

**RESOLUTION  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**PROJECT NO. R2007-01226-(5)  
PLAN AMENDMENT NO. 2009-00006-(5)  
ZONE CHANGE NO. 2009-00009-(5)  
ENVIRONMENTAL ASSESSMENT NO. 2009-00080-(5)  
SANTA CLARITA VALLEY AREA PLAN UPDATE (ONE VALLEY ONE VISION)**

**WHEREAS**, pursuant to Article 8 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65450), the County of Los Angeles (County) is authorized to adopt amendments to its General Plan and components thereof, such as Area Plans; 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 the County Zoning Ordinance; and

**WHEREAS**, the County Regional Planning Commission conducted a public hearing on October 5, 2009; November 23, 2009; February 24, 2010; September 29, 2010; December 8, 2010; March 23, 2011; May 25, 2011; and September 28, 2011 regarding Project No. R2007-01226-(5), which includes the following: (i) Plan Amendment No. 2009-00006-(5), which amends both the General Plan and the Santa Clarita Valley Area Plan (Area Plan); (ii) Zone Change No. 2009-00009-(5), which amends the County Zoning Ordinance and rezones properties within the Area Plan to ensure that zoning is consistent with the Area Plan; and (iii) Environmental Assessment No. 2009-00080-(5), which consists of a Program Environmental Impact Report (EIR) for the aforementioned Plan Amendment and related actions; and

**WHEREAS**, the Commission finds as follows:

1. The Area Plan, a component of the County General Plan, guides development and conservation within the unincorporated communities of the Santa Clarita Valley (Valley); and
2. The current Area Plan was adopted by the Board of Supervisors (Board) on February 16, 1984. A comprehensive update was adopted by the Board on December 6, 1990, and the Board has adopted several subsequent amendments; and
3. The current Area Plan has a horizon year of 2010 and must therefore be updated with revised demographic information, maps, goals, objectives, and policies that reflect current conditions, projected growth, and desired outcomes; and

4. The City of Santa Clarita (City) was incorporated on December 15, 1987. The City's first General Plan was adopted by the City Council on June 26, 1991. The City's General Plan guides development and conservation within the City's jurisdiction, which is surrounded by the unincorporated communities of the Valley; and
5. In 2000, the County and City initiated One Valley One Vision (OVOV), an effort to update the County's Area Plan and the City's General Plan with compatible goals, objectives, and policies that would provide cohesive guidance for development and conservation within the entire Valley, which both jurisdictions share; and
6. The OVOV effort acknowledged the common needs and desires of Valley residents, regardless of whether they lived in the City or an unincorporated community; and
7. In January, April, May, and October 2001, the County and City conducted extensive outreach with interested stakeholders, including residents, Town Councils, business owners, real estate developers, and school districts; and
8. The Vision and Guiding Principles are the foundation of the County's updated Area Plan and the City's updated General Plan; and
9. In February 2004, the County and City released a Technical Background Report and subsequently began preparing the County's updated Area Plan and the City's updated General Plan; and
10. In May 2007, a Poster Plan was released, which depicted a Land Use Concept Plan, documented the progress of the OVOV effort, and identified future tasks; and
11. As the OVOV effort proceeded in May 2007, the County and City again conducted outreach meetings with interested stakeholders; and
12. In October 2008, the County released its Preliminary Draft Area Plan and the City released its Preliminary Draft General Plan. The County also launched OVOV-NET, an interactive Geographic Information System mapping tool that the public could access on the Internet; and
13. As the OVOV effort proceeded in November 2008, the County and City again conducted outreach meetings with interested stakeholders; and
14. On September 4, 2009, the County released its Draft Area Plan and Draft Environmental Impact Report (DEIR). To facilitate public review, copies of the Draft Area Plan and DEIR were made available on the Department of Regional

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- Planning Web Site and were provided to County Libraries in Canyon Country, Castaic, Newhall, and Valencia; and
15. On October 5, 2009, the Commission held a public hearing regarding the Draft Area Plan and DEIR at the Castaic Sports Complex; and
  16. The Commission continued the October 5, 2009 public hearing to November 23, 2009, then to February 24, 2010. Over the course of those three dates, approximately 50 individuals testified and the Commission was provided with approximately 100 written comment letters; and
  17. On February 24, 2010, staff reported that the Draft Area Plan and DEIR would be revised and re-circulated in order to address the various issues and concerns that had been raised in the testimony and written comments. The Commission continued the public hearing to September 29, 2010, then to December 8, 2010; and
  18. On November 23, 2010, the County released its Revised Draft Area Plan and Revised Draft Environmental Impact Report (RDEIR). To facilitate public review, copies of the Revised Draft Area Plan and RDEIR were made available on the Department of Regional Planning Web Site and were provided to County Libraries in Acton/Agua Dulce, Castaic, Newhall, and Valencia; and
  19. On December 8, 2010, the Commission directed staff to prepare the Final Draft Area Plan, the Final Environmental Impact Report (FEIR), and a resolution recommending adoption by the Board and also continued the public hearing to March 23, 2011, then to May 25, 2011. Over the course of those three dates, 22 individuals testified and approximately 130 comment letters were received; and
  20. The FEIR includes responses to the environmental issues raised in the aforementioned testimony and written comments during, and after, the RDEIR comment period; and
  21. On June 14, 2011, the City Council adopted the City's updated General Plan and certified the related FEIR, which concluded the City's portion of the OVOV effort; and
  22. On September 15, 2011, the County released its Final Draft Area Plan and FEIR. To facilitate public review, copies of the Final Draft Area Plan and FEIR were made available on the Department of Regional Planning Web Site. In addition, copies of the FEIR were provided to County Libraries in Acton/Agua Dulce in Castaic and were provided to each individual and organization that previously testified or submitted written comments on the RDEIR; and

