



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

October 5, 2009

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

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

SUBJECT: OCTOBER 5, 2009 – AGENDA ITEM #5
PROJECT NO. R2007-01226-(5)
PLAN AMENDMENT NO. 2009-00006-(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 the additional correspondence, attached for your consideration. This information is current as of 2:30 pm today.

MWG:jma

Attachments

1/1
OVOV

From: BH33605@aol.com
Sent: Friday, October 02, 2009 1:59 PM
To: ovov
Cc: missdot26@sbcglobal.net
Subject: Agua Dulce Town Council-Follow up

Hi Mitch,

I am following up with you in regard to our discussion regarding our M-1 property on Davenport Road:

APN-3212019029

As previously discussed at our Town Council meeting 9/9/09 and our follow up phone call, the subject property is shown on your mailer as being changed from M to RL2 and M-1 to A-1-2. As you agreed, these changes are inconsistent with the surrounding properties and would render our property useless for our intended purposes for which we purchased the property.

As you mentioned the maps cannot be changed by the time of the hearing but I would appreciate some kind of assurance that our property zoning will not be placed in jeopardy of major change.

Thanks again for sharing your time with us at our meeting. You were most informative and we certainly appreciate your openness and concern.

Sincerely,

Don Henry
Boston-Henry Company, Inc.
Agua Dulce Town Council-Water Stewardship Chair
(661) 268-1731

1/2

OVOV

From: Diana Larios [diana.larios@sbcglobal.net]
Sent: Friday, October 02, 2009 1:28 PM
To: ovov
Subject: Santa Clarita Valley Area Plan Update (One Valley One Vision): Project No. R2007-01226-(5)
, Plan Amendment No. 200900006, Zone Change No. 200900009

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

I am writing in opposition to several changes to existing Land Use Designations in the "One Valley One Vision" document that will be discussed on Monday, October 5, 2009 at the Castaic Sports Complex. The specific agenda items are listed as:

Plan Amendment No. 200900006

To repeal the Santa Clarita Valley Area Plan, adopted in 1984 and subsequently amended, to adopt the comprehensive update of the Santa Clarita Valley Area Plan, and to amend the Countywide General Plan to clarify adopted provisions related to hillside management areas and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish the maximum residential densities in all hillside management areas.

Zone Change No. 200900009

To change the zoning designation of parcels to ensure that zoning is consistent with the land use categories designated in the comprehensive update of the Santa Clarita Valley Area Plan and to amend the Zoning Ordinance to clarify adopted provisions related to hillside management areas and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish the maximum residential densities in all hillside management areas.

I am a property owner on Sloan Canyon Road in Castaic and I am opposed to the proposed Zoning and Land Uses changes in the "One Valley One Vision" document that will affect my property.

This document changes my property's Land Use Designation from HM (Hillside Management) N2 (2 Acre Minimum) to RL5 (Size of property/5 = # parcels. Minimum parcel size = 2 Acres). The zone change claims that it is trying to establish maximum densities, but what it is actually doing is changing the TYPES OF USES that are permitted in our community.

I am NOT asking for a change from the proposed RL5 to the proposed RL2. I am opposed to the changes in the new RL2 designation from the existing A-2-2 Hillside Management Designation. **Specifically, I AM OPPOSED TO THE NEW PERMITTED USES to RL2 that did not previously exist.**

The new "OVOV Proposed Land Uses" which describes RL5 and RL2 designation, states the RL2 designation is **"Supportive of commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sales of specialty goods suited to the rural character of development, such as feed and tack stores, may be allowed within approved activity areas."** These uses DID NOT exist previously in the "A-2-2 Heavy Agricultural Zone Permitted Use List".

The new RL2 land use designation in the Hasley Canyon, Romero Canyon and Sloan Canyon rural area is AGAINST THE CURRENT Castaic CSD that the residents, and the county, worked very hard to create. Please DO NOT force changes on our community that go against a CSD that we created and are happy with. This is not fair and it's not right.

Thank you for your consideration,
Diana Larios
30758 Sloan Canyon Rd.
Castaic, CA 91384
(661)295-5010

Glaser, Mitch

From: Jason Vroom [jvroom@allianceeng.com]
Sent: Friday, October 02, 2009 10:03 AM
To: Glaser, Mitch
Subject: FW: 0940-zoning exhibit-pdf
Attachments: 0940-ZONING EXHIBIT.pdf

Mitch,

Attached is the revised exhibit for Travel Village, sorry for the confusion. This is the final exhibit.

J

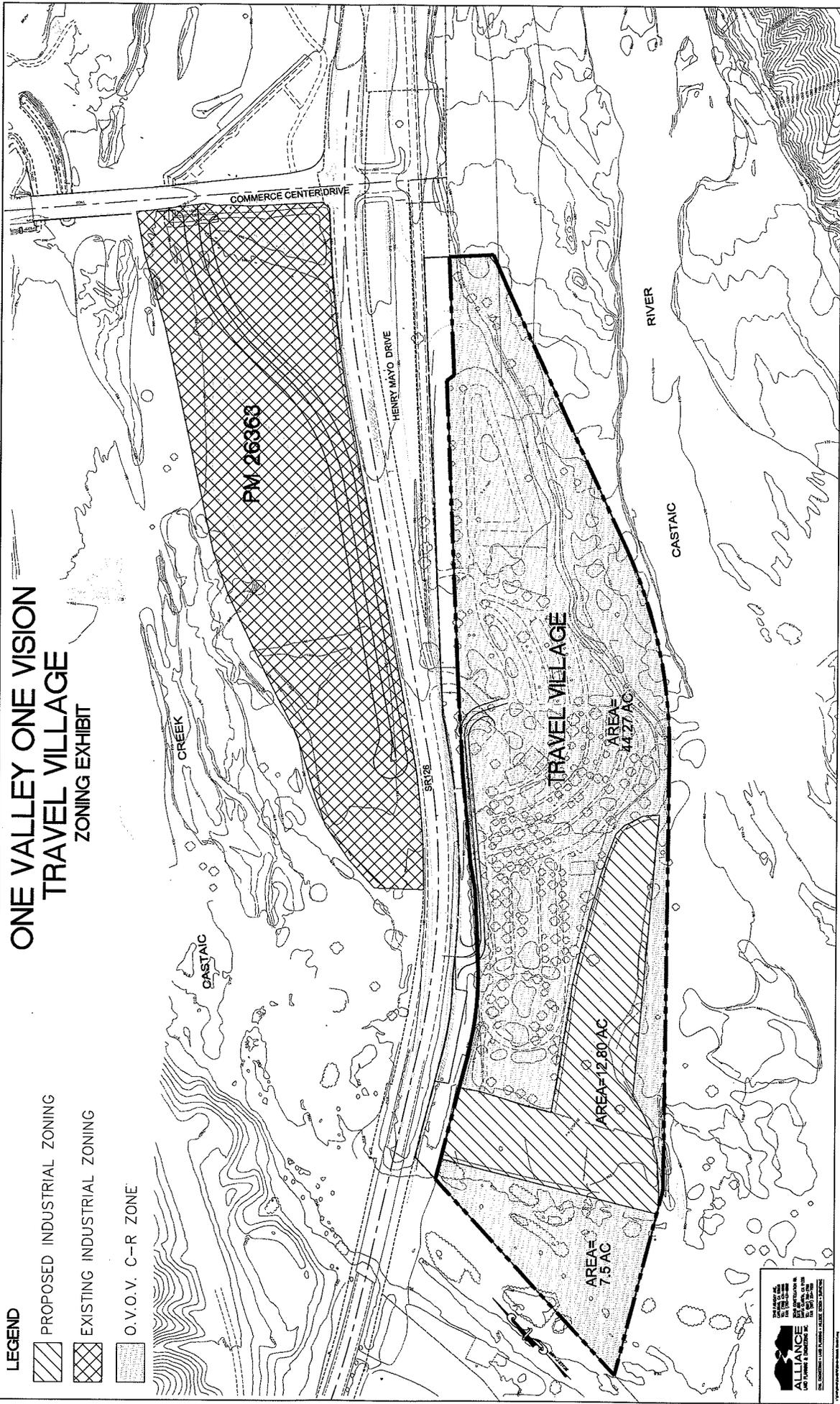
From: Gerardo Alarcon
Sent: Friday, October 02, 2009 8:30 AM
To: Jason Vroom
Subject: 0940-zoning exhibit-pdf

Gerardo Alarcon
Alliance Land Planning & Engineering
2248 Faraday Ave.
Carlsbad, CA. 92008
Tel: (760) 431-9896
Fax: (760) 431-8802

ONE VALLEY ONE VISION TRAVEL VILLAGE ZONING EXHIBIT

LEGEND

-  PROPOSED INDUSTRIAL ZONING
-  EXISTING INDUSTRIAL ZONING
-  O.V.O.V. C-R ZONE



PREPARED BY:
 ALLIANCE
 LAND PLANNING & CONSULTING, INC.
 10000 W. CENTRAL EXPRESSWAY, SUITE 200
 WESTLAND, MICHIGAN 48090
 TEL: 313.487.1100
 FAX: 313.487.1101
 WWW.ALIANCEINC.COM

OVOV

From: Joanna [joanna@ourchosenchild.com]
Sent: Friday, October 02, 2009 9:38 AM
To: ovov
Subject: objection to planned zoning changes in Santa Clarita

Mr. Mitch Glaser and Mr. Marshall Adams;

I am writing to object to the proposed zoning change for land in the Santa Clarita Valley. My father, Herbert D. Ivey, Jr. purchased five adjacent parcels in 1956 and 1957. (3201-017-041,042,045,046 and 047). He loved this land. He ran his business there, Lubrication Company of America, and we often explored the hills and adjacent properties on horseback when growing up. I grew up visiting this property with my father, and it is an important part of our family history. Not only is it part of our family's history, but it could be an important part of our future as well.

