



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 24, 2010

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

**FROM:** Mitch Glaser, AICP, Supervising Regional Planner *MJG*  
Countywide Studies Section

**SUBJECT: FEBRUARY 24, 2010 -- AGENDA ITEM #6**  
**PROJECT NO. R2007-01226-(5)**  
**PLAN AMENDMENT NO. 20009-00006-(5)**  
**ZONE CHANGE NO. 2009-00009-(5)**  
**ENVIRONMENTAL ASSESSMENT CASE NO. 2009-00080-(5)**  
**SANTA CLARITA VALLEY AREA PLAN UPDATE (ONE VALLEY ONE VISION)**

Staff has received additional correspondence on this matter, which is attached for your consideration.

MWG:mwg



# Castaic Area Town Council

Post Office Box 325, Castaic, California 91310 (661) 295-1156 [www.castaic.org](http://www.castaic.org)

February 22, 2010

County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**Re: Castaic Area Town Council OVOV Conditions Request Summary**

Dear Planning Commissioner,

Thank you again for your draft of the OVOV Future General Plan document and for hosting a hearing in Castaic this past October.

The following points summarize our biggest concerns:

1. Support of a limited secondary highway from Copperhill Road to Castaic for a much needed secondary access (see letter dated 4/22/09)
2. Keeping our existing CSD's in effect (see letter dated 11/10/09)
3. Support all previously approved projects being grandfathered. (see letter dated 11/10/09)
4. Support a land use designation of RL2 in the Charlie Canyon area (see letter dated 9/22/09)
5. Supports a land use designation of RL2 in the Sloan/Romero Canyon areas (see letter dated 9/22/09)
6. Support of keeping the County clustering provision the same as in our existing CSD (see letter dated 1/25/10)

Sincerely,

Robert Kelly

President Castaic Area Town Council

cc. Paul Novak  
Rosalind Wayman  
Rose Hamilton  
Mitch Glaser  
CATC

February 11,2010

Mitch Glaser  
County of Los Angeles  
Department of Regional Planning  
320 West Temple, LA 90012

Subject; OVOV

Dear Mr. Glaser

I am the Property owner at 22400 The Old Rd. Newhall. I have 6 parcels totaling over 250 Ac. I am very much against your proposed zone change to RL 10.

Part of my property is zoned M1 with a conditional use permit for storage. The other part of my property is zoned A2-1 which I use for agriculture.

With my current zone I am allowed approximately 125 lots. With your proposal it will only be worth 25 lots. This is totally unfair for you to do to me and my family.

I respectfully request you to consider a change to RL 2 which would preserve our family's property.

Sincerely,

R. Fred McHaddad

(818) 780-0169

A handwritten signature in black ink, appearing to read "R. Fred McHaddad". The signature is written in a cursive style with a large, sweeping flourish at the top.

Cc Paul Novac

FEB 22 2010

**Bouquet Canyon Land Fund 8, LLC**  
212 S. Palm Avenue, Suite 200, Alhambra, California 91801  
Telephone (626) 282-3100 / Fax (626) 282-6588

FEB 22 2010

February 17, 2010

Mr. Mitch Glaser  
Los Angeles County Department of Regional Planning  
320 West Temple Street, Room 1354  
Los Angeles, CA 90012

**Re: Santa Clarita Valley Area Plan Update – Proposed Changes to Land Use Designations and Zoning for APNs 2812-005-004,-018,-019,-032-035, 2812-006-001,-002,-004-005, and 2813-014-001,-004. -- REVISED**

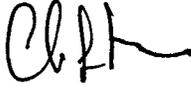
Dear Mr. Glaser:

Bouquet Canyon Land Fund 8, LLC (“Bouquet Canyon”), the current applicant and owner of Tentative Tract Maps 52192 and 52193 in unincorporated Los Angeles County, has recently become aware of new changes to the Land Use Designations and Zoning for the above referenced parcels as part of the Santa Clarita Valley Area Plan Update. We strongly oppose the revisions proposed on the September 2009 Draft Land Use Policy Map, which change the land use designation from H2-Large Lot Residential (0-2 per acre) to RL1-Rural Living (1 acre min) and RL10 (10 acre min). We respectfully request that the County restore the land use designation H2-Large Lot Residential that was originally proposed on the October 2008 Draft Land Use Policy Map. The October 2008 designation is more consistent with the pattern of development extending to the south and west of the property and the existing Santa Clarita Valley Area Plan, which is guiding our ongoing entitlement process. For reference, the property currently has a range of zoning including A-2-1, A-1-11000/20000, R-A-6500/7000, R-1-6500/9000/12000, and C-2, although the bulk is R-A/R-1.

Bouquet Canyon has spent significant time and resources over the last few years analyzing the site and developing a development proposal that is responsive to current regulations and sensitive to the surrounding area. In addition to providing 344 low-density residential lots, the project currently has sites set aside for a park and an elementary school and will link various trails identified in the County’s Trail Master Plan. While conditions on the Tentative Tract Maps are not firmly set, it is anticipated that the project will also participate in improvements to Bouquet Canyon and Vasquez Canyon Roads, which were severely impacted during the floods of 2005 and are targeted in the County’s Bridge and Major Thoroughfare Plan, as well provide all-weather access across the Bouquet Canyon Wash for several adjacent property owners. These amenities and public improvements are directly tied to the project and are at risk under the proposed changes. Furthermore, the proposed one-acre minimum (gross) lot size would encourage the development footprint to extend into the hillsides and other open space areas instead of being focused primarily in the flat portions of the site as it is now.

While we diligently work on resolving the few remaining technical issues on the project prior to completing an EIR and securing tentative map approval, we cannot be certain of when this may occur. The recent changes to the Draft Land Use Policy Map place both our past and current efforts at significant risk. We would enjoy meeting with you to go over the justifications for the late changes to the Map and discuss how the site and current development proposal fits in with the existing pattern of development and contributes to the emerging vision for the Santa Clarita Valley. If you are available to meet in the next few weeks, please let us know. You can reach me at the number below.