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23. On September 28, 2011, the Commission closed the public hearing and adopted this resolution; and
24. Plan Amendment No. 2009-00006-(5), if adopted by the Board, would repeal the currently adopted Area Plan and would adopt the Final Draft Area Plan that was developed through the OVOV effort; and
25. The Final Draft Area Plan includes the following Elements, which are compatible with the corresponding Elements in the City's updated General Plan: Land Use; Circulation; Conservation and Open Space; Safety; and Noise; and
26. In addition, Plan Amendment No. 2009-00006-(5), if adopted by the Board, would also amend the currently adopted County General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and
27. Zone Change No. 2009-00009-(5), if adopted by the Board, would change the zoning designations of parcels within the Bouquet Canyon, Castaic Canyon, Mount Gleason, Newhall, Sand Canyon, and Soledad Zoned Districts; and
28. This zone change is necessary to ensure that zoning is consistent with the Final Draft Area Plan land use designations, as required by State Law; and
29. Staff conducted an extensive zoning consistency analysis for all unincorporated communities within the Valley. This zoning consistency analysis accounted for the minimum lot size requirements of the adopted Agua Dulce, Castaic Area, and San Francisquito Canyon Community Standards Districts; and
30. Staff has substantiated that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration, that a need for the proposed zone classifications exists within such area or district, and that the particular properties under consideration are a proper location for said zone classification within such area or district; and
31. Staff has substantiated that the zone change will be in the interest of public health, safety and general welfare and in conformity with good zoning practice; and
32. In addition, Zone Change No. 2009-00009-(5), if adopted by the Board, would also amend the County Zoning Ordinance to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and

33. This amendment to the Zoning Ordinance is necessary to ensure that the County Zoning Ordinance is consistent with the proposed Plan Amendment, as required by State Law; and
34. As a component of the County General Plan, the Area Plan must be consistent with the currently adopted County General Plan; and
35. The Final Draft Area Plan has been developed to be consistent with the currently adopted County General Plan, although the proposed Plan Amendment will amend the currently adopted County General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and
36. The Final Draft Area Plan is consistent with the policies of the currently adopted County General Plan, including but not limited to General Policy 9; General Policy 12; General Policy 13; General Policy 14; General Policy 17; General Policy 22; General Policy 23; General Policy 24; General Policy 49; General Policy 64; General Policy 67; Area-Specific Policy 63 (Santa Clarita Valley); Area-Specific Policy 64 (Santa Clarita Valley); Area-Specific Policy 65 (Santa Clarita Valley); and Area-Specific Policy 66 (Santa Clarita Valley); and
37. The Final Draft Area Plan has also been developed to be consistent with the proposed County General Plan Update; and
38. Staff has determined that a Program EIR is the appropriate environmental document for Plan Amendment No. 2009-00006-(5) and related actions. A Notice of Preparation (NOP) for the Program EIR was distributed in July 2008; and
39. In 2009, a DEIR was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the County's environmental reporting procedures. Written and verbal comments on the NOP were addressed in the DEIR; and
40. A Notice of Completion for the DEIR was filed with the County Clerk and the State Clearinghouse. The formal public review period for the DEIR was from September 4, 2009 to November 2, 2009. Subsequently, the Commission extended the formal review period for the DEIR to February 1, 2010; and
41. An RDEIR was prepared for this project in compliance with CEQA and the County's environmental reporting procedures. Written and verbal comments on the NOP were addressed in the RDEIR; and