My mother, Mary L. Ivey, now owns this property, some of it in conjunction with the Lubrication Company of America trust, of which I am a stockholder. (LCA owns parcels 045-046). I am deeply concerned about the proposed rezoning plan for the nearly 60 acres my family and my mother own. It is currently zoned M-1.5, which is appropriate for the location and these particular parcels. Rezoning for agriculture or residential just doesn't make sense. With the concern of contamination in the soil, it's location near a railroad and MetroLink maintenance yard, and the nearly four-acre asphalt cap in the center of these properties it is not appropriate for either use. There wouldn't be a single person that would ever purchase land that was once a Superfund site as a place to raise their family, or to run an agricultural business.

This particular property, however, would be prime real estate for applications such as a wind farm, recycling facility, light manufacturing etc. The potential for revenue to the county is greatly increased my maintaining the appropriate M-1.5 zoning. Changing it will guarantee this land will sit vacant for a long, long, long time, because there will simply not be any reasonable use for this particular property with residential or agricultural zoning. Having this land sit vacant is a huge loss to the county in potential future revenue.

Should the zoning be maintained on these parcels this will be a wonderful opportunity to draw interest in these other uses. I know of no other sites in Santa Clarita or near Los Angeles that would be appropriate for a wind farm, recycling facility etc, that has the benefits of being near the freeway, rail lines, and remote enough to avoid potential complaints by residential neighbors.

By changing the zoning it is essentially taking away the potential for sale of this land. My father's legacy to us, his children, is in this land. If we are unable to sell the land (and it was on the market for most of 2008) we will walk away with nothing. By maintaining the zoning we will continue to market the property, and hopefully a sale will bring new industry to the valley my father loved so much.

I would like to be notified of any further hearings or activity on the zoning. My contact information is below.

-Joanna

Joanna Ivey
4157 Cherokee Dr.
Madison, WI 53711

608.237.6507

1/1

OVOV

From: Mary McLain, Lang Group Property [info@langgroupproperties.com]
Sent: Friday, October 02, 2009 8:24 AM
To: ovov
Subject: re: zoning changes

Mr. Mitch Glaser and Mr. Marshall Adams

For the following reasons, I request that the existing land use and zoning be maintained on the following five parcels: 3201-017-041,042,045,046 and 047.

1. They are not suitable for agricultural and residential use
2. The soil is poor
3. All are adjacent to the railroad
4. Metrolink's maintenance yard is adjacent to four parcels
5. A four-acre asphalt cap over hazardous substances lies in their midst
6. The Lang Station Road area is suitable for mixed-use development
7. By maintaining the current zoning they would be available should an urgent need arise for a nearly 60 acre, M-1.5 zoned site in a convenient, yet isolated location
8. They have a much greater potential for future revenue to the county in their current zoning than as A-22
9. Since they are at the east end of Cal-Mat's many hundreds of acres, they would not interfere with their future plans.

Please continue to send me further information regarding this process.

Cordially yours,

Mrs. Mary Ivey, Trustee

Lubrication Company of America

Mrs. Mary L. Ivey
2562 Treasure Dr. S-4203
Santa Barbara, CA 93105

1/1

OVVOV

From: leharing@ca.rr.com
Sent: Thursday, October 01, 2009 4:11 PM
To: ovov@planning.lacounty
Subject: Mr. Mitch Glaser

Mr. Mitch Glaser
LA County Department of Regional Planning 320 W Temple Street Los Angeles, CA 90012

Dear Mr. Glaser,

We are co-owners of approximately 140 acres of land located on both sides of Bouquet Canyon Road south of the intersection of Vasquez Canyon Road in the unincorporated area of Los Angeles County. Parcel#2813012005 and parcel #2813012006.

The property is subject to both zone changes and land use change under the proposed Santa Clarita Valley Area Plan, One Valley, One Vision. We have reviewed the plan and several current maps of our area.

We found changes that reduce the density in zoning and land use. Our property is currently zoned A-1-20,000 or 1/2 acre density, changing to A-1-2, which is two acre lots. The other parcel is also being changed from A-1-20,000 to A-1-1, one acre lots.

The property adjacent to us on three sides have proposed or pending tract maps for residential development. The density for those parcels seems greater than ours and creates an "island" in the middle of developed land. We propose changes to be the same as surrounding land for our two parcels. We also have unchanged commercial zoning which we plan to continue to utilize and plan to accommodate the needs of future development in the area.

Another concern that we have is the provision for adequate roads and highways in the area of Bouquet Canyon and Vasquez Canyon. The new plan is to designate Bouquet Canyon Road as a secondary highway of four lanes from Plum Canyon Road to the National Forest Boundary. Vasquez Canyon Road is designated a limited secondary road which is keeps it at two lanes. Right now traffic is heavy with locals and commuters from the Antelope Valley driving both Bouquet and Vasquez roads. Vasquez Road is in very poor condition with bumps, cracks and pot holes and inadequate for its current use. If and when surrounding developments are built, the traffic will certainly increase. If you add additional traffic from planned development in the Leona Valley and Palmdale, the road and current two lane bridge will cause chaos on both Bouquet and Vasquez Roads.

We need improvement now on Vasquez Canyon Road and looking toward the future, a road to accommodate residents safely in and out of our canyons.

Thank you for your consideration of these issues.

Respectfully,
Linda and Roger Haring
Joann and Robert Lombardi

1/1

OVOV

From: Rgrunauer@aol.com
Sent: Thursday, October 01, 2009 2:17 PM
To: ovov
Subject: Notice of Public Hearing

Ralph B. Grunauer, Jr.
1123 Maybrook Dr.
Beverly Hills, CA 90210
(310) 276-5977

October 1, 2009

Attn: Mitch Glaser
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

RE PARCEL #2813 017 002

Dear Mr. Glaser:

I spoke with Marshall Adams this morning regarding my 17 ½ acre parcel number #2813 017 002 and the proposed change of zoning. This parcel is similar and contingent to my adjoining 20 acre parcel #2813 017 003. The proposed zoning for #2813 017 003 is one unit for each two acres and I am requesting several more units for parcel #2813 017 002 because of its potential for several small ranches.

Parcel #2813 017 002 with 17 ½ acres is located at the end of a small valley with a large amount of flat land surrounded by gently sloping ridges. To accomplish its full potential it should warrant more than one unit. At this time I am requesting that I be granted more units on the property.

I would like the opportunity to speak at the Los Angeles County Regional Planning Commission Public Hearing on October 5, 2009, 6:30 PM at the Castaic Sports Complex.

Thank you for your consideration,

Ralph B. Grunauer, Jr.

1/20

Eugene T. Lombardi
4322 Manchester Ave.
Olivenhain, Ca. 92024
(760) 753-6809

October 4, 2009

Mr. Mitch Glaser, AICP
Supervising Regional Planner (countywide studies section)
County of Los Angeles
Department of Regional Planning
320 W. Temple Street
Los Angeles, Ca. 90012
mglaser@planning.lacounty.gov and by US Mail

Re: Santa Clarita Valley Area Plan Update and attached Summary PDF file.

Dear Mr. Glaser;

I am writing in regards to the properties of which I and/or my family have land ownership in the Castaic area of the Santa Clarita Valley and are a part of the considerations being evaluated with the 2009 proposed OVOV update. I must apologize for this late writing as for some reason I was thinking you were expecting written communications prior to November.

Those subject properties are as follows;

- 1). Apn #3247-053-004 in Hasley Canyon. I own this property together with the Rollins family and consist of about four acres. It is located adjacent to the Los Valles Golf Course residential community to the south.
- 2). Apn #3247-032-025 and 026 in Hasley Canyon. This property is owned by the Lombardi family and consists of approximately eighty acres. It is also located adjacent to the Los Valles Golf Course residential community, adjacent on the west.
- 3). In addition, I also own approximately 84 acres in Romero Canyon (apn 3247-068-002 and 003).