Very Truly Yours,



Chad J. Stadnicki  
Bouquet Canyon Land Fund 8, LLC

e: [cstadnicki@gmail.com](mailto:cstadnicki@gmail.com) / m: 323.875.3562

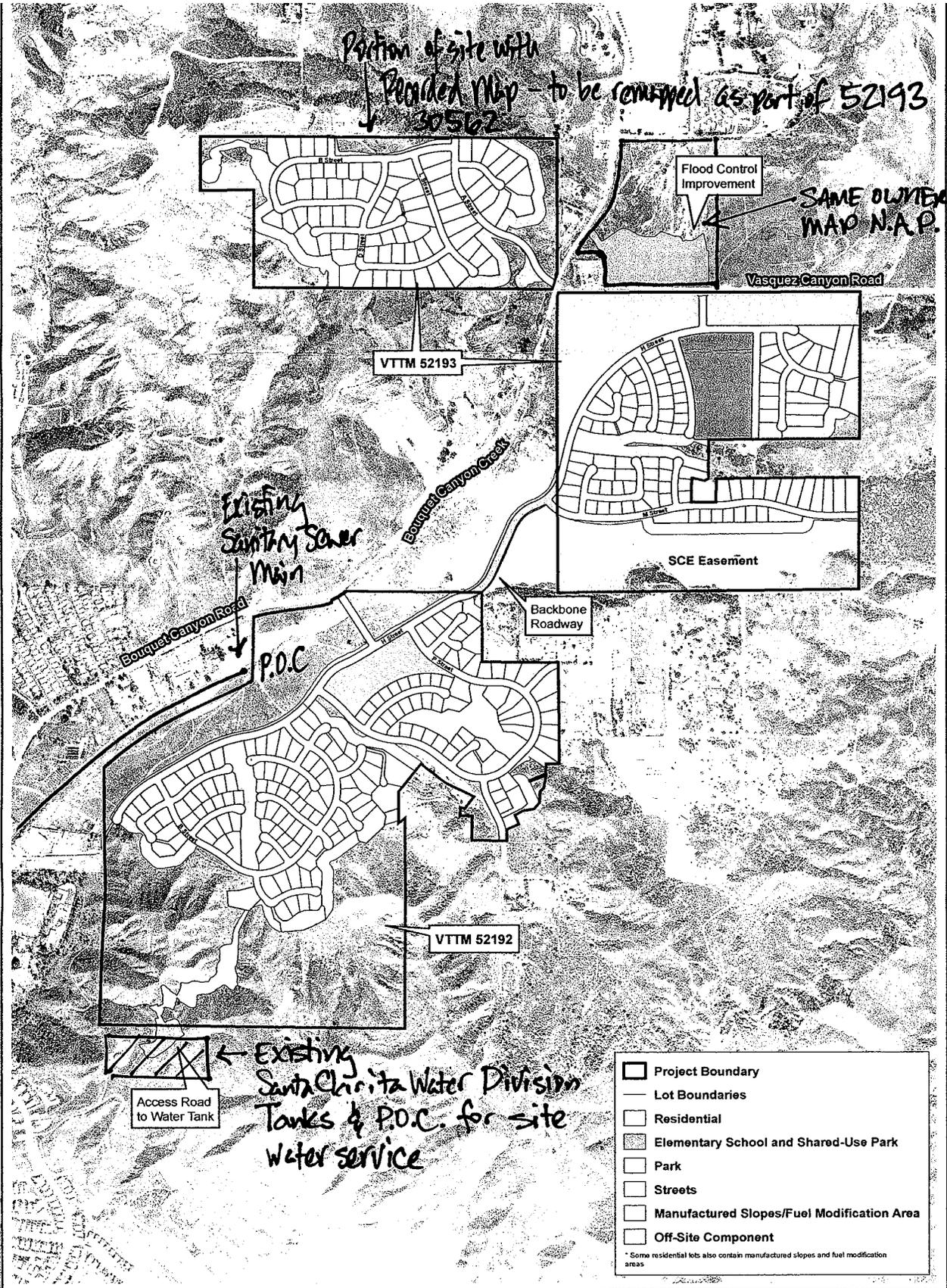
Attachments

**VTTM 52192 & 52193  
Points of Consideration**

1. Sites have frontage along a Secondary Highway (Bouquet Canyon Road) and a Limited Secondary Highway (Vasquez Canyon Road).
2. Both water and sanitary sewer connections are at the site boundary for VTTM 52192, and service will be provided to VTTM 52193 through VTTM 52192.
3. The site is NOT located in an SEA.
4. Proposed project does not disturb ridgeline (aside from water reservoir access road) between the site and the existing Plum Canyon project to the South (designated as H5 land use).
5. Any liquefaction potential on site can be mitigated according to Soils and Geology reports already submitted to LA County.

Partion of site with  
 Revised Map - to be removed as part of 52193  
 30562

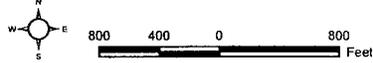
SAME OWNERSHIP  
 MAP N.A.P.



