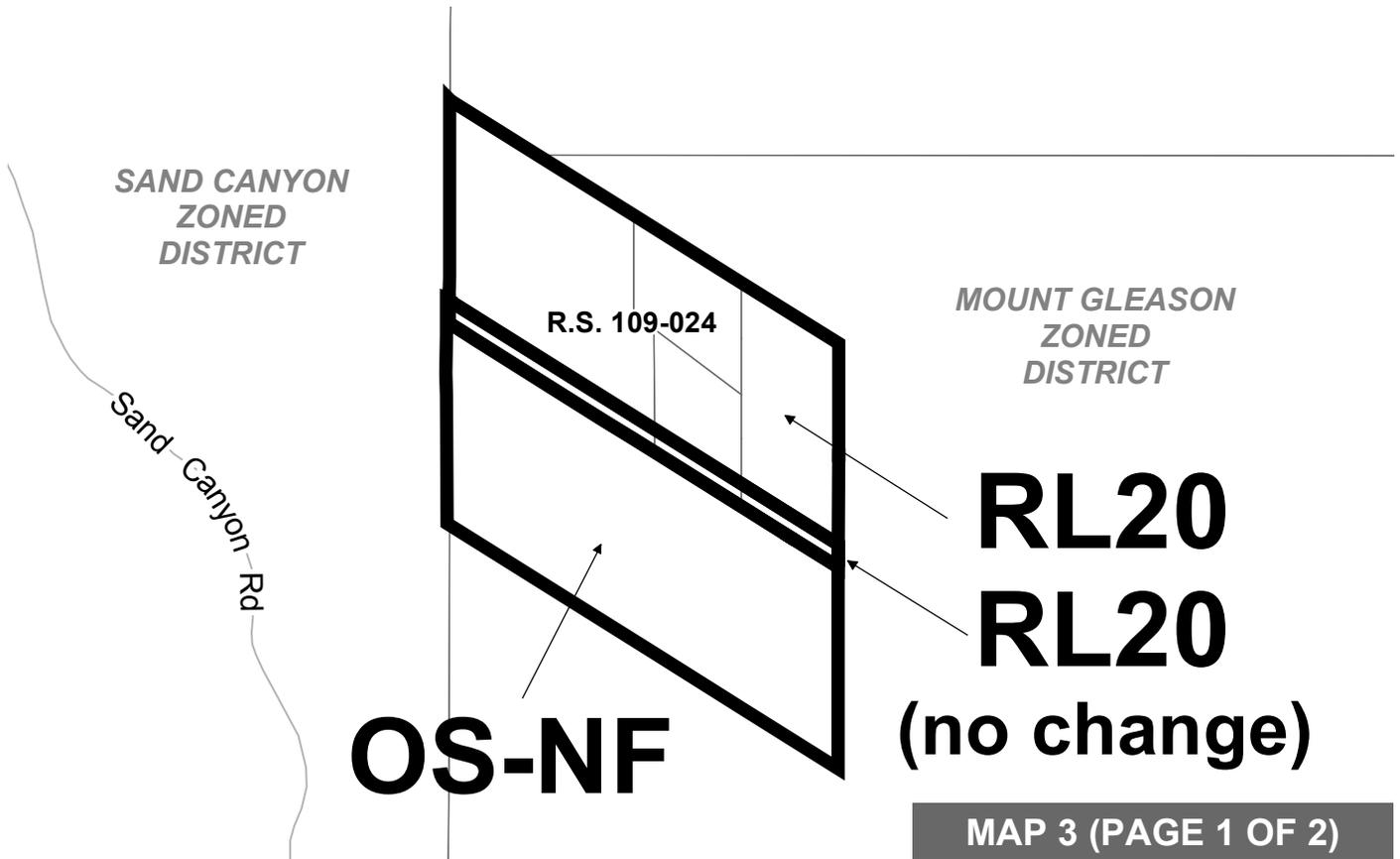
COUNTY ZONING MAP
264H109

AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY RL20 / OS-NF

(SEE NOTE ABOUT PARCEL SHIFT NORTH ON PAGE 2)

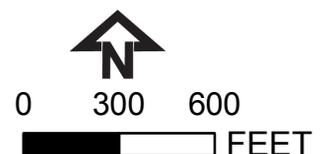


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

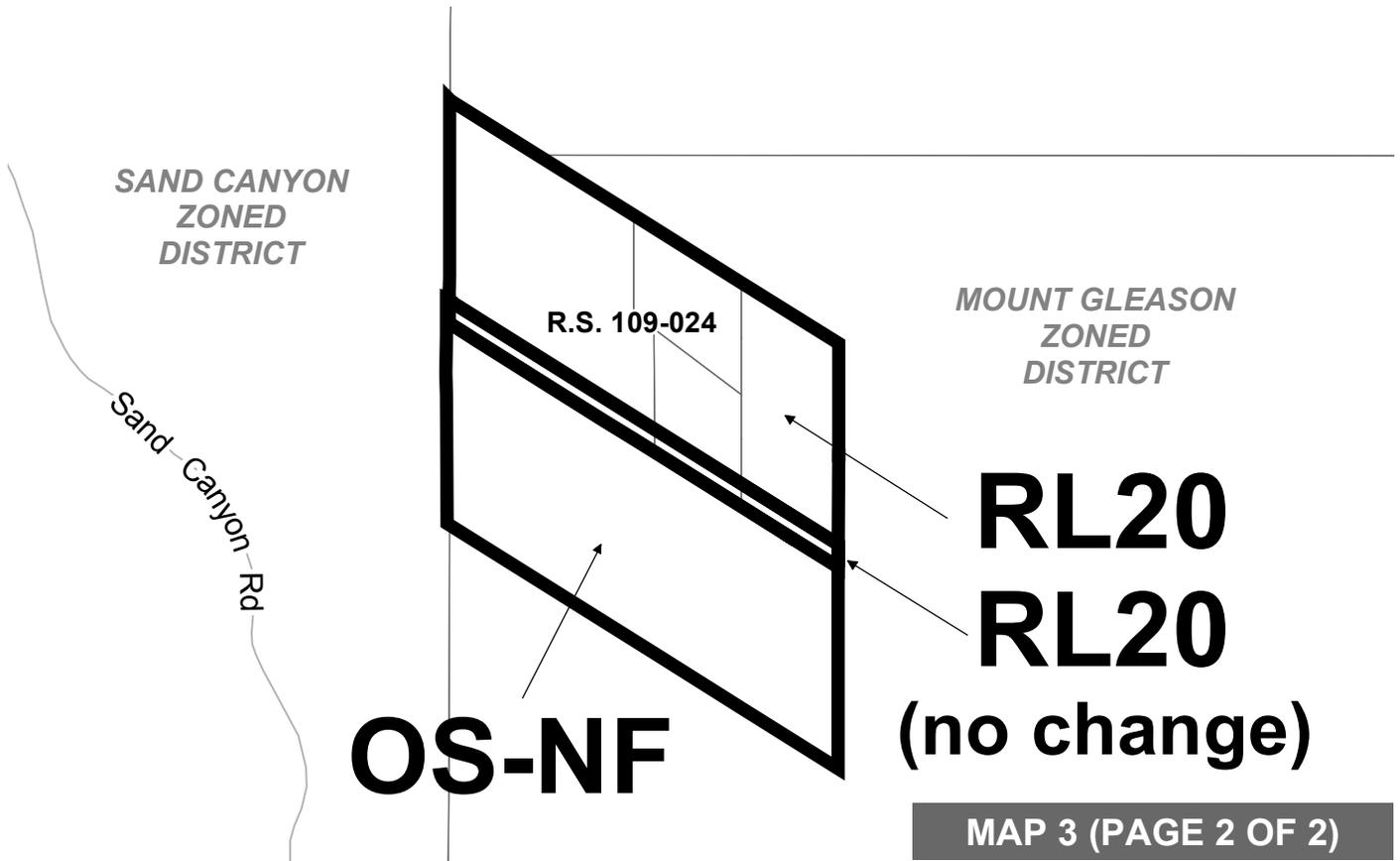
COUNTY ZONING MAP
249H165

AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY RL20 / OS-NF

(SEE NOTE ABOUT PARCEL SHIFT NORTH ON PAGE 2)



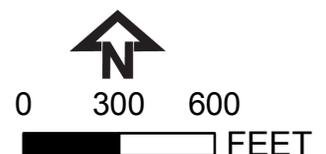
MAP 3 (PAGE 2 OF 2)

NOTE:

THIS RL20 CATEGORY WAS BASED ON AN A-2-2 ZONE THAT WAS ESTABLISHED THROUGH ORD. 7521 (ADOPTED 5/5/59), AND WAS INCORRECTLY MAPPED AT THAT TIME. THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND ASSESSOR HAVE UPDATED THE PARCELS TO THE CORRECT LOCATION AS DESCRIBED IN R. S. 109-024. THE NET RESULT OF THIS CHANGE IS THAT THE PARCELS SHIFTED NORTH 637.5 FEET FROM THEIR ORIGINAL POSITION.