In review of the 2009 OVOV draft being considered, of the three property locations there are major concerns with two of which I would like to address herein. The third, which is the 84 acres in Romero Canyon currently has LA County approvals (VTTM #47807) and the proposed designation of RL2 appears to be consistent. However, the first two (both located in the Hasley Canyon area) are not, and that is the subject of this letter.

Also for your review and consideration, please reference the attached file regarding these properties.

(1). Regarding 3247-053-004 consisting of 4.16 acres

It is my understanding the intent of the 2009 OVOV update is not to down zone currently approved property that is already approved and adopted but to reclassify it by using newer type designations that would be similar and consistent. However, in review of the 2009 draft, the 4.16 ac parcel now shows a proposed designation of RL2, which is one density unit per two acres. This property currently has zoning of A-2-1 dating back to the 1980's, which reflects zoning of 1 density unit per one acre.

The location of this property is a) adjacent to and a part of three other parcels that were created concurrent, all of which are about one acre in size, all of which currently include houses. The fourth parcel, the subject parcel, is the remaining parcel that is still vacant whereby its development has been reserved for the future utilizing the current approved A-2-1 zoning, and b) is located across the street (Hasley Canyon Roadway) from the Los Valles Golf Course and community home site development of which commenced grading and of which was approved by LA County reflecting greater density than the A-2-2 zoning. That project now shows a designation as H2.

While one could argue that the Castaic CSD has overlaid its boundaries to include the subject parcel, the CSD are merely their guidelines and recommendations for future County considerations during future development. In sum, when this property files an application with LA County to develop, it would then be a time in which to discuss and consider the application. Meanwhile it is extremely important to preserve the current status of the property in which already has LA County approvals, and that is the very A-2-1 zoning that now exist on the property. It appears the only designation that would be consistent would be RL1, yet it reflects RL2.

Further, it should be noted that in or about 2006 we were contacted by Mr. Berry Witler of LA County regarding the Los Valles realignment of the Hasley Canyon roadway, all of which was at issue for Mr. Palmer's obligation to realign Hasley with his approved conditions placed by the LA County. It should be noted that while we had no obligation to contribute land for the re-alignment to Mr. Palmer's obligation, we saw the need to make this roadway safer and to help accommodate an areawide roadway that LA County sought, and contributed a portion of the property to that very cause, all without compensation. While the loss of land was not great in size, it was important to maintain the factor of a gross acreage of at least four acres that would remain consistent with both potential forums to accommodate the potential four "one acre parcels" as a maximum, and not a minimum.

It is important to note that today I am not here today to define that the future development would be the maximum per the zoning of A-2-1. However, we are here to preserve what has already been approved by LA County with it's previous zoning and to place on notice that we are in disagreement to the proposed change as defined in the 2009 draft OVOV of

RL2. Which that said, please change the draft designation to RL1, which would be consistent with what is currently approved on this property.

(2). Regarding 3247-032-025 and 026 consisting of approximately 80.00 acres

I must pre-apologize for the amount of information contained herein regarding this property but without such, it would be difficult for you to have the full understanding of the concerns we have regarding the proposed 2009 OVOV draft regarding this property. In sum, both the circumstances and history both play a key role for today and the future.

Since 2003, the location of this property has been sandwiched between elements of concern. The concerns of this immediate area relate to the Castaic community as the adjacent property located to the west, was acquired in 2003 to build the Castaic High School, whereby the Lombardi 80 acres is located between that parcel and the LA County approved development of the Los Valles Golf Course residential community project. Tract #52584.

It is important to note the Lombardi family has been in flux for years now regarding the future development potentials of our property. While in 1989 we filed an application with LA County VTTM #47931 for 75 home sites, our intent was also to design a project that would blend in with the community and ultimate design that surrounded. However, the surrounding possibilities changed numerous times since the application was filed. For example, the adjacent property to the west, 3247-043-011 (now owned by the Santa Clarita Facilities Foundation) is the potential high school site and still to this day it is not known whether that is going to be a high school site or a residential development in which the Foundation is also seeking entitlement approvals for Tr #52475. However, back in 1989 when we filed the application, the property was approved by LA County for 80 manufactured homes, was already graded and had a water will serve letter from LA County water District #36. This property currently has a zoning of A-2-1, which is one density unit per one acre. (It should be noted that I am not here to defend or support that property, it's numerous constraints, nor it's owner in the Foundation Facilities). All I am sharing are the facts of history and status of today while the Lombardi 80 acre parcel is currently located between all surrounding properties that already have LA County approvals of higher density classifications and/or zoning. This is in all directions of the Lombardi 80 acre parcel, north, south, east and west and yet the 2009 proposed draft OVOV reflects the Lombardi property with an RL2 designation. Such designation is not consistent with the surrounding densities and zoning, and further is not compatible being immediate adjacent to a golf course community that has engaged construction.

Located to the adjacent east, in the earlier years an application was sought to develop 140 home sites on 120 acres of land. (Petro Minerals). In later years, Palmer began processing entitlements to what was approved in 2002 now known as the Los Valles Golf Course Community. It originated from A-2-2 zoning and was approved for higher density whereby there are a total of 209 home sites surrounding a planned golf course. All of those 209 home sites are approved as small lots in comparison to the designation

definition of RL (large residential lots). The designation outlined in the 2009 draft OVOV defines this area as H2, meaning a much greater allowable density.

In sum, when reviewing the 2009 draft OVOV designations one can visualize the intent of the current adopted general plan where both the community and LA County desire the graduation of density from one area to another. The obvious intent is a graduation density decreased toward the west and south to where eventually the community would reflect an area of high density communities and graduating downward and westerly to include both two and/or five acre ranchettes or larger. However, with the RL2 designation on the Lombardi 80 acre property, the graduation decrease as shown is immediate, and not gradual whatsoever to where it goes from high density abruptly down to two acre sized lots.

Large Residential Lots as defined in the 2009 draft OVOV.

The large residential lots identified RL1 and RL2 are indeed large size lots. One reflects a minimum size of one acre and the latter of two acres in size. The focus of my discussion here is the smaller of the two whereby it is acknowledged that a one-acre size lot is anything but small in nature. In fact, when one considers that an estate or custom home foot print would engulf about 5,000 square feet, a one acre lot consisting of 43,560 square feet would reflect the home uses about 12% of the lot and about 88% of it would be restricted to other usage, but most likely equestrian or other compatible means. Also of fact, I currently live in an equestrian community in North San Diego County known as Olivenhain. The area is comprised mostly of lot sizes of one-half acre that include estate type home with equestrian capabilities. The point being made is that a lot size of one acre is anything but small when equestrian capabilities are sought in the community, let alone a minimum size of two acres.

When comparing the RL2 designation on the Lombardi 80 acres, the development to the north, Tract #44471 is urban, is of high density development within such, and encompasses a total of 376 units within it's boundaries of 160 acres. This is classified in the 2009 draft ovov with an H5 designation. (In sum, the potential 5,000 square foot home sizes located on the Lombardi 80 acres with a one acre lot size, would reflect in comparison the home itself would be in size of the entire lot to the adjacent community to the north. A compatible usage would be other than the abrupt designation of adjacent project H5 vs RL2.

Current adopted General Plan provides additional density allowances when located within one quarter of a mile from urban development.

The current location of the 80 acre Lombardi property is located within one quarter mile of the current Urban designation, meaning that today it qualifies for an increase density bonus allowance and with the proposed RL2 designation, those allowances would be removed and would negatively impact the value of the property. In fact, the same would result even if the proposed designation would be changed to RL1. While RL1 would be more consistent with it's location than what is proposed, just where is the consideration

5/20

in the 2009 draft that enables the additional density credits defined above? This is a serious concern to the Lombardi family.

Continued Rock and Hard Spot.

As you are aware and as mentioned above, today the Lombardi family still remains in flux and further remains between a rock and a hard spot. In fact, not only is Lombardi in flux at this time, but so is the Castaic community, the Hart School district and LA County as well. Example: Is the adjacent Foundation property located to the west going to eventually become the location of the Castaic High School site? Is it going to be a location that has residential home sites? Those are being sought by the Foundation as well! If the latter, were the development going to be the 22 to 29 home site lots in which the land topo would support prior to it being graded back in the late 1980's? Would it be at the density of the 80 lots that was approved in the 1980's for manufactured housing? Would it be approved with the considerations of its current A-2-1 zoning that already is approved on the site? In 1999 an application was filed on that site to include density of 63 Tract #52475, of which the Castaic Town Council agreed to support such density with the Facilities Foundation agreeing to relocate the potential high school site to another location. The unknown flux here ranges between a total of 22 eventual home sites all the way to a total of 80. With these unknowns, the Lombardi family has been unable to proceed with it's previously applied map application of VTTM #47931 with the intent of providing a compatible development that best serves them and the community.