Bouquet Canyon Land Use Plan

Exhibit 3

Bouquet Canyon



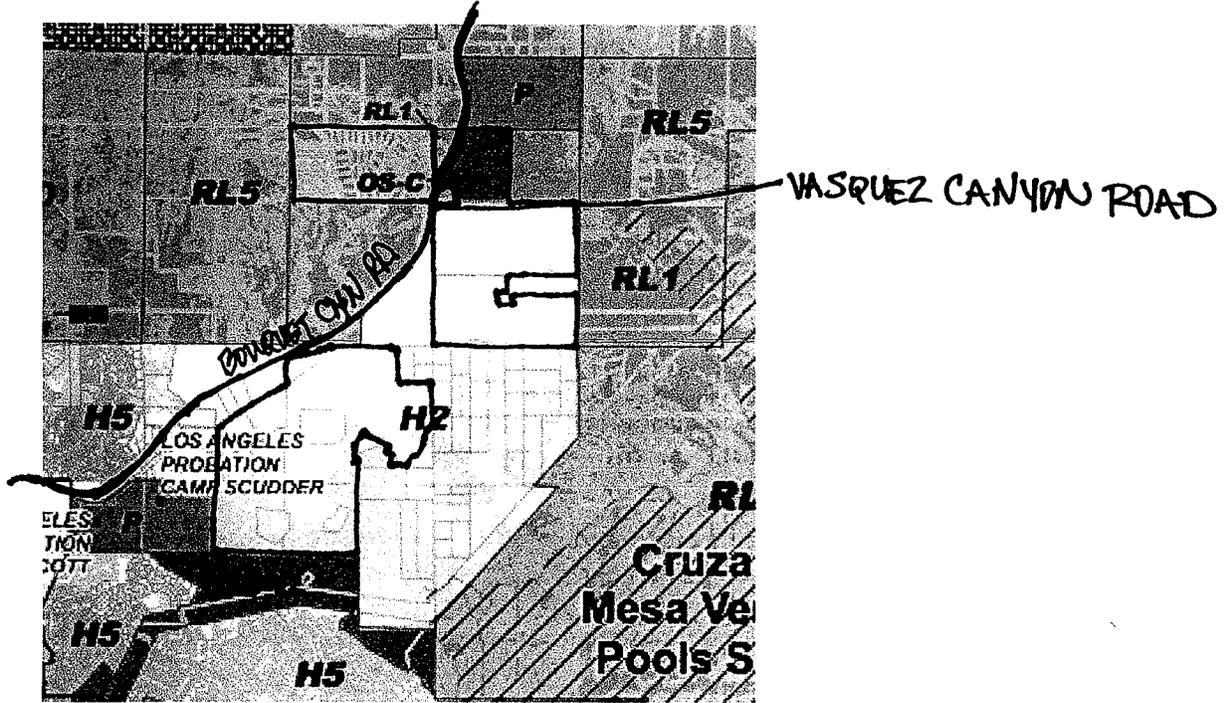
**Borterra**  
 CONSULTING

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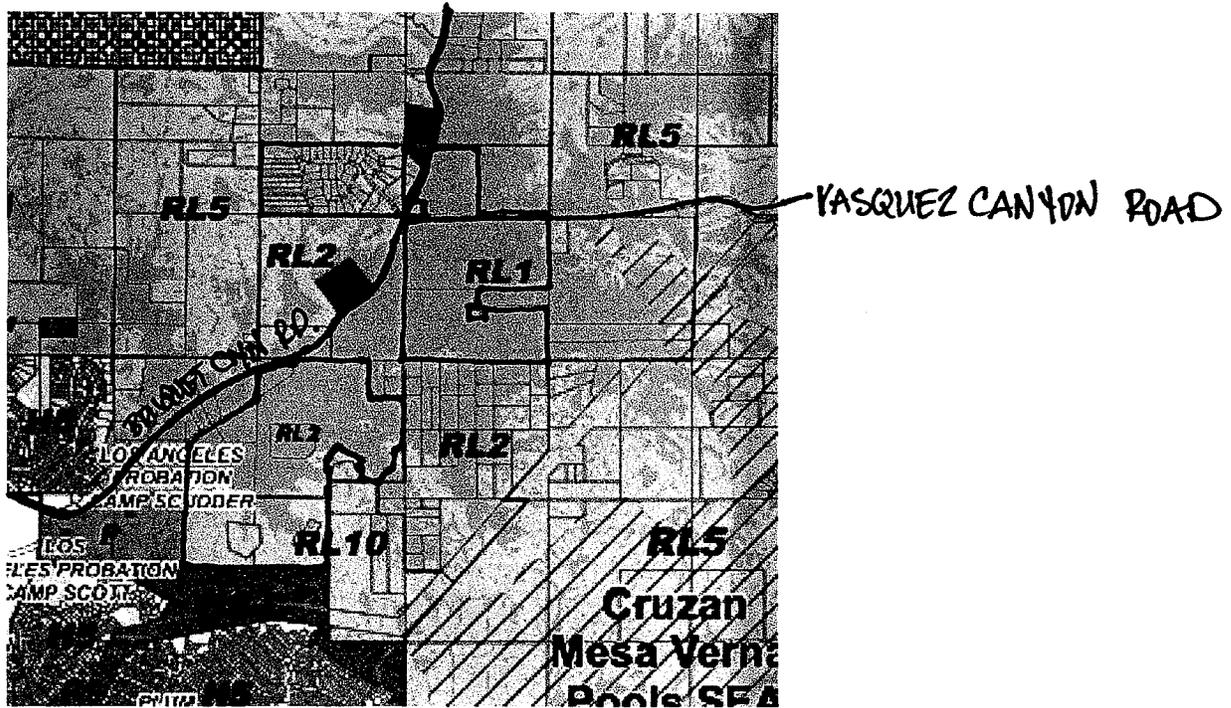
Bouquet Canyon Land Fund 8, LLC