42. A Notice of Completion for the RDEIR was filed with the County Clerk and the State Clearinghouse. The formal public review period for the RDEIR was from November 23, 2010 to January 24, 2011; and
43. While substantive changes were only made to the Air Quality, Traffic and Circulation, Global Climate Change, and Water Supply Sections of the DEIR, staff determined that the entire DEIR would be re-circulated for review and comment as an RDEIR; and
44. The FEIR was distributed to the State Clearinghouse, individuals and organizations that submitted comments on the RDEIR, and other interested parties on September 14, 2011. It includes written responses to public testimony and comment letters that were received during, or after, the RDEIR comment period; and
45. The Commission has independently reviewed the information contained in the RDEIR and FEIR; and
46. A mitigation monitoring and reporting program (MMRP) consistent with the conclusions and recommendations of the RDEIR and FEIR has been prepared; and
47. Implementation of Plan Amendment No. 2009-00006-(5) and related actions will result in specifically identified significant effects upon the environment. However, except for significant unavoidable effects related to air quality; global climate change; agricultural resources; biological resources; water service (outside the Castaic Lake Water Agency Service Area); and utilities and infrastructure (solid waste), which cannot be found to be completely mitigated, such specifically identified significant effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated into the MMRP; and
48. With respect to the adverse effects upon air quality; global climate change; agricultural resources; biological resources; water service (outside the Castaic Lake Water Agency Service Area); and utilities and infrastructure (solid waste), which cannot be found to be mitigated to below a level of significance, the Commission has determined that the substantial benefits resulting from implementation of Plan Amendment No. 2009-00006-(5) and related actions outweigh the potential significant unavoidable effects and are acceptable based upon the overriding considerations set forth in the CEQA Findings and Statement of Overriding Considerations provided to the Commission on September 15, 2011; and
49. The CEQA Findings and Statement of Overriding Considerations, which are concurrently adopted by the Commission, are incorporated herein by this reference, as is set forth in full; and

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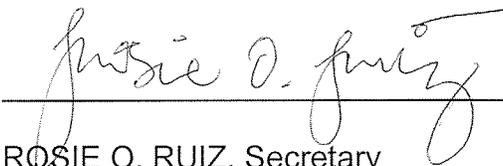
50. The mitigation measures set forth in the FEIR are incorporated into Plan Amendment No. 2009-00006-(5) and related actions. The MMRP identifies the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured; and
51. The MMRP will be provided to the Board concurrently with this resolution.

**THEREFORE BE IT RESOLVED** that the Commission recommends to the Board as follows:

1. That the Board hold a public hearing to consider Project No. R2007-01226-(5), which includes the following: (i) Plan Amendment No. 2009-00006-(5), which amends both the General Plan and the Area Plan; (ii) Zone Change No. 2009-00009-(5), which amends the County Zoning Ordinance and rezones properties within the Area Plan to ensure that zoning is consistent with the Area Plan; and (iii) Environmental Assessment No. 2009-00080-(5), which consists of a Program EIR for the aforementioned Plan Amendment and related actions; and
2. That the Board consider, approve and adopt Plan Amendment No. 2009-00006-(5), which would repeal the currently adopted Area Plan and would adopt the Final Draft Area Plan that was developed through the OVOV effort, and which would also amend the General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and
3. That the Board determine that Plan Amendment No. 2009-00006-(5) is compatible with and supportive of the goals and policies of the General Plan; and
4. That the Board consider, approve, and adopt Zone Change No. 2009-00009-(5), would change the zoning designations of parcels within the Bouquet Canyon, Castaic Canyon, Mount Gleason, Newhall, Sand Canyon, and Soledad Zoned Districts and would also amend the County Zoning Ordinance to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and
5. That the Board determine that Zone Change No. 2009-00009-(5) will be in the interest of public health, safety and general welfare and in conformity with good zoning practice and is compatible with and supportive of the goals and policies of the General Plan and the Final Draft Area Plan; and

6. Certify that the Final Program EIR has been completed in compliance with CEQA and the State and County guidelines related thereto and reflects the independent judgment of the Board; and
7. Find that the Board has reviewed and considered the information contained in the Final Program EIR prior to approving Plan Amendment No. 2009-00006-(5) and related actions; and
8. Determine that the significant adverse effects of implementation of Plan Amendment No. 2009-00006-(5) and related actions, as described in the Final Program EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of Plan Amendment No. 2009-00006-(5) and related actions, as stated in the CEQA Findings and Statement of Overriding Considerations submitted to the Commission on September 15, 2011, which findings and statement are incorporated herein by reference;
9. Approve and adopt the MMRP for the project, incorporated in the Final Program EIR submitted to the Board; and
10. Find that the MMRP is adequately designed to ensure compliance with the mitigation measures during implementation of Plan Amendment No. 2009-00006-(5) and related actions, pursuant to Section 21081.6 of the Public Resources Code.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 28, 2011.



ROSIE O. RUIZ, Secretary  
County of Los Angeles  
Regional Planning Commission

APPROVED AS TO FORM:  
OFFICE OF THE COUNTY COUNSEL

By 

LAWRENCE HAFETZ  
Principal Deputy County Counsel