On the flip side, what if the property is identified in the near future as a Castaic High School site. As of September 4, 2009 the District has recently announced this is one of the two sites they are heavily considering to house the Castaic High School site. Should that be the ultimate location, and I say should, then the Lombardi property would be located in between a high school location, and high density in all directions north, east and south. A school site located at this site would only support for the Lombardi property should be considered with compatible usage to be equal to either the H2 or H5 designations that currently surround the property to the north and east.

With all said, the rock and hard spot affects all, not just the Lombardi family but down grading the Lombardi property at this time to even RL1 would only negatively affect the Lombardi family and their current rights.

Reasonable outlook:

The Lombardi family has always taken a reasonable approach when considering the future potential of the property so that it could blend in with the ultimate final areawide design. In short, we have not vigourously fought the Castaic CSD nor have we abandoned a potential fight to preserve our ultimate rights. We are and always have been trying to be reasonable and it is difficult when the immediate area remains in flux. By not being reasonable or patient (given we filed a map dating back to 1989), we would have had to propose something to the community and LA County to consider all at a time where there are unknowns to the immediate area. Because of the unknowns that would not have been fair to anyone. Therefore at the period of time in 2004 when the CSD was formed, the

6/20

Lombardi family had communications with the CATC about a resolution of the CSD boundary objection in the future, whereby unacceptable to the Lombardi family, the CSD boundaries were intentionally jogged inward to include the Lombardi 80 acres instead of following the alignment of Sloan Canyon roadway which would also include the A-2-1 zoning of the adjacent westerly property.

What we (the Lombardi family know) is that the leaders in the community of Castaic would prefer the locations in Hasley Canyon to remain rural and to some, all limited to large acreage ranchettes. And it should be known the Lombardi family believes that would reflect a desired area of the future, but the question comes at what exact location does the gradual change in density come and the rural ranchette settings begin? Certainly the proposed 2009 draft it is not gradual (but abrupt) and this is evidenced by the fact ever since 2002 when the Palmer project was approved, the Lombardi 80 acre property has been sandwiched between A-2-1 zoning to the west, and the defined designations now of H2 and H5 to the north, west and south. In sum, the Lombardi location is and should not be limited to large acreage ranchettes. Not at this location anyway and if anything, it could be the starting point of the buffer for density.

Summary regarding the Lombardi Hasley Canyon 80 acre property:

In this writing, the Lombardi family is objecting to the proposed 2009 draft reflecting the RL2 designation. Also at this very moment, the Lombardi family is not demanding consideration to an exact change to RL1, H2 or H5, but believes that it is very important at this critical time for the parties to sit down and discuss the issues so that the OVOV can go forward with thought and consideration that best serves the community and landowner (in this case the Lombardi family) in light of the fact as to the current unknowns regarding the immediate adjacent property to the west. (High school? 20 home sites? 63 home sites?) Further, the request to is also include zoning to be modified as well to be compatible with the proposed land use.

Summary regarding the Lombardi / Rollins 4.00 acre property:

Please change the proposed RL2 2009 draft designation on this property to RL1, which would be consistent with its current approved zoning of A-2-1.

We appreciate your consideration to this matter.

Sincerely,
Eugene Lombardi

Cc: Paul Novak pnovak@bos.co.la.ca.us
Rosalind Wayman Rwayman@lacbos.org
OVOV ovov@planning.lacounty.gov

Cc: Ron Lombardi, David Norton (Rollins family), Mark Nitikman

7/20

Mailing List

Cc:

Mr. Pat Modugno, Planning Commissioner
Department of Regional Planning
County of Los Angeles
320 W. Temple Street
Los Angeles, Ca. 90012

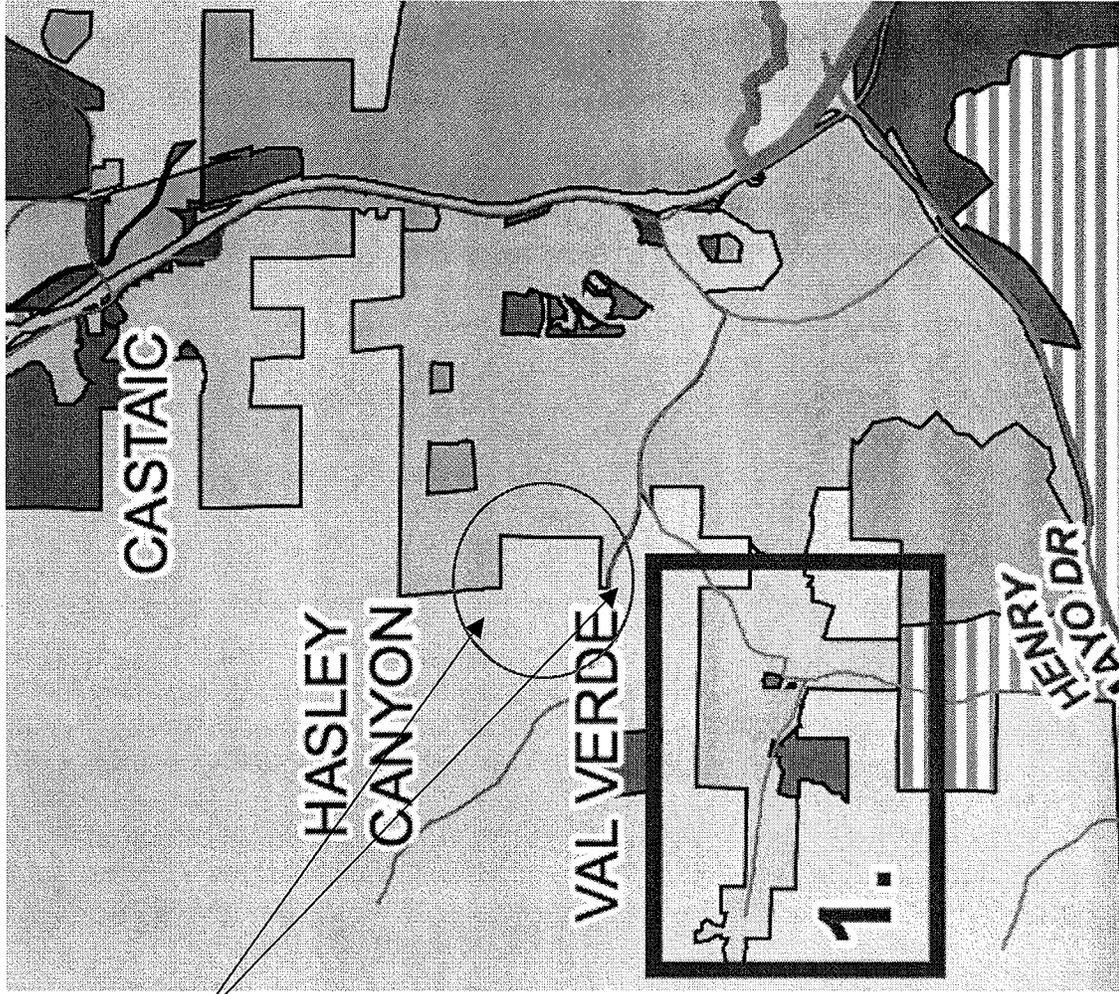
Mr. Paul Novak, Planning Deputy
County of Los Angeles
500 West Temple Street, Room 869
Los Angeles, Ca. 90012

Rosalind Wayman, Senior Deputy
County of Los Angeles District Office
23920 Valencia Blvd., Suite 265
Santa Clarita, Ca. 91355

Castaic Town Council
P.O. Box 325
Castaic, Ca. 91310

1 Location of the two properties

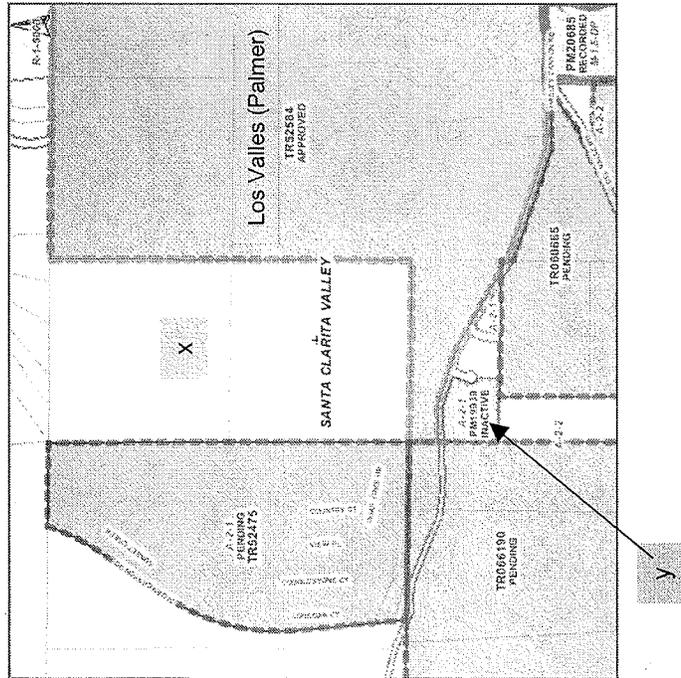
The area of Castaic in which the issued raised herein, is located in the Hasley Canyon portion of the Santa Clarita Valley. Specifically, the omitted yellow rectangle indentation as shown, as well as the four acre parcel located almost immediately south.