Property Ownership

Pending TTMs 52192 & 52193



Draft Land Use Policy Map  
October 2008



Draft Land Use Policy Map  
September 2009

# VAN WERT, INC.

LAND USE ENTITLEMENTS CONSULTING

Los Angeles County Regional Planning Commission  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

February 23, 2010

Re: February 24th Agenda Item 6 – One Valley One Vision

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Dear Members of the Regional Planning Commission:

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This firm represents Norman and Patricia Howell, the property owner of 30701 Sloan Canyon Road (also known as Parcels 2 and 3 of Parcel Map 17169), located just north of Hillcrest Avenue (the "Subject Property"). The purpose of this letter is to join numerous other property owners in opposing the effective down zoning of properties proposed by the One Valley One Vision ("OVOV") Plan to re-designate certain parcels within the Castaic Area. In particular, my client opposes the redesignation of her 12.74 acre property from Hillside Management (HM) / Non-Urban with ½ unit per acre maximum (N1) to Rural Land with a five acre minimum lot size (RL5). This opposition is based on five principle reasons:

1. No overriding public purpose is served. Staff's analysis fails to define the public purpose achieved by this down zoning proposal. The purpose cannot be to address community character as the re-designation cannot appreciably impact the already rural residential character. The purpose cannot be to respond to the desires or needs of the public, as no stakeholder group is recommending this change; in fact the Castaic Town Council has expressed its opposition<sup>1</sup>. The purpose is not environmental, as no indentified natural habitat is being further protected. The proposal lacks a significant public benefit. In the absence of such a purpose, the proposed re-designation (which "down zones" by half) is an unwarranted burden to individual landowners.
2. Major land use changes are planned. The Hart School District is proposing a new high school either just over one mile north (Romero Canyon) or one mile south (Sloan Canyon at Hasley Canyon) of the Subject Property. Regardless of the location chosen, the high school will generate substantial additional traffic and be a catalyst for the

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<sup>1</sup> Castaic Town Council letter dated September 22, 2009 "adopted" position number 4.

improvement of the Sloan Canyon right-of-way on which the Subject Property fronts. The extension of Sloan Canyon Highway north of Hillcrest will become a significant north/south "collector" route. Additionally, one can reasonably forecast that the new high school would lead to additional development and infrastructure improvements. In light of these known growth-inducing developments, it is contradictory to suggest the down zoning of the Subject Property at this time.

3. Protection of the community character. The large lot rural residential character of the area is not benefited by this down zoning proposal. An observer would not perceive the difference between the existing two acre minimum lot size and the proposed five acre minimum. The character of both densities is perceived as a large property with a home or other structure(s) nestled among multiple acres of open space. The re-designation would not change or improve the long held community objective of maintaining a rural/suburban lifestyle.
  