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 DOUG SMITH, CHAIR
 DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
 249H165

CHANGE OF PRECISE PLAN

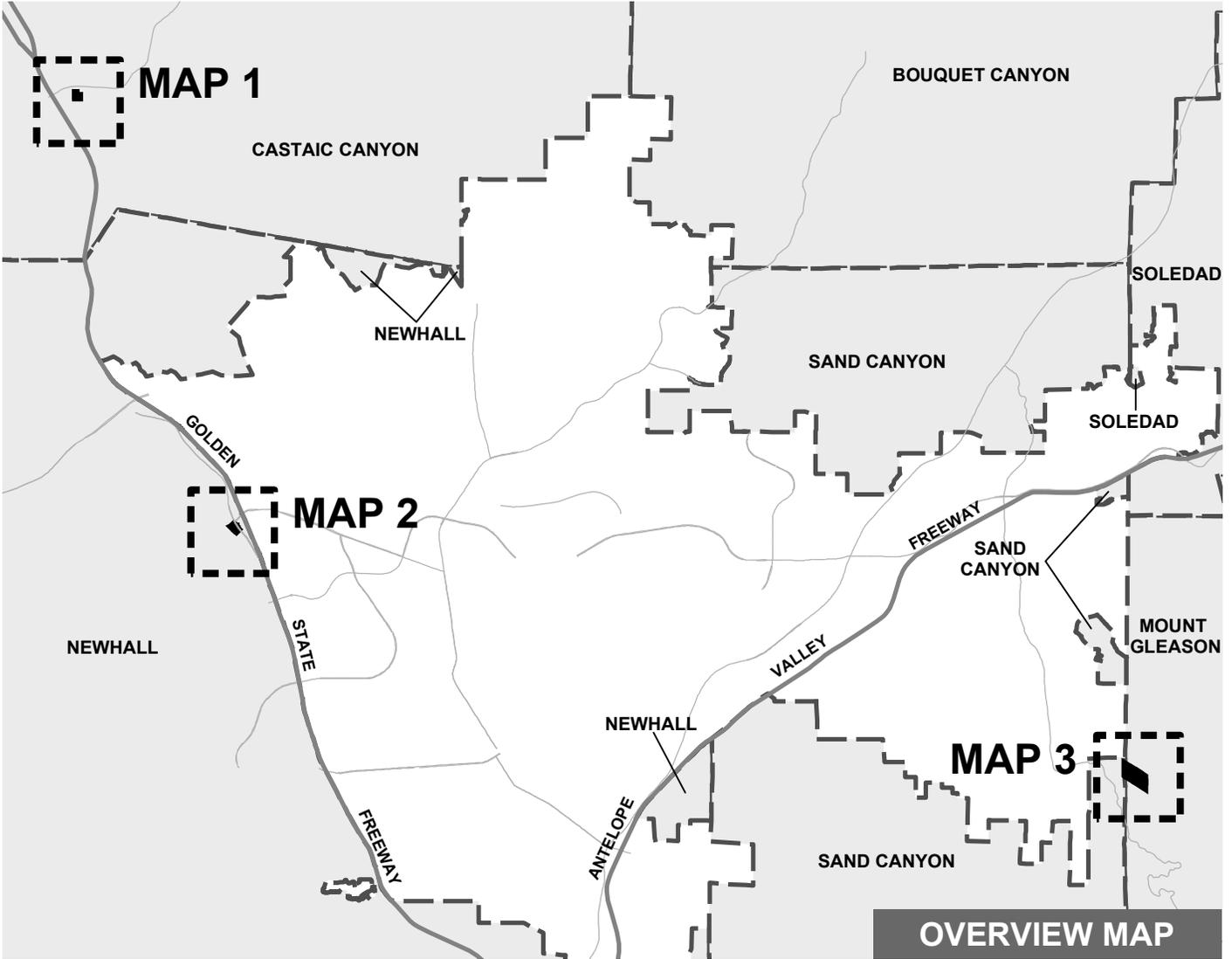
CASTAIC CANYON, MOUNT GLEASON, NEWHALL, SAND CANYON
ZONED DISTRICTS

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL 2017005805

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805
 THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 DOUG SMITH, CHAIR
 DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
 291H097 291H101
 264H109 249H165

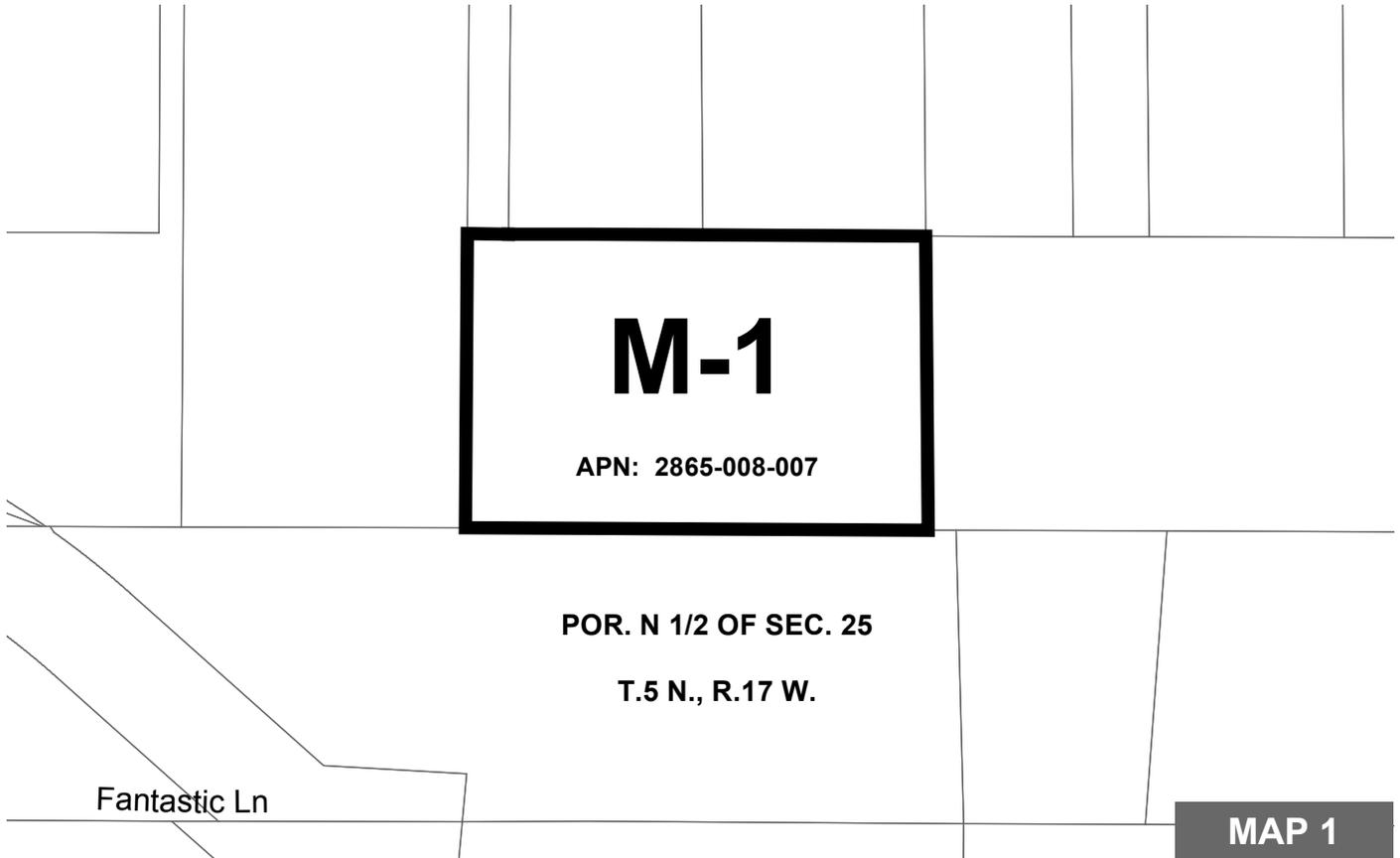
CHANGE OF PRECISE PLAN
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL 2017005805