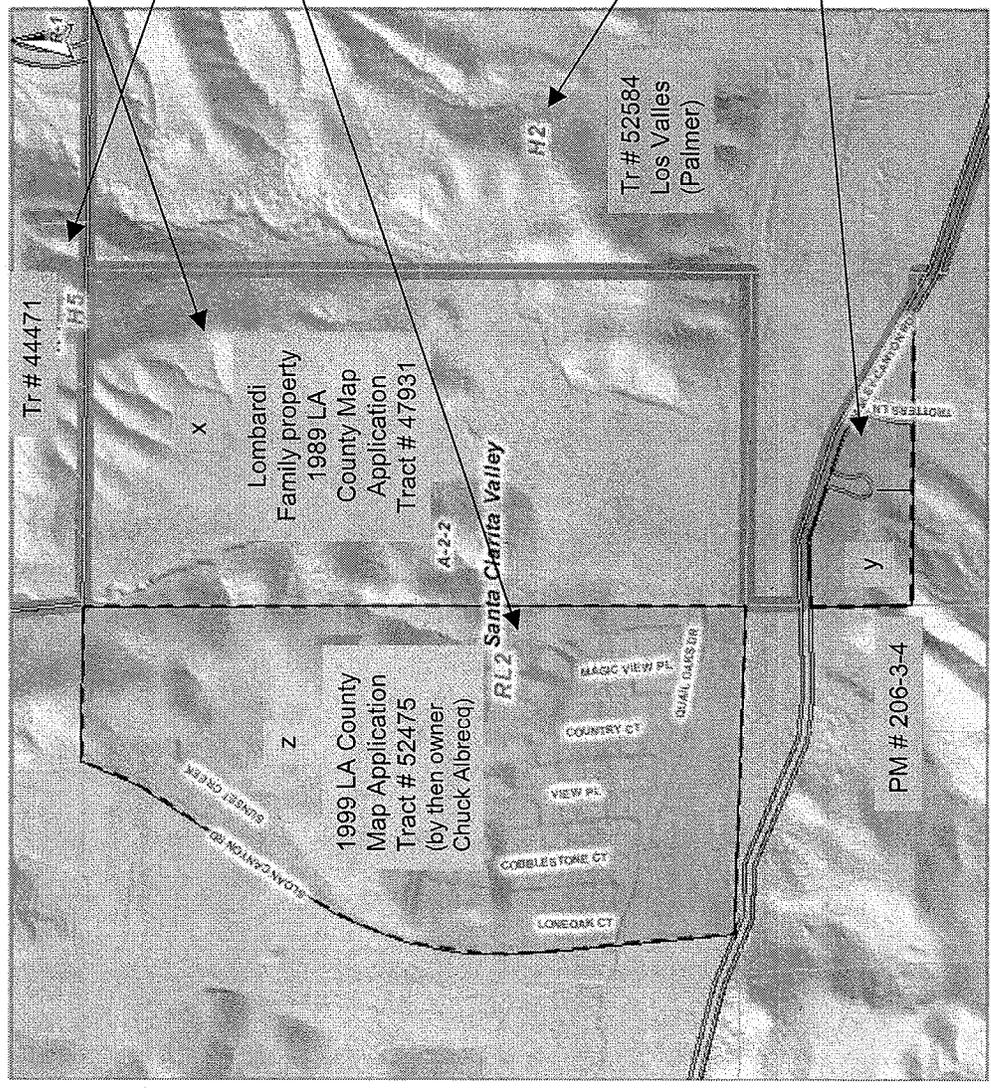
The two properties are shown below as (x) and (y):

Property location (x) is owned by the Lombardi family. It consist of approximately 80 acres with apn numbers of 3247-032-025 and 026.

Property location (y) is owned by Eugene Lombardi and the Rollins family. It consist of just over 4 acres with an apn number of 3247-053-004.



2 Close up view of the two properties and it surroundings



The Lombardi family Hasley Canyon property is sandwiched between current approved zoning of; designations H5 adjacent to the north, (where 376 units were approved on 160 acres),

A-2-1 zoning adjacent to the west, where previous approvals included a total of 80 manufactured home sites. This property was previously graded by obtaining a approved grading permit with LA County. The completed grading included its pads, roadways and slope drainage channels and while this property is now seeking an alternative design in its application with LA County, the current zoning of A-2-1 has not changed.

and H2 designations to the west and south, the Palmer Los Valles 209 home site and golf course approvals for small lots,

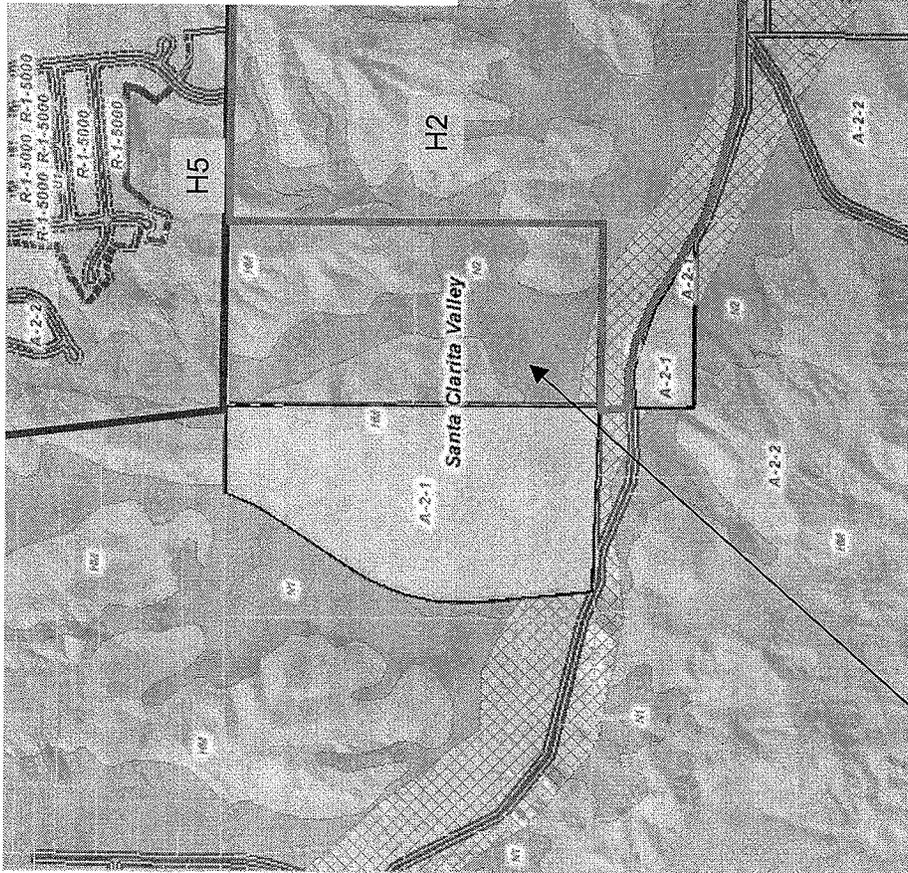
And further flanked to the south by PM # 206-3-4 where a parcel map was recorded in 1989 dividing the property into four lots. Three of the four lots currently have homes on lot sizes of 1 acre in size.

Dating back to the 1980's, both properties shown (green shaded) received LA County zoning approvals with an A-2-1 zoning. Also in the 1980's both properties were graded. The A-2-1 zoning is currently adopted with the current SCV General Plan.

Property (z) is now owned by the Santa Clarita Facilities Foundation and has current zoning of A-2-1.

Property (y) Lot # 4 of PM 206-3-4 is owned by Eugene Lombardi and the Rollins Family. While the current zoning is A-2-1, the 2009 proposed draft ovov draft reflects an RL2 designation inconsistent with its current zoning A-2-1.

3 The proposed 2009 draft designations



The 2009 proposed OVOV draft reflects the Lombardi property to be classified with an RL2 designation. It is flanked on the north, east and south with high density and small sized lots with H5 and H2 designations and further is located adjacent to A-2-1 zoning, all of which was previously approved by LA County. The same holds true with the 4 acres located adjacent to the south.

In previous years, the Lombardi family filed a map with LA County VTTM #47931 that included 75 lots of this property that is currently zoned as A-2-2. The map application was seeking a zoning change to A-2-1 to be consistent with the property located to the west, and to be consistent and support for the eligible density allowance that is available to the property located within 1/4 of a mile of urban residential. The Lombardi property qualifies for such and is currently in the SVC areawide general plan. Reclassifying this property to now reflect an RL2 designation is not consistent with the opportunity that is currently available.