4. The criteria used in Staff's suitability analysis are poor indicators of appropriate density. Staff's response to oral comments of the owner of the Subject Property, are outlined in # 31 of a response matrix dated October 5, 2009. The response states that site constraints warrant the reduced density. However, upon close review it is clear that each of the criteria (slopes, high fire zone, landside, liquefaction, flood) fails as a useful indicator of appropriate density, and further the criteria are especially useless in determining the appropriateness of a two-acre versus five-acre minimum density.  
*Slopes:* As noted in Staff's matrix, a portion of the parcel contains slopes over 25% and over 50%. The maximum density of hilly properties is already regulated by the hillside management provisions of the County Code. The Staff's inclusion of slope in its suitability analysis is redundant reduction in density based on slope and uselessly harmful to small property owners. Additionally, the slopes of the Subject Property are typical of other properties which will maintain the 2 acre minimum density under the OVOV Plan, and therefore the re-designation would unfairly restrict the Subject Property.  
*High Fire Zone:* Staff notes the Subject Property is located in a "Very High Severity Fire Zone". Nearly every property in the area, with the exception of a few urban enclaves is similarly designated. Thus this criterion is a poor indicator as it provides no distinction with respect to density.  
*Landslide / Liquefaction / Flood:* As noted in Staff's matrix, the portions of the property lie within a Landside Zone, Liquefaction Zone and Flood Zone. The presence of each of these conditions on a property does not preclude development. Their presence may dictate the location of the home site within a property or the requirement of certain mitigation, however, their mere presence does not prescribe an appropriate density. The constraints imposed by each of these zones certainly does not dictate the re-designation of the Subject Property from a two-acre to a five-

The macro application of the criteria in this micro, property-specific context is invalid and would result in severe restriction of property rights.

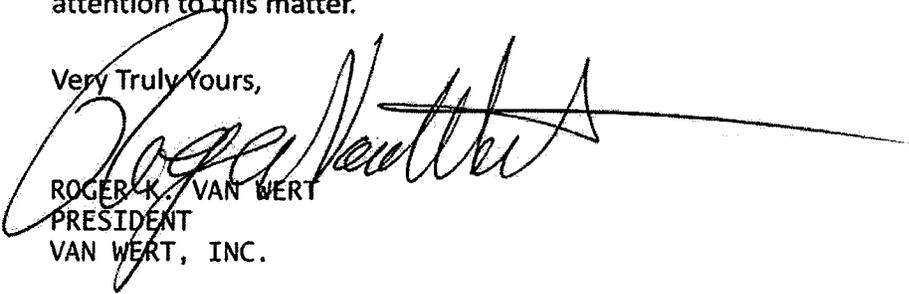
5. The Property is close to higher-density and commercial development. The property fronts on an 80-foot wide dedicated roadway, which while currently unimproved will be a major north/south collector route within the time period of the OVOV Plan. The subject property is less than one-half mile, or a little over 2,000 feet from urban residential development along Hillcrest Parkway. The Subject Property should retain the 2-acre designation to provide an appropriate gradation from urban to rural.

The re-designation proposed by the OVOV Plan dramatically reduces development potential of the Subject Property without a corresponding demonstration of public necessity, property specific justification or good planning practice. Therefore, we request the Commission modify the Staff's recommendation with respect to the Subject Property and retain the 2-acre per home density designation.

With respect to the deletion of Sloan Canyon Road north of Hillcrest Parkway from the Master Plan of Highways, we support this change in the circulation element of the area plan because it is more respectful of the rural character and hilly terrain traversed by this route. A limited collector roadway is adequate to address foreseeable circulation in the area.

We look forward to working with the Staff and the Commission to address the concerns and issues expressed in this letter. We will be present at the Commission's February 24th hearing and can answer any questions that the Commission may have. We appreciate your attention to this matter.

Very Truly Yours,



ROGER K. VAN WERT  
PRESIDENT  
VAN WERT, INC.

Cc: Paul Novak  
Rosalind Wayman