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

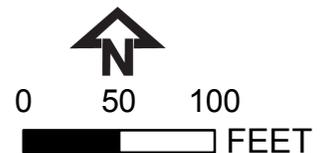


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
291H097 291H101

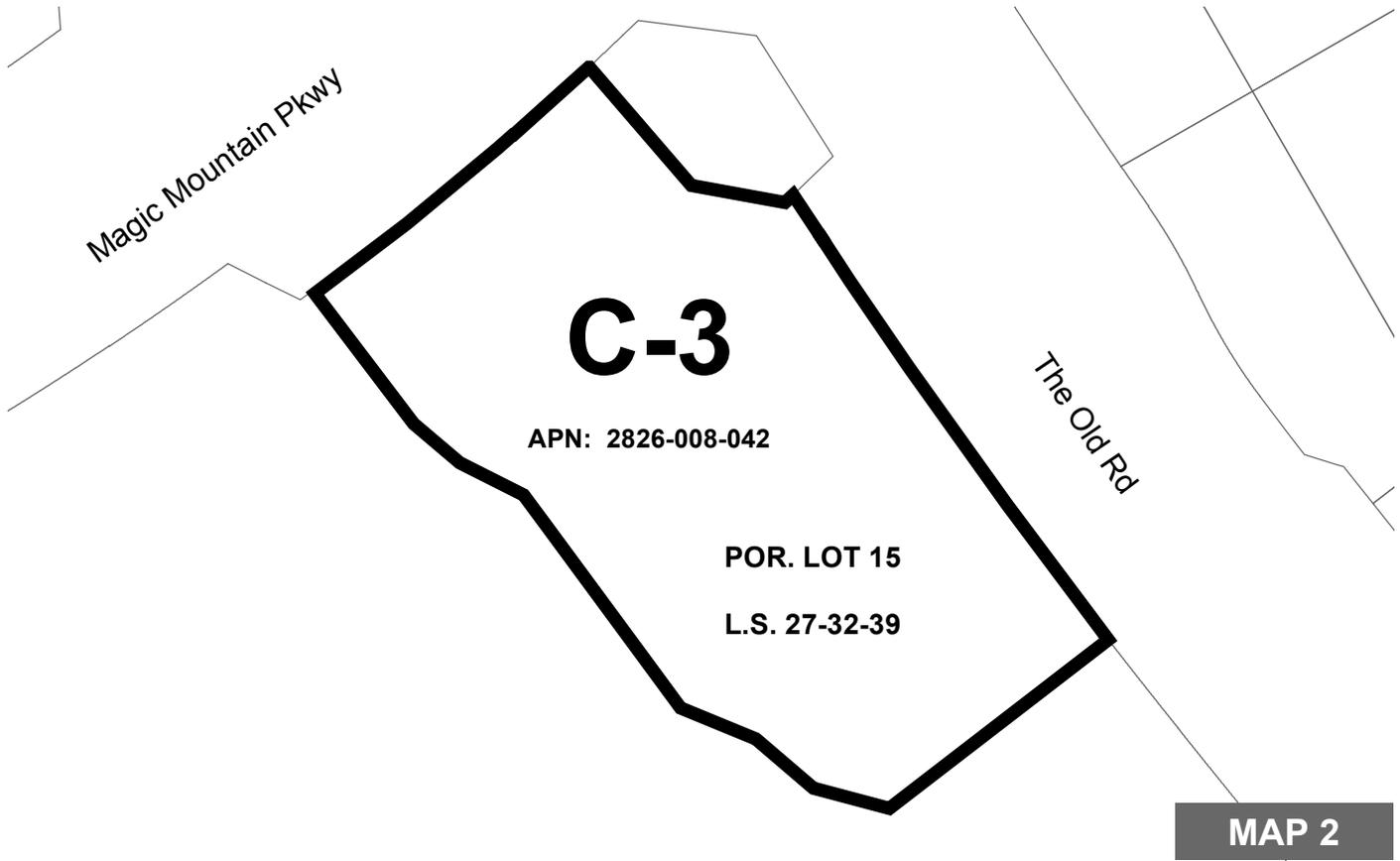
CHANGE OF PRECISE PLAN
NEWHALL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL 2017005805

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

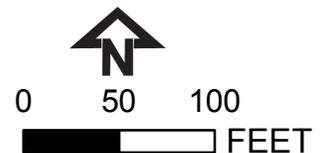


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCOZD_NEWHALL\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
264H109

CHANGE OF PRECISE PLAN

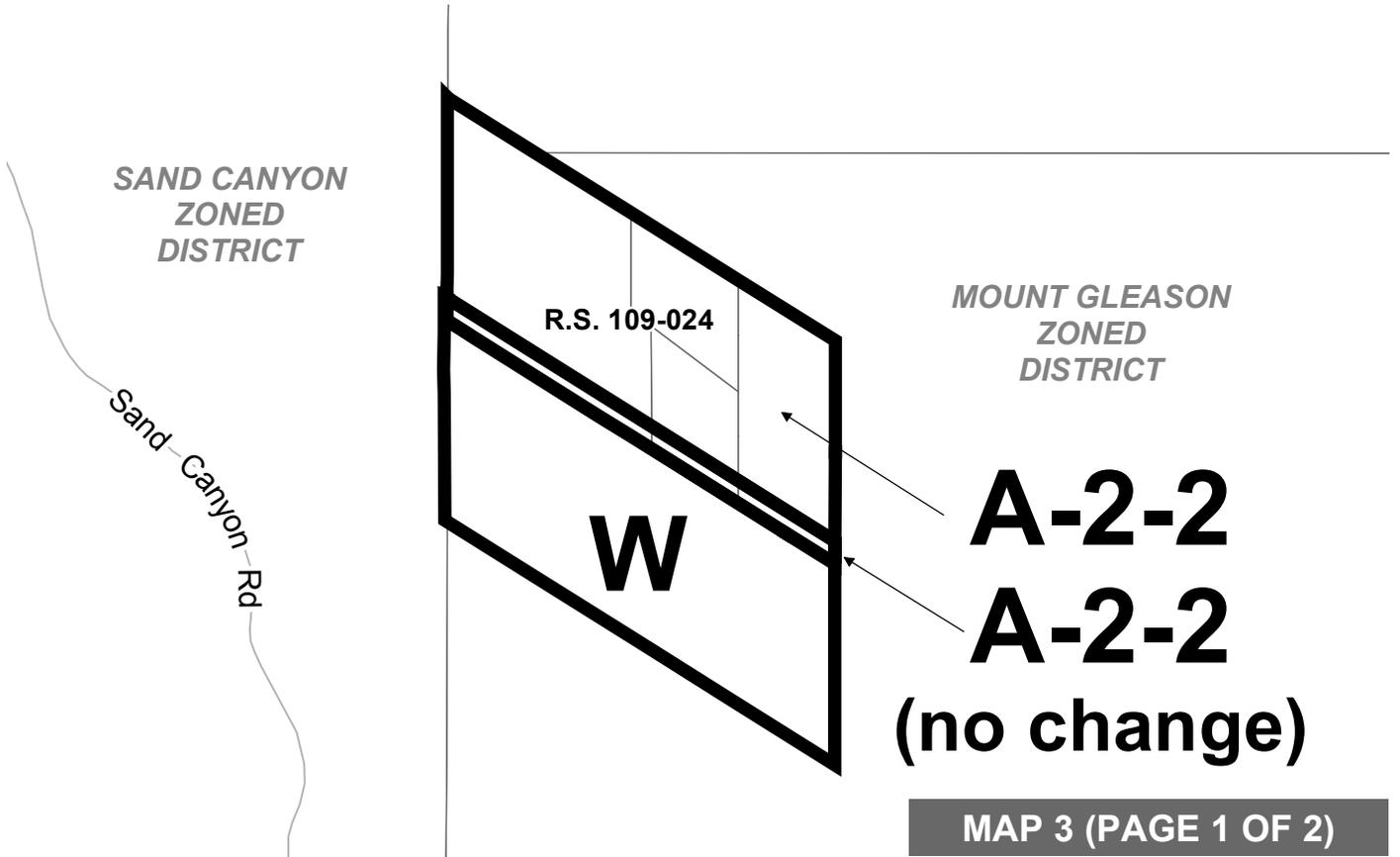
MOUNT GLEASON AND SAND CANYON ZONED DISTRICTS

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **RPPL 2017005805**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

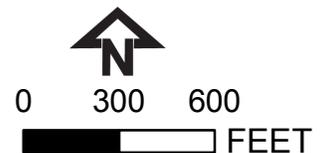


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 DOUG SMITH, CHAIR
 DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
249H165