While the map application by the Lombardi family was originally filed by Sikand, the Lombardi family engaged Bob Simms in 1991 to perform another density allowance study for verification. Shown below is the results of Mr. Simms efforts and such supports density of 72 units while not even considering the density bonus within 1/4 of a mile, rather uses but an equal zoning at A-2-1.

Slope Analysis Study 1991 by Land Design Consultants

Land Use Designation	Slope (%)	Area (Acres)	Allowable Density (DU/AC)	Density Units
N2	0-25	18	1/AC	18
	25-50	8.5	1/AC	8.5
	>50	0.07	1/20 AC	0.04
HM	0-25	26.3	1/AC	26.3
	25-50	19.1	1/AC	19.1
	>50	3.2	1/20 AC	0.16
W	--	4.2	--	--
Totals =				79.37

Totals =	0-25	44.3
	25-50	27.6
	>50	3.27
	W	4.2
		79.37

With the RL2 designation proposed by the 2009 draft OVOV, the Lombardi family would achieve (at best) a total of 39 dwelling units. This is inconsistent with the allowances defined by Mr. Simms and is inconsistent with the current provisions of the 1/4 mile urban residential bonus and reflects a dramatic change in usages in comparison to usages of the surrounding properties. The current SVC areawide general plan has provisions for consideration to be compatible and similar and identifying this property with an RL2 designation, is not consistent.

4 Density credits within 1/4 mile of urban residential

b. Non-Urban Hillsides

Non-urban hillside areas are defined as lands characterized by natural slopes of 25% or greater and designated for a non-urban level of development on the Land Use Policy Map.

44

All such areas (whether they are designated HM, N-1 or N-2) meeting this definition will be subject to the following general conditions of development:

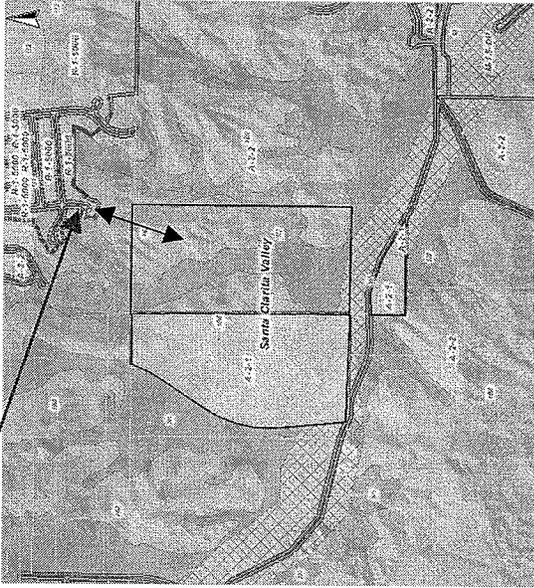
- 1) Allowable Densities: Residential development shall be subject to the following density standards:

<u>Slope</u>	<u>Low Density Threshold</u>	<u>Maximum Density</u>
0-25 (designated HM)	1 d.u. per 5 acres	1 unit per 2 acres**
25-50	1 d.u. per 10 acres	1 unit per 2 acres**
Greater than 50	N/A	1 unit per 20 acres

** Those lands designated as HM and found to be contiguous to, and within a 1/4 mile of, areas designated on the Land Use Policy Map as urban residential, commercial or industrial shall be eligible for a maximum residential density of 1 dwelling unit per acre. Hillside areas designated as N-2 shall also be subject to performance review criteria.

45

Shown on the left are sic's copied from the current adopted SCV Areawide General Plan regarding Non-Urban Hillside lands which provide eligible density credits of 1 dwelling unit per acre where projects are found to be within a 1/4 mile of urban residential. Shown below, the Lombardi Hasley 80 acres are within this 1/4 mile of urban residential.



Slope Analysis Study 1991 by Land Design Consultants

Land Use Designation	Slope (%)	Area (Acres)	Allowable Density (DU/AC)	Density Units (DU)
N2	0-25	78	1/AC	18
	25-50	8.5	1/AC	8.5
	>50	0.07	1/20 AC	0.04
HM	0-25	26.3	1/AC	26.3
	25-50	19.1	1/AC	19.1
	>50	3.2	1/20 AC	0.16
W	-	4.2	-	-
Totals #		79.37		72.1

Totals #	0-25	25-50	>50	W
	44.3	27.6	3.27	4.2
	79.37			

5 Why is there a jog in the designations and why does not a general plan define gradual decreases in density instead of an abrupt difference?

While the Lombardi family is not here to promote or to represent the adjacent property located to the west (the Foundation property), with setting that property aside it was always unclear why the Lombardi property was carved out with boundaries (jogged around) by both the Castaic CSD and the 2009 proposed OVOV draft.

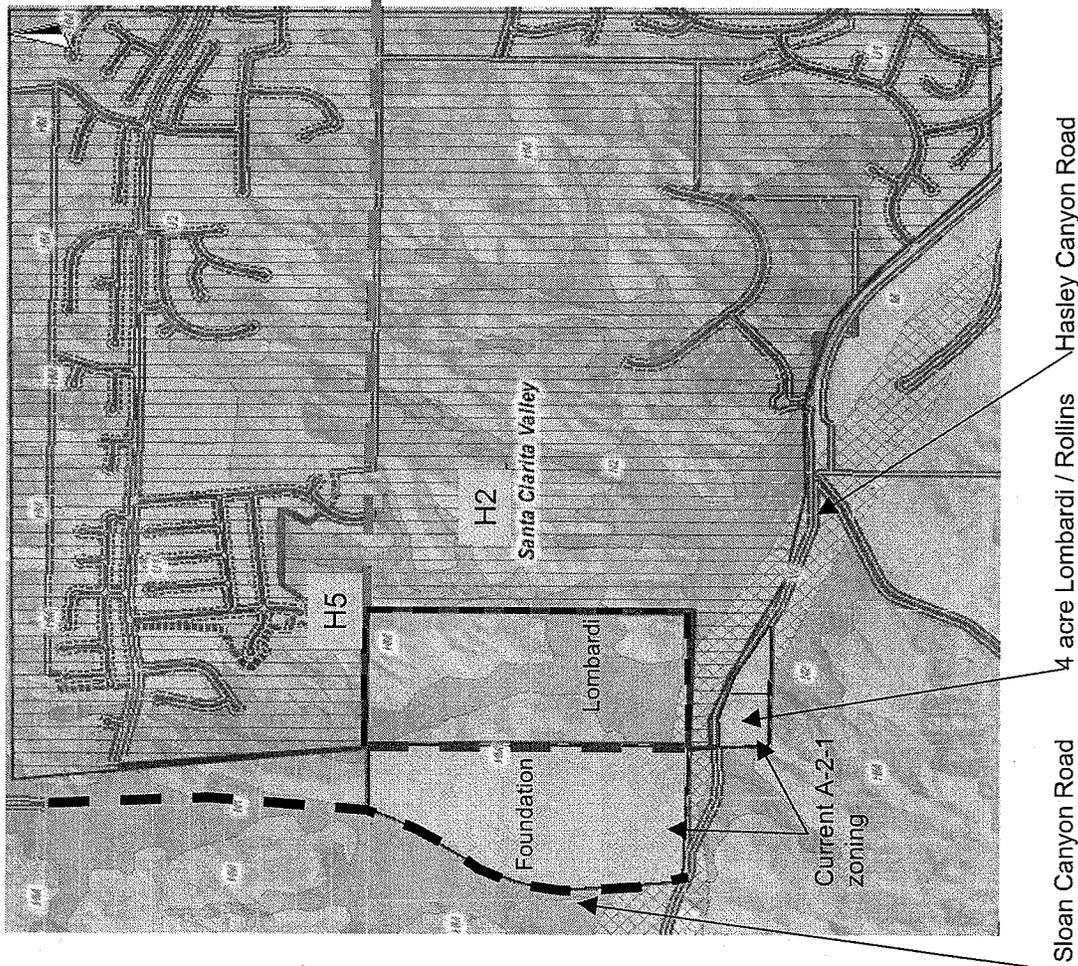
It has the same terrain as the property to the north and east, both of which have higher density designations. Further, as previously mentioned, because it is even sandwiched between current A-2-1 zoning makes it more questionable.

Whether the Foundation property receives an RL1 designation or not and remains as RL2, placing RL2 on the Lombardi property just lacks consistency in graduating density downward toward the westerly direction where rural ranchettes are favored. However, if the Foundation property in fact receives an RL2 designation (which is currently proposed), and the Lombardi property is designated with higher density, then and only then would the graduation density decrease have merit, to where the Lombardi property would be the graduation density decrease (or buffer area) between higher density of H5 and H2 to the north and east of the Lombardi property.