CHANGE OF PRECISE PLAN

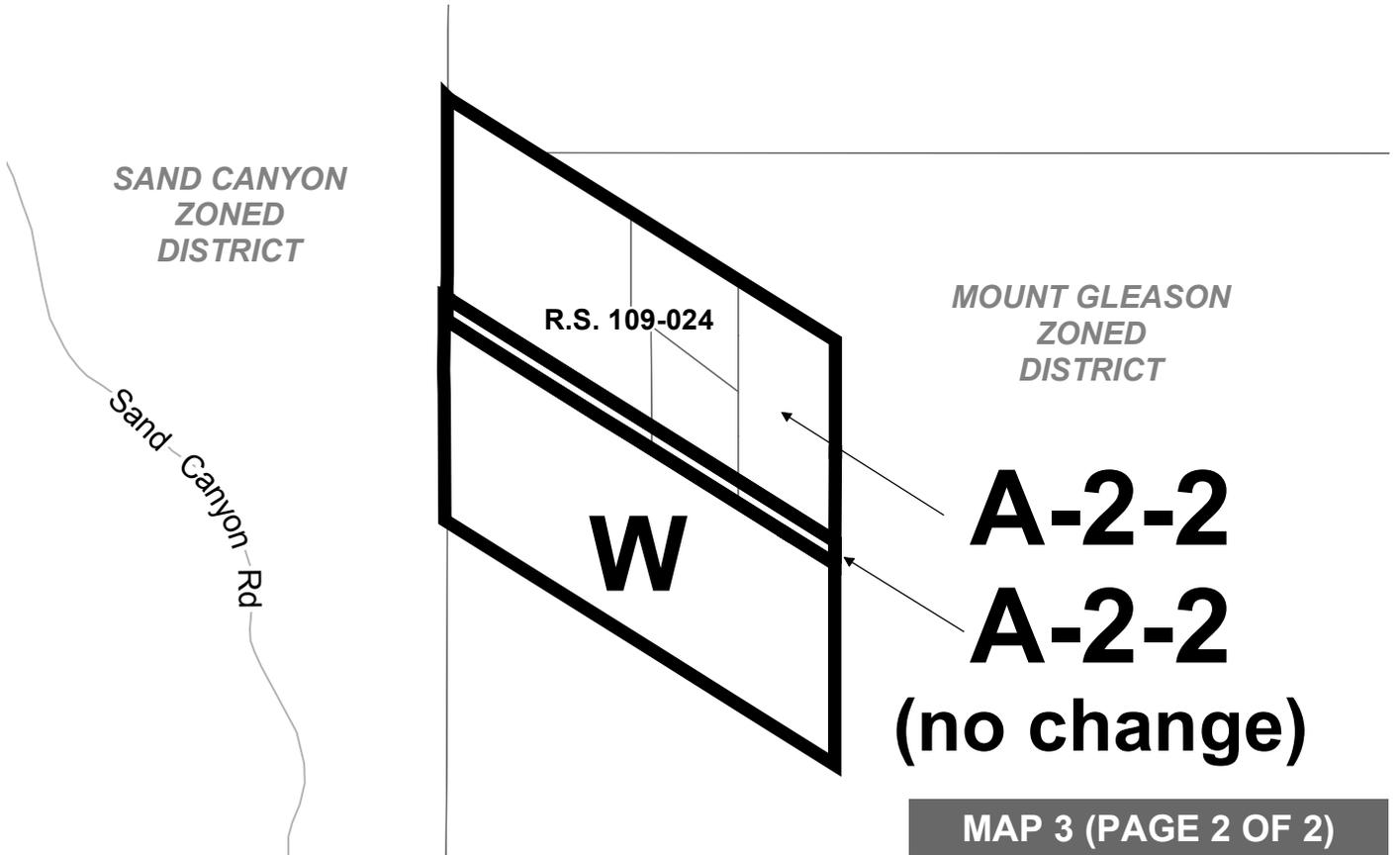
MOUNT GLEASON AND SAND CANYON ZONED DISTRICTS

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **RPPL 2017005805**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



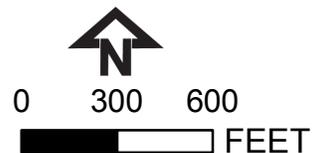
MAP 3 (PAGE 2 OF 2)

NOTE:

THIS A-2-2 ZONE WAS ESTABLISHED THROUGH ORD. 7521 (ADOPTED 5/5/59), AND WAS INCORRECTLY MAPPED AT THAT TIME. THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND ASSESSOR HAVE UPDATED THE PARCELS TO THE CORRECT LOCATION AS DESCRIBED IN R. S. 109-024. THE NET RESULT OF THIS CHANGE IS THAT THE PARCELS SHIFTED NORTH 637.5 FEET FROM THEIR ORIGINAL POSITION.

LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



COUNTY ZONING MAP
249H165

DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805
 THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 DOUG SMITH, CHAIR
 DENNIS SLAVIN, ACTING PLANNING DIRECTOR

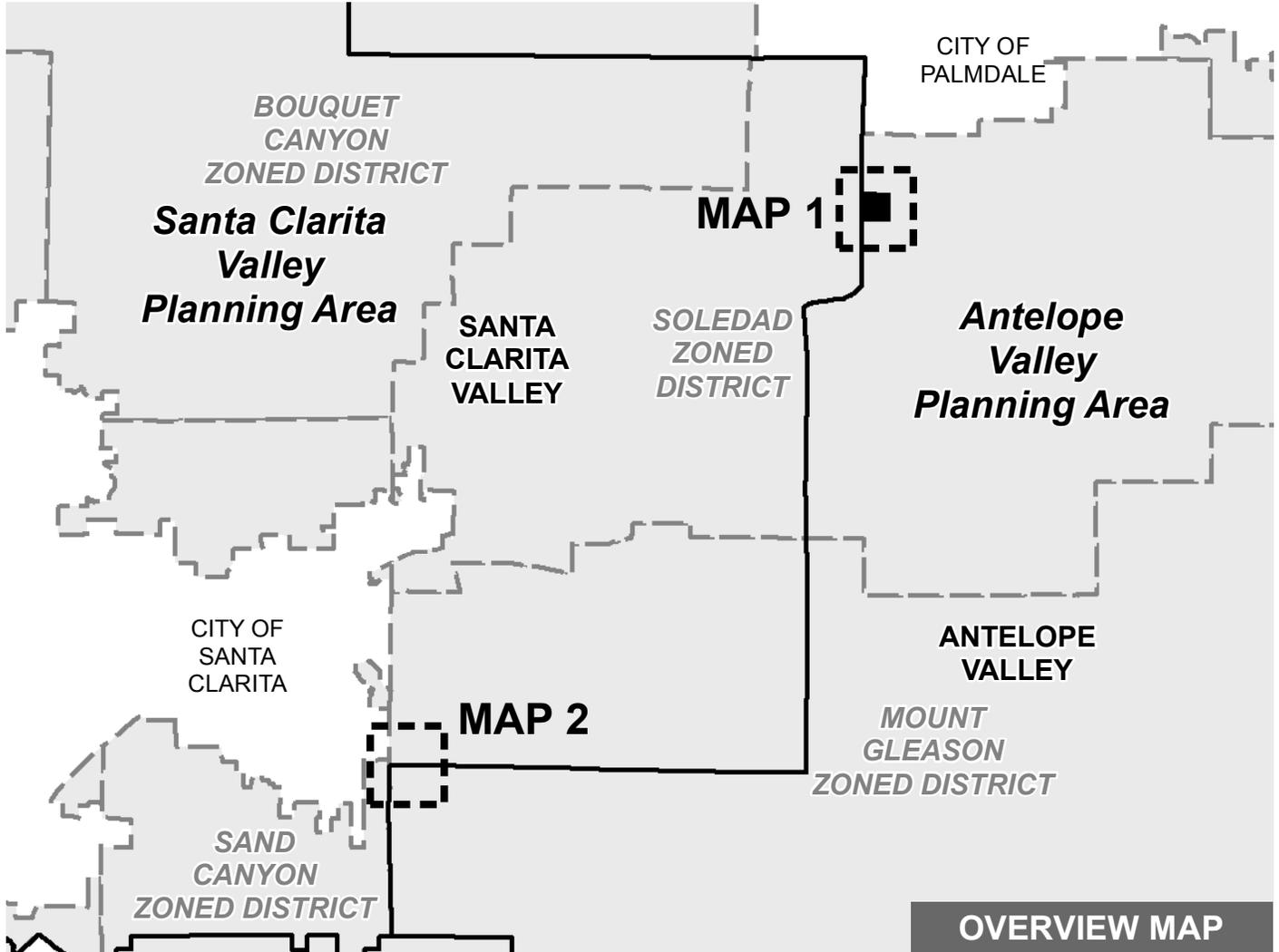
AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

ON: _____

CHANGE TO ADOPTED PLANNING AREAS

REALIGNMENT OF SANTA CLARITA VALLEY AND ANTELOPE VALLEY PLANNING AREAS
AND COMMUNITY BOUNDARIES



0 1.5 3

Miles

COUNTY ZONING MAP
249H165 300H209 300H213
303H209 303H213

DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

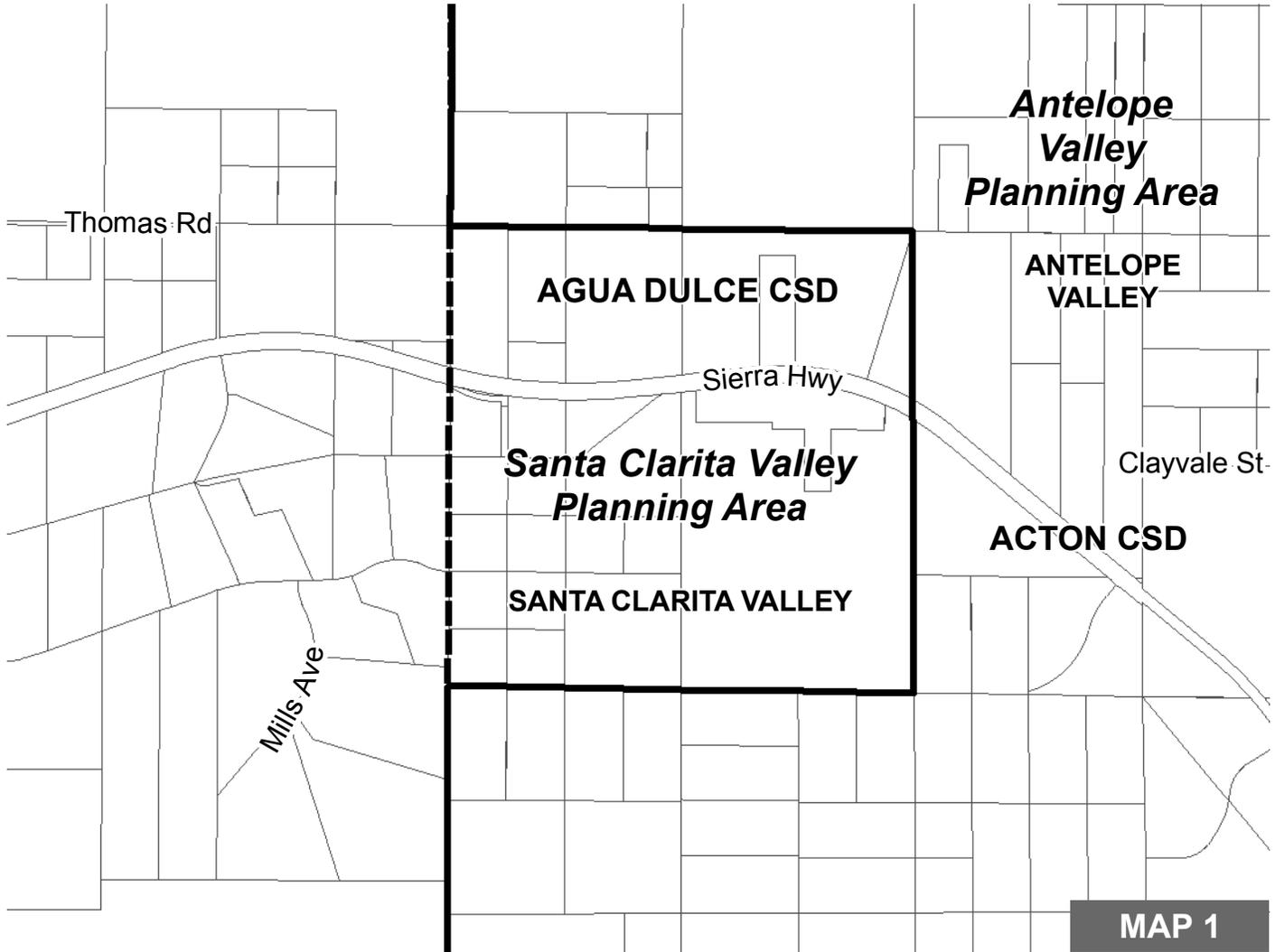
AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

ON: _____

CHANGE TO ADOPTED PLANNING AREAS

REALIGNMENT TO FOLLOW BOUNDARIES BETWEEN THE
AGUA DULCE AND ACTON COMMUNITY STANDARDS DISTRICTS (CSD)



LEGEND:

-  Updated Planning Area / Community Boundary
-  Previous Planning Area / Community Boundary
-  Parcels



0 500 1,000

Feet

COUNTY ZONING MAP

300H209 300H213

303H209 303H213

DIGITAL DESCRIPTION: \ZCO\ZD_SOLEDAD\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

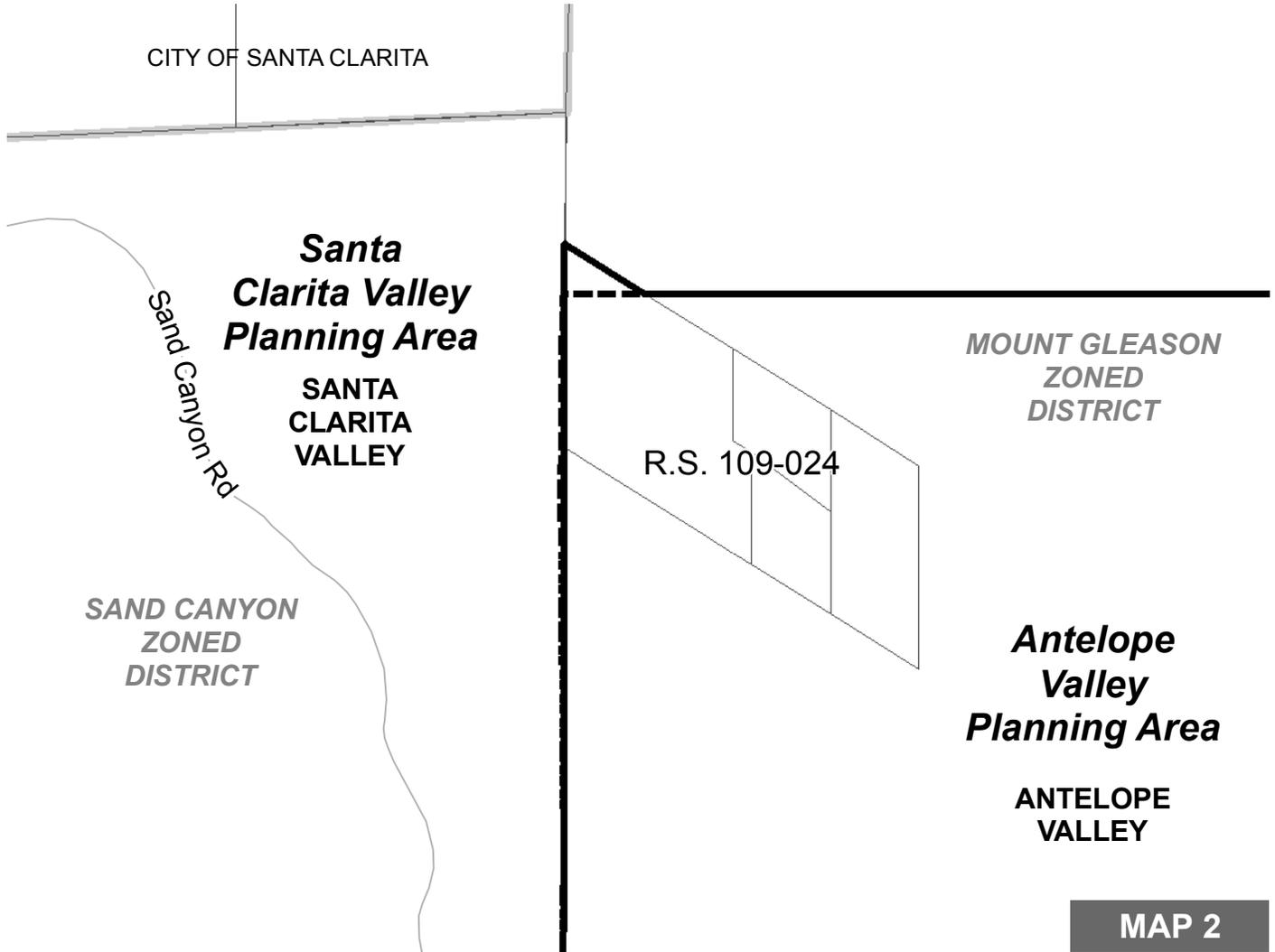
AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

ON: _____

CHANGE TO ADOPTED PLANNING AREAS

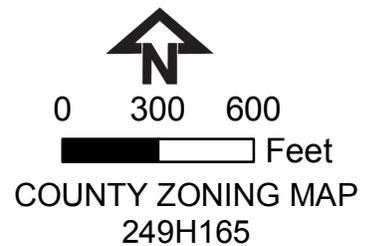
REALIGNMENT TO FOLLOW CORRECTED PARCEL BOUNDARIES
FOR RECORD OF SURVEY MAP, BOOK 109, PAGE 24