Further, the same holds true for the 4 acre parcel that currently has approved zoning of A-2-1 (owned by Lombardi and Rollins family). Under the 2009 proposed OVOV draft, the abrupt change in designation of adjacent parcels reflect from H2 to RL2, a dramatic change. By designating this property as RL1 would then be the graduating density decrease area, to where the property located to the south and east would then graduate downward to RL2.

Certainly there could be argument whereby the dividing line would be Hasley Canyon road, but then that would also raise argument why the Sloan Canyon road was not the chosen to be the dividing line northerly of Hasley Canyon road toward the west.

It just clearly appears that if both Lombardi properties receive a OVOV designation of RL1, the areawide general plan would then be more consistent than what is shown. In addition, an RL1 designation of one unit per acre is anything but a small sized lot and in fact is defined as a large residential lot in the 2009 draft.



Notation: Of the 7 acres currently zoned A-2-1 south of Hasley Canyon road, the Rollins family and Lombardi portion is 4 acres or 57%, of which their 100% gets down graded only because it has yet to be further developed. The remaining three acres are not affected as there lots already contain a residential dwelling and there lots are maxed out in its usage.

6 Summary

This illustration of the 2009 proposed OVOV draft includes the grey shaded areas (that I have defined) where the current zoning is A-2-1. (y and z)

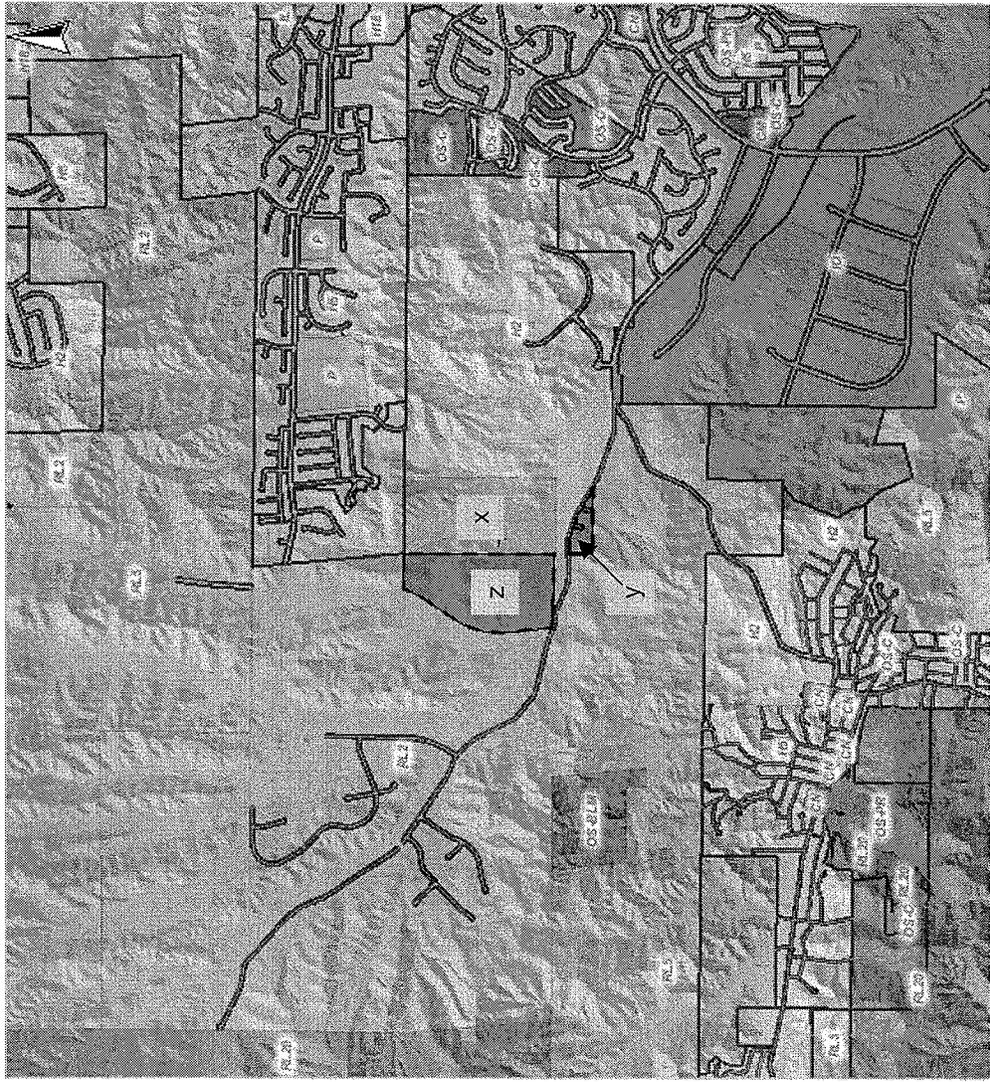
To simplify the Lombardi's proposal to change the proposed 2009 draft designations is as follows:

If the Castaic High School site is eventually located to the adjacent west (on the Foundations Sloan/Hasley site (z)), then the Lombardi 80 acre Hasley property (x) should be classified with either an H2, H5 or a designation of the combination. It is common to have higher densities adjacent to school properties, however the fact that the Lombardi property is adjacent and is similar to the Los Valles project, it would appear that H5 would be compatible in any event.

If the Castaic High School site is located elsewhere, and the Foundation property receives a classification designation of RL2, then the Lombardi 80 acres (x) should be classified with a minimum RL1 designation at the very least and perhaps H2 is more consistent. If the Foundation property receives an RL1 designation, then the Lombardi 80 acres (x) should be classified with an H5 designation.

In any event, the 4 acre property (y) should receive a classification of RL1 to be consistent with the current approved zoning of A-2-1.

In all cases, the CSD boundaries should be adjusted to the west and south of the two properties identified herein by Lombardi and Lombardi and Rollins.



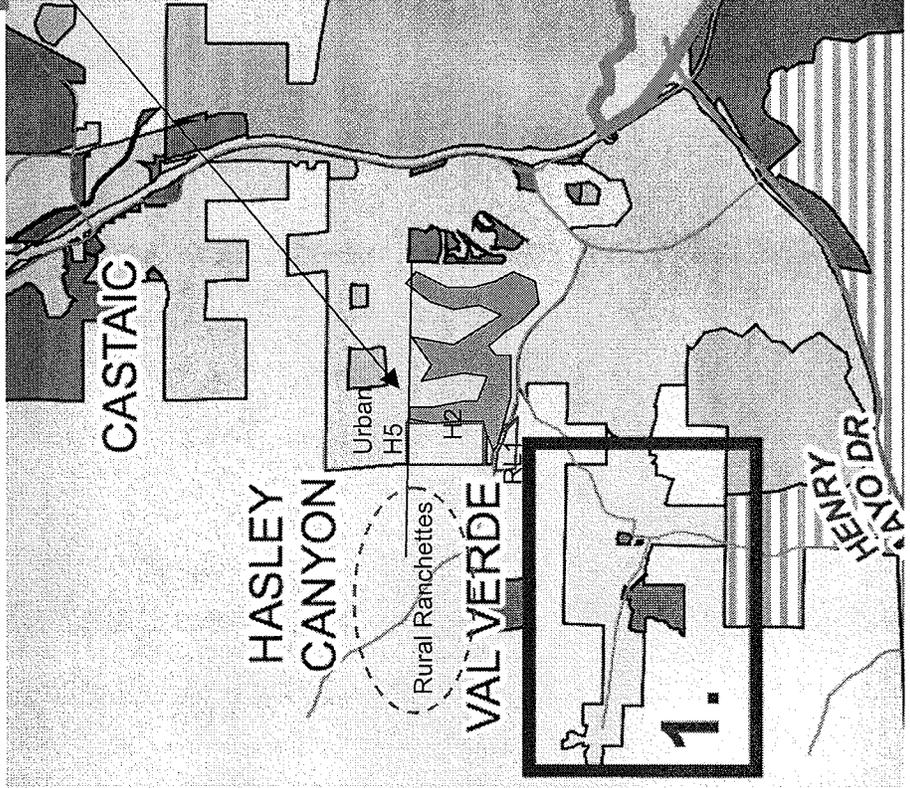
In general, such designation proposals on the Lombardi properties would provide for the community of Castaic an area plan in which the Lombardi property would not have small or tiny size lots if a school site is located elsewhere, but instead large size residential lots. Half acre lot sizes provide a wonderful development that is preferred by many in lieu of the larger sized lots consisting of one acre or even two acres whereby they are not ranchettes, but lots. Given the location of the Lombardi property to the golf course, this is not a location in which ranchettes should be promoted. There needs to be a graduation between high density down to two-acre ranchettes and the Lombardi location would be great for that. At the same time, this would provide for the larger sized ranchette lots of 2 acres or greater in size to remain westerly, where they currently are and where the community desires to preserve. To think that the 4 acre property owned by Lombardi and Rollins should some how now be a two or four acre ranchette when it is already zoned to be consistent with the other one-acre lots (with houses) as supported within the approved parcel map is not a fair compromise. Lombardi and Rollins family should not be punished because they held their development for the future to include the likes of developments such as Los Valles, especially when it is currently zoned A-2-1.