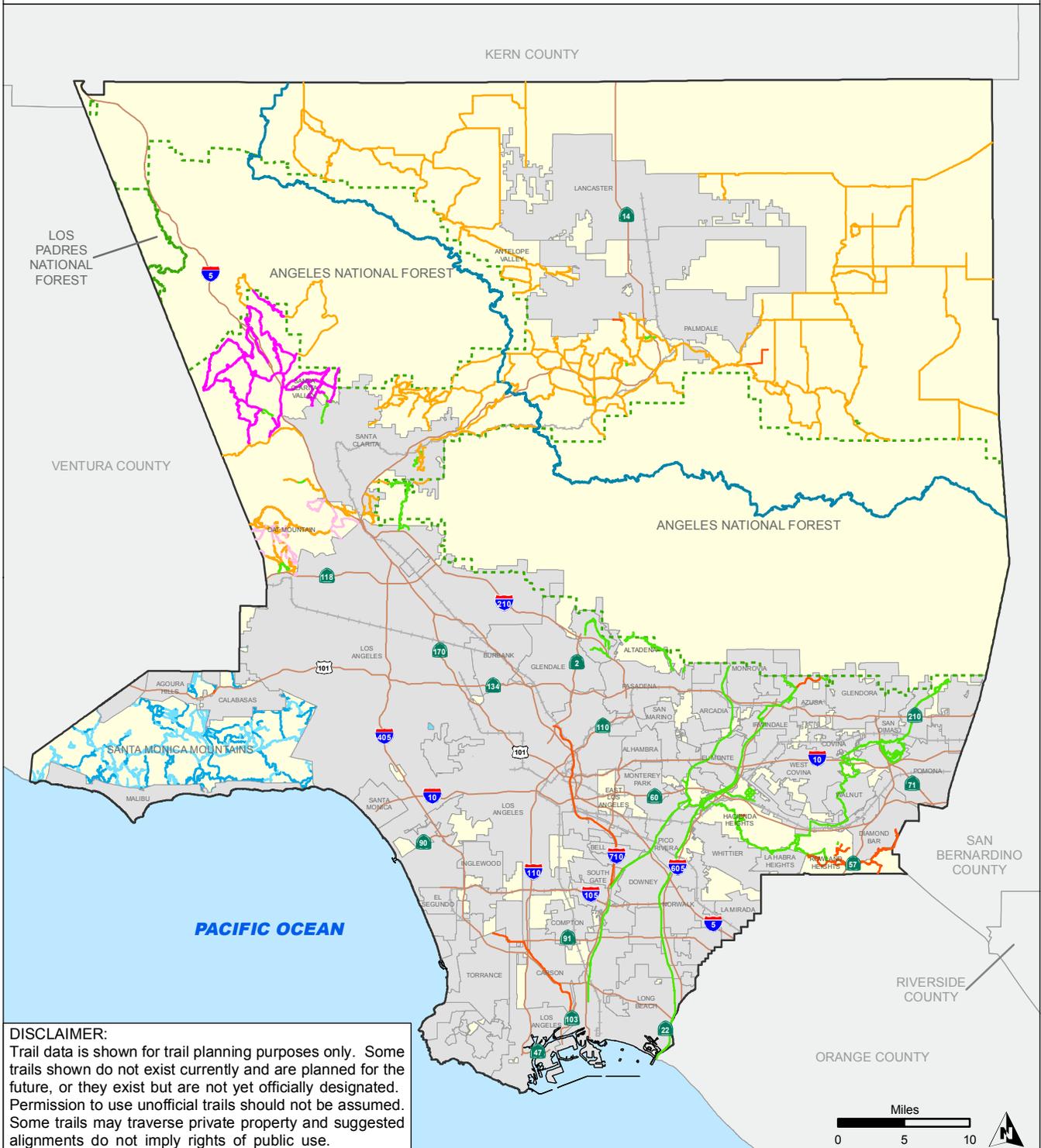
MAP 2

LEGEND:

-  Updated Planning Area / Community Boundary
-  Previous Planning Area / Community Boundary
-  Parcels
-  City Boundary



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR



- Existing County Trail*
- Proposed County Trail*
- Existing Conservancy Trail*
- Federal/National Forest Trails*
- Pacific Crest Trail*
- Proposed County Trail*
- Proposed County Trail (from adopted 2016 Castaic Area Multi-Use Trails Plan)*
- Existing Network**
- Proposed Network**
- Unincorporated Areas
- Cities

Source: Department of Regional Planning, May 2014. Additional Sources: *Department of Parks and Recreation: October, 2016, **National Park Service (Santa Monica Mountains): April, 2012.

**RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2017003368-(5)
ADVANCE PLANNING NO. RPPL2017005805**

WHEREAS, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350), the County of Los Angeles (“County”) is authorized to adopt amendments to its General Plan and elements thereof; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), the County is authorized to adopt amendments to Title 22 of the County Code (“Zoning Ordinance”);

WHEREAS, in 2012 the County Board of Supervisors (“Board”) adopted Plan Amendment No. 2009-00006-(5) which amended both the County General Plan and the Santa Clarita Valley (“SCV”) Area Plan, and Zone Change No. 2009-00009-(5) which amended the County Code and rezoned properties within the SCV Area Plan to ensure zoning consistency; and

WHEREAS, pursuant to Part 2 of Chapter 22.16 of the County Code, the County is authorized to adopt zone changes; and

WHEREAS, the County Regional Planning Commission (“Commission”) has conducted a public hearing in the matter of an amendment to the SCV Area Plan, the Antelope Valley (“AV”) Area Plan and the General Plan relating to the Santa Clarita Valley Area Plan Maintenance Project (“Project”) on August 30, 2017 and November 8, 2017; and

WHEREAS, the Regional Planning Commission finds as follows:

1. In November 2012, the Board adopted a comprehensive update to the SCV Area Plan. Developed jointly with the City of Santa Clarita, the effort, also known as “One Valley One Vision,” was in recognition of the mutual need to coordinate land uses, development, infrastructure, and the conservation of natural resources and other common planning objectives for the SCV. The SCV Area Plan Update encompassed approximately 427.5 square miles, and included revised area plan policies and land use policy map, and zoning consistency.
2. The Commission initiated the Project on May 17, 2017 to address maintenance and certain fixes as well as corrections to unintentional errors in the years following a plan’s adoption.
3. The Project scope includes a Plan Amendment and Zone Change Ordinance, as follows:

DRAFT

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
DRAFT RESOLUTION
PAGE 2**

- a. Correction of an error made to plan and zoning designations for Assessor Parcel No. 2865-008-007 in the community of Castaic, to be consistent with the existing use;
 - b. Correction of an error made to plan and zoning designations for Assessor Parcel No. 2826-008-042 in the community of Valencia, to be consistent with the existing use;
 - c. Adjustment of the boundary between the SCV Area Plan and the Antelope Valley (“AV”) Area Plan, to include the entire Agua Dulce Community Standards District within the SCV Area Plan; no land use category or zone changes are proposed;
 - d. Correction of the location of Assessor Parcel Nos. (APN) 3210-024-004, 3210-024-003, 3210-024-002, and 3210-024-001 in the Sand Canyon area within the AV Area Plan to be consistent with plan and zoning designations matching the mapped Assessor information, and adjust the plan boundary between the SCV Area Plan and AV Area Plan to avoid any split lots; and
 - e. Incorporation of the Castaic Area Multi-Use Trails Map into the SCV Area Plan and General Plan; the Castaic Area Multi-Use Trails Map as previously adopted by the Board in October 2016.
4. Pursuant to California Environmental Quality Act (CEQA) Guidelines §15378 and §21065, this action is not considered a project and therefore not subject to CEQA. CEQA Guidelines §15378 and CEQA statute §20165 define the term “project” as the whole of an action which has the potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment. This amendment would not have the potential to result in a direct or indirect physical change in the environment as all of the components undertaken for this effort are administrative and for the purpose of correcting errors discovered after the adoption of the SCV Area Plan.

If determined otherwise, this proposed amendment would be exempt pursuant to CEQA Guidelines §15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This amendment would not have the potential for causing a significant effect on the environment as it correctly implements what was approved on November 27, 2012 with the adoption of the SCV Area Plan and Environmental Impact Report as certified by the Board.

5. Pursuant to the provisions of Section 22.60.174 and 22.60.175 of the County Code, the public hearing notice was published in The Santa Clarita Valley Signal and The Antelope Valley Press on July 22, 2017. Staff also mailed more than 400 hearing notices on July 13, 2017, including those properties affected by a plan or zoning designation, within 1,000 feet of such change, and on the Department’s courtesy list. Staff also informed members of the Agua Dulce Town Council on May

DRAFT

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
DRAFT RESOLUTION
PAGE 3**

10, 2017, the Acton Town Council on May 15, 2017, and the City of Santa Clarita on August 9, 2017.

6. California Senate Bill 18 (SB18) added Section 65352.3 to the Government Code requiring that prior to the adoption of or any amendment to a county's general plan, the county shall conduct consultations with California Native American tribes that are listed by the Native American Heritage Commission ("NAHC") for the purpose of preserving or mitigating impacts to identified cultural resources located within the county's jurisdiction. From the date the Native American tribe is contacted, the tribe has 90 days in which to request a consultation, unless a shorter timeframe has been agreed to by the tribe. Nine tribes were listed on the NAHC consultation list for the project area, and have been contacted by staff. Two tribes have contacted staff to date. The consultation timeframe is required to be completed prior to Board adoption of these amendments.
7. On August 30, 2017, the Commission held a duly-noticed public hearing for the project. The Commission continued the matter to November 8, 2017 to allow for consultation with the appropriate Native American tribes.
8. On November 8, 2017, the Commission held the continued public hearing for the project. A presentation was given by Department staff.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider Project No. 2017003368-(5), which includes Advance Planning No. RPPL2017005805 to amend land use designations and change zoning within the Santa Clarita Valley Area Plan, amend the boundaries of the Santa Clarita Valley Area Plan and the Antelope Valley Area Plan and related General Plan Planning Areas Framework Map, and incorporate the Castaic Multi-Use Trails Map into the Santa Clarita Valley Area Plan and General Plan; and
2. Determine that the proposed amendments and associated zone changes are not considered a project pursuant to California Environmental Quality Act guidelines and statutes; and
3. Find all components of Advance Planning No. RPPL 2017005805 are consistent with the Santa Clarita Valley Area Plan, the Antelope Valley Area Plan and the General Plan; and therefore
4. Adopt all components of Advance Planning No. RPPL 2017005805.

DRAFT

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
DRAFT RESOLUTION
PAGE 4**

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on November 8, 2017.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Starr Coleman
Deputy County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: November 8, 2017

MC:SMT:RDM
10/26/17

DRAFT



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 17, 2017

TO: Doug Smith, Chair
David W. Louie, Vice Chair
Laura Shell, Commissioner
Elvin W. Moon, Commissioner
Pat Modugno, Commissioner

FROM: David McDonald, Senior Regional Planner
Community Studies North Section

PROJECT NO. 2017003368-(5) – ADVANCE PLANNING NO. RPPL2017005805
SANTA CLARITA VALLEY AREA PLAN MAINTENANCE PROJECT
RPC MEETING: AUGUST 30, 2017 - AGENDA ITEM NO. 8
**** REQUEST FOR CONTINUANCE ****

BACKGROUND

On November 27, 2012, the Los Angeles County (County) Board of Supervisors approved the Santa Clarita Valley Area Plan (SCV Plan) Update, an area plan for the unincorporated portions of the Santa Clarita Valley (SCV). Developed jointly with the City of Santa Clarita, the effort, also known as “One Valley One Vision,” was in recognition of the mutual need to coordinate land uses, development, infrastructure, and the conservation of natural resources and other common planning objectives for the SCV.

Soon after a plan goes into effect, staff and the public often find areas where implementation can be improved, or where minor corrections are needed. After 5 years of implementation, it is clear that several areas of the SCV Plan require minor improvement or correction. This effort is the Santa Clarita Valley Area Plan Maintenance Project. Your Commission initiated work on this project on May 17, 2017.

STAFF RECOMMENDATION

This current request is for your Commission to continue the matter to ensure that appropriate time is provided for any Native American Tribal consultation requests associated with this project. This consultation opportunity complies with Government Code Section 65351 to ensure opportunity for involvement of California Native American Indian tribes during an amendment of the General Plan.

Project No. 2017003368-(5)
August 17, 2017
Page 2 of 2

Based on the foregoing, staff recommends that your Commission continue the public hearing to November 8, 2017 to give sufficient time for any affected tribes to request consultation on the project.

SUGGESTED MOTION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING ON THE MATTER TO NOVEMBER 8, 2017.

MC:ST:DM



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

October 26, 2017

TO: Doug Smith, Chair
David W. Louie, Vice Chair
Laura Shell, Commissioner
Elvin W. Moon, Commissioner
Pat Modugno, Commissioner

FROM: David McDonald, Senior Regional Planner
Community Studies North Section

**SUBJECT: SANTA CLARITA VALLEY AREA PLAN MAINTENANCE PROJECT
PROJECT NO. 2017-003368-(5)
ADVANCE PLANNING NO. RPPL2017005805
NOVEMBER 8, 2017 – AGENDA ITEM NO. 7**

BACKGROUND

On November 27, 2012, the Los Angeles County (County) Board of Supervisors (Board) approved the Santa Clarita Valley (SCV) Area Plan Update, an area plan for the unincorporated portions of the SCV. Developed jointly with the City of Santa Clarita, the effort, also known as "One Valley One Vision," was in recognition of the mutual need to coordinate land uses, development, infrastructure, and the conservation of natural resources and other common planning objectives for the SCV.

The SCV Area Plan Update encompassed approximately 427.5 square miles of unincorporated County and included revised area plan policies, zoning and land use plan consistency. Several hundred lots had land use plan category and zone changes. An Environmental Impact Report (EIR) was prepared for the project and certified by the Board at time of SCV Area Plan Update adoption.

The project at this time is to correct some zoning and plan designation inconsistencies that were inadvertently created by the Plan, adjust the Plan boundary and incorporate into the Plan recently adopted trails plans.

The project was first scheduled for public hearing before your Commission on August 30, 2017, and was continued without discussion to November 8, 2017 at staff's request to November 8, 2017 to allow for consultation with the appropriate Native American tribes.

PROJECT DESCRIPTION

A Plan Amendment to the County General Plan, SCV Area Plan, and the Antelope Valley (AV) Area Plan is proposed for this SCV Plan Maintenance Project (Project) as well as Zone Changes for zoning consistency. Each component of the Project is listed and described further below:

A. Plan Land Use Category and Zone Changes within the SCV Area Plan

Land use categories and zoning designations were found to have been unintentionally changed as part of the SCV Area Plan adoption. This requires a Plan Amendment to the SCV Area Plan, and Zone Changes as follows:

1. Castaic Lot

- *Location:* APN 2865008007 within the community of Castaic;
- *Existing Use:* Part of the Castaic Studios, which is located on two lots;
- *Plan Amendment:* H30 (Residential 30) to IL (Light Industrial) (See Attachment 1, Map 1);
- *Zone Change:* R-3 (Limited Density Multiple Residence) to M-1 (Light Manufacturing) (See Attachment 2, Map 1);
- *Rationale:* The current land use and zone, which was changed as part of the SCV Area Plan Update, does not allow the existing use by right. Staff proposes the plan amendment to the previous IL land use category and previous M-1 zoning, for consistency with the intent of the SCV Area Plan and existing use of these lots.

2. Valencia Lot

- *Location:* APN 2826008042 within the community of Valencia;
- *Existing Use:* Automobile service station and convenience store facility, which is located on two lots;
- *Plan Amendment:* H5 (Residential 5) to CM (Major Commercial) (See Attachment 1, Map 2);
- *Zone Change:* R-1 (Single Family Residence) to C-3 (General Commercial) (See Attachment 2, Map 2);
- *Rationale:* The current land use and zone, which was changed as part of the SCV Area Plan Update, does not allow the existing use by right. Staff proposes the plan amendment to the previous CM category and previous C-3 zoning, for

consistency with the intent of the SCV Area Plan and the existing use of these lots.

B. Adjustments between the SCV Area Plan and AV Area Plan Boundaries

1. Agua Dulce Area

- *Location:* Twenty-five (25) lots (Assessors Map Book 3216, Page 009) are currently within the Agua Dulce Community Standards District (CSD) and in the AV Area Plan;
- *Existing Use:* Varies;
- *Plan Amendment/Plan Boundary Adjustment:* Include all of the Agua Dulce CSD within the SCV Area Plan (See Attachment 3, Map 1). The existing RL5 (Rural Land 5) land use category on the affected lots is not proposed to change;
- *Zone Change:* Not proposed. The existing A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zoning on the affected lots is not proposed to change;
- *Rationale:* Much of the Agua Dulce CSD is currently within the SCV Area Plan and this action will make the entire CSD area within the same Area Plan.

2. Sand Canyon Area

- *Location:* Five lots (Assessors Map Book 3210, Page 024), including four residential lots, in the Sand Canyon area of the Angeles National Forest and within the AV Area Plan and one US Forest Service lot;
- *Existing Use:* Residential and unimproved;
- *Plan Amendment:* Location of RL20 (Rural Land 20) lots and OS-NF (Open Space – National Forest) (See Attachment 1, Map 3);
- *Zone Change:* Location of A-2-2 Zone and W (Watershed) Zone (See Attachment 2, Map 3);
- *Plan Amendment/Plan Boundary Adjustment:* Include all of RL20 residential parcels within the AV Area Plan (See Attachment 3, Map 2).
- *Rationale:* After the Sand Canyon Fire in 2016, four lots were discovered by the County Department of Public Works (DPW) to be incorrectly mapped. The correct location of the residential lots were found to be 637.5 feet to the north. These lots were designated (in the previous mapped location) as RL20 land use category and A-2-2 zoning, and surrounded by a fifth lot in the Angeles National Forest with OS-NF land use plan category and W zoning. The County Assessor's office has already corrected their maps and database, and the current proposed changes are for consistency with the corrected lot locations. The plan boundary adjustment is also to ensure that lots are not split between the SCV Area Plan and the AV Area Plan (See Attachment 4, Map 2).

In addition, the following updated mapping information is being included as part of the Plan Amendment:

C. Incorporate Castaic Area Multi-Use Trails Map

- *Update:* Incorporate the Castaic Area Multi-Use Trails Map into the SCV Area Plan and General Plan (See Attachment 4, Regional Trail System, Castaic Area Multi-Use Trails Map).
- *Rationale:* In October 2016, the County Board of Supervisors adopted the Castaic Area Multi-Use Trails Map. This project incorporates the adopted trails map into the SCV Area Plan and General Plan, including Geographic Information System (GIS) data.

D. General Plan Planning Areas Framework Map

- Amend the General Plan Planning Areas Framework Map to reflect the adjusted boundary between the SCV Planning Area and AV Planning Area, which should match the boundaries of the SCV Area Plan and AV Area Plan.

OUTREACH AND PUBLIC NOTIFICATION

A Notice of Public Hearing was mailed on July 13, 2017 to all affected property owners with zone changes and/or plan designation changes, plan boundary changes, and the surrounding 1,000 feet of those properties as well as to the applicable courtesy lists, for a total of more than 400 notices. Zone Change letters were also sent to the six properties whose zoning and land use designations are being changed. We contacted the City of Santa Clarita by phone on August 9, 2017 and explained the project components.

A newspaper advertisement for the Notice of Public Hearing was posted in The Santa Clarita Valley Signal and in The Antelope Valley Press on July 22, 2017. A copy of the May 17, 2017 RPC Staff Report and the Hearing Notice for the August 30, 2017 RPC Hearing were mailed to the Acton-Agua Dulce Library on July 13, 2017 and are also available on the project website.

Native American Tribal Consultations

California Senate Bill 18 (SB18) added Section 65352.3 to the Government Code requiring that prior to the adoption of or any amendment to a county's general plan, the county shall conduct consultations with California Native American tribes that are listed by the Native American Heritage Commission (NAHC) for the purpose of preserving or mitigating impacts to identified cultural resources located within the county's jurisdiction. From the date the Native American tribe is contacted, the tribe has 90 days in which to request a consultation, unless a shorter timeframe has been agreed to by the tribe.

There are nine tribes listed on the NAHC consultation list for the project area. Three of those tribes, the Fernandeno Tatavium Band of Mission Indians, the Gabrielino-Tongva Tribe and the San Manuel Band of Mission Indians were part of the initial SB18 consultation requests, and notified by emailed letter with relevant attachments in August 2017. Additional tribes as listed in the database provided by NAHC were similarly consulted on October 18, 2017. Those tribes are as follows: San Fernando Band of Mission Indians; Gabrieleno Band of Mission Indians – Kizh Nation; Gabrieleno/Tongva Sand Gabriel Band of Mission Indians; Gabrielino/Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; and Gabrielino-Tongva Tribe. Consultation would be required to be complete prior to the adoption of these plan amendments.

Of the two tribes that have contacted staff to date, one tribe indicated that a consultation was not required. One tribe requested that additional information be provided to specific property owners informing them of the potential tribal cultural resources on their property and the related policies in the SCV Area Plan that apply.

CORRESPONDENCE

Other than tribal consultation as discussed above, to date, there has been only one inquiry from one of the property owners with an existing use affected by a zone change reversion. Their questions were answered to their satisfaction. No other public comments or correspondence have to date been received.

ENVIRONMENTAL DETERMINATION

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15378 and §21065, your Commission's action is not considered a project and therefore not subject to CEQA.

CEQA Guidelines §15378 and CEQA statute §20165 define the term "project" as the whole of an action which has the potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment. This action would not have the potential to result in a direct or indirect physical change in the environment as all the components undertaken for this effort are administrative and for the purpose of correcting errors and implementing the intent of the SCV Area Plan and as analyzed by its EIR.

If determined otherwise, this proposed plan amendment and zone changes would be exempt pursuant to CEQA Guidelines §15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This action does not have the potential for causing a significant effect on the environment as it is

consistent with and correctly implements what was approved by the Board in November 2012 with the adoption of the SCV Area Plan and the Final EIR.

A. *Plan Land Use Category and Zone Changes within the SCV Area Plan*

The Castaic lot and Valencia lot had inadvertent land use category and zone changes made during the SCV Area Plan. Since these changes were made in error and not intentional, they are therefore consistent with the SCV Area Plan EIR No Project Alternative as a reversion to previous zoning, and no further environmental analysis is necessary.

B. *Adjustments between the SCV Area Plan and AV Area Plan Boundaries*

For the Agua Dulce CSD area, the Area Plan boundary adjustment between SCV Area Plan and AV Area Plan does not include changes to the land use category or zoning for any of the lots involved. The action is being carried out as the Agua Dulce CSD is currently within both Area Plans. As the land use categories and zoning are comparable within both Area Plans, this action does not require additional environmental review.

For the Sand Canyon area, the Area Plan boundary adjustment between the SCV Area Plan and AV Area Plan corrects the land use designation and zoning mapping location. These lots were designated with the appropriate land use category and zoning, and were since discovered to be mapped in the wrong location. This action corrects that error and there are no changes to existing land uses. Therefore, no further environmental review is necessary.

C. *Incorporate Castaic Area Multi-Use Trails Map*

The Castaic Area Multi Use Trails Map was adopted by the County Board in 2016 with its own certified EIR. This action includes the adopted trails map into the General Plan and SCV Area Plan maps to reflect this prior action. Therefore, no further environmental review is necessary.

D. *General Plan Planning Areas Framework Map*

This action to adjust the boundary between the SCV Planning Area and AV Planning Area reflects the adjusted SCV Area Plan and AV Area Plan boundary as part of B above, in the General Plan Planning Area Framework Maps. As described above, no environmental review is required for this component.

STAFF ANALYSIS

After a comprehensive Area Plan update, such as the SCV Area Plan, maintenance is routinely required to correct unintentional errors and/or inconsistencies. Several needed

corrections to the SCV Area Plan have come to the attention of staff since its adoption. The project components described above, are all administrative, corrective and consistent with the analysis and conclusions of the SCV Area Plan, and EIR addressing any potential environmental impacts.

A. *Plan Land Use Category and Zone Changes within the SCV Area Plan*

For the Castaic and Valencia lots, the actions described implement the intent of the SCV Area Plan. The intent was not to change the plan category and zoning on those specific lots such that the existing uses are no longer permitted by right. The plan amendment and zone change revert the designations on these properties to that before the SCV Area Plan Update.

B. *Adjustments between the SCV Area Plan and AV Area Plan Boundaries*

Land use categories or zoning will not change on any of the lots within the Agua Dulce area. Including the entire Agua Dulce CSD area within the SCV Area Plan is consistent with SCV Area Plan Policy LU-1.2.10, which states in part to maintain community character in accordance with the Agua Dulce CSD. Therefore, having the entire CSD within the SCV Area Plan is consistent with this policy.

For the Sand Canyon area, the four lots being shifted to their proper mapped locations also affects the boundary between the AV Area Plan and the SCV Area Plan. The lots were developed in the correct location and the action proposed to match their mapped location to their actual location, is appropriate. By adjusting the boundary between the two Area Plans, this eliminates lots from being split into both Area Plans.

C. *Incorporate Castaic Area Multi-Use Trails Map*

Amending the maps to include the Board-adopted Castaic Area Multi-Use Trails Map into the SCV Area Plan and the General Plan, is consistent with the following General Plan and SCV Area Plan policies:

General Plan

- Policy P/R 4.1: Create multi-use trails to accommodate all users.
- Policy P/R 4.4: Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.
- Policy P/R 4.6: Create new multi-use trails that link community destinations including parks, schools and libraries.

SCV Area Plan

- Policy LU-8.1.2: Implement a master plan for trails throughout the Santa Clarita Valley to serve all residents.

This project component is therefore consistent with the SCV Area Plan and the General Plan.

D. General Plan Planning Areas Framework Map

This component amends the General Plan Planning Areas Framework Maps to be consistent with the changes made to the Area Plans boundaries and therefore achieves consistency between the General Plan and the Area Plans.

The components of this maintenance effort have been analyzed by county staff and found that these are necessary administrative and corrective actions. These actions are consistent with the SCV Area Plan, the AV Area Plan and the County General Plan. Staff has also determined there is no need for further environmental review since these proposed actions are not considered a project under CEQA.

STAFF RECOMMENDATION

Therefore, staff recommends that your Commission close the public hearing, and recommend to the Board approval of the Project.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE SANTA CLARITA VALLEY AREA PLAN MAINTENANCE PROJECT, WHICH INCLUDES PLAN AMENDMENTS TO THE SANTA CLARITA VALLEY AREA PLAN, ANTELOPE VALLEY AREA PLAN AND GENERAL PLAN, AND ASSOCIATED ZONE CHANGES.

MC:SMT:DM

Attachments:

- 1: Land Use Category Change Maps
- 2: Zone Change Maps
- 3: Area Plan Boundary Change Maps
- 4: Regional Trail System Castaic Area Multi Use Trails Map
- 5: Draft Resolution