7 Summary Continued

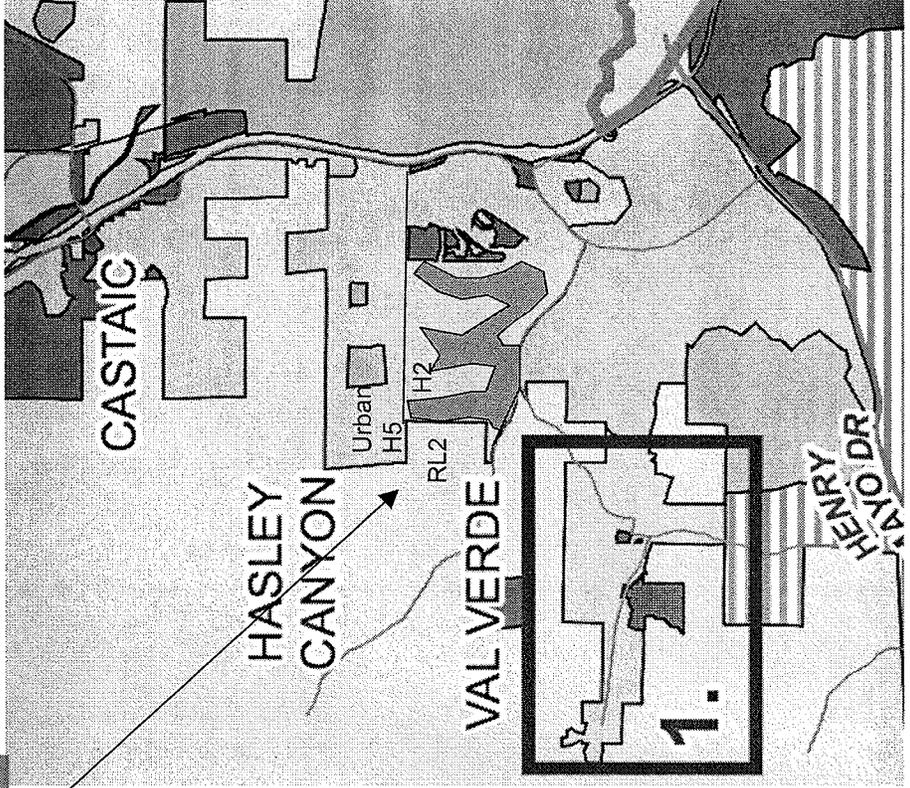
In all fairness, the Lombardi proposal as defined on the previous page is a compromise. When considering this property is not located in the westerly area of Castaic where rural development is favored as ranchettes, the location of the Lombardi family property is actually the same and similar as what the Palmer Los Valles project provides the community, whereby it will eventually include home sites that are (i) adjacent to a golf course community, (ii) would have the same views and similar settings and (iii) since the layout of the golf course is immediate adjacent to the Lombardi property on both the east and southern boundaries, this acts as an open space area for the Lombardi property as well.

With an H2 designation (same as the Los Valles project), the 2009 proposed OVOV draft would look like the illustration on the left, where the jogged indentation has been removed and the future planning focuses around the golf course that is approved. At the very minimum, an RL1 designation has merit.

Compare



Proposed Lombardi GP designation

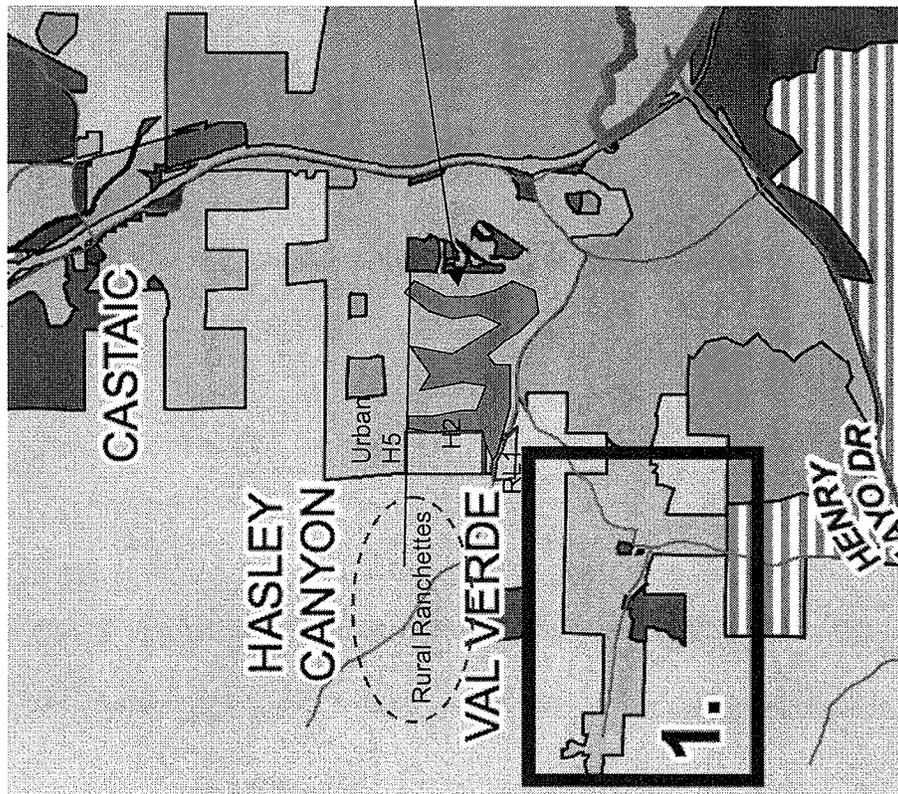


2009 draft OVOV GP designation

8 Summary Continued

While I apologize for the late moment rush in getting you this information, I do not have the time to evaluate what designations the County has defined in comparison to the other golf course communities and adjacent properties, all located within the Santa Clarita Valley.

Whatever they are, the consistency should reflect to the surrounding properties of the Los Valles Golf Course community as well, and that would include both the properties owned by Lombardi in Castaic.



Proposed Lombardi GP designation

So the question is:

What designations surround;

- 1). The Valencia Golf Course
- 2). The West Ranch Golf Course
- 3). Vista Valencia golf course
4. The Robinson Ranch Golf Course in Sand Canyon
5. Others?

Should not the same designation consistency hold true in this location as well.

9 Notation: Lombardi Tentative Tract Map #47931

Notation regarding the Lombardi family 80 acre property:

The following illustration is a picture copy taken from the LA County website Sub-Net. It does not show the previous map application filed by the Lombardi family back in 1989. (Tract #47931)

While we are not sure why the previously filed map does not appear, there is some oversight or confusion that needs to be addressed. Could you please assist on this issue.

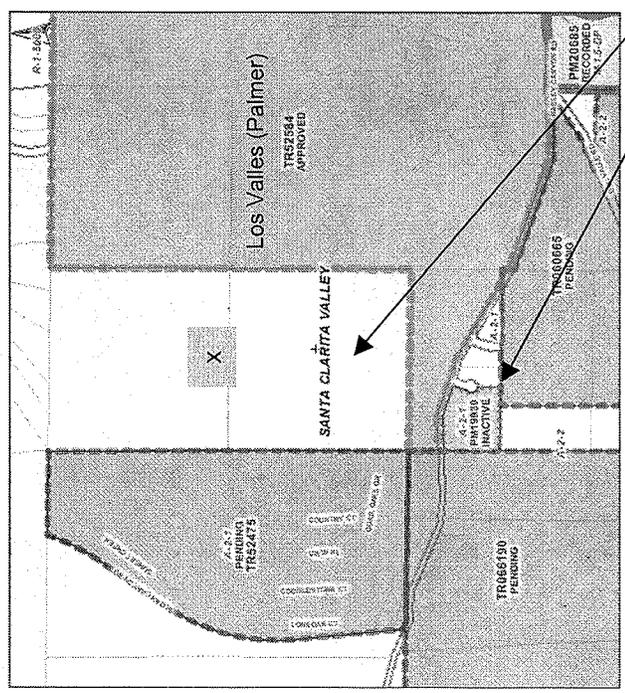
In or about May 26th, 1989 the Lombardi family filed for vested TTM #47931, which sought a proposed zone change to A-2-1 with an engineered map (Sikand) consisting of 75 lots within the approximate 80 acres. At that time, the family paid its fees to LA County for the processing of such map. If I remember correctly, the fees were approximate to about \$12,500.

During the years to follow, between the housing economy stumbling in the early to mid part of the 1990's and the unknown direction of the properties adjacent, the Lombardi family held off in continuing with the processing of the map until more information was known and identified as to the adjacent activity to the north, east and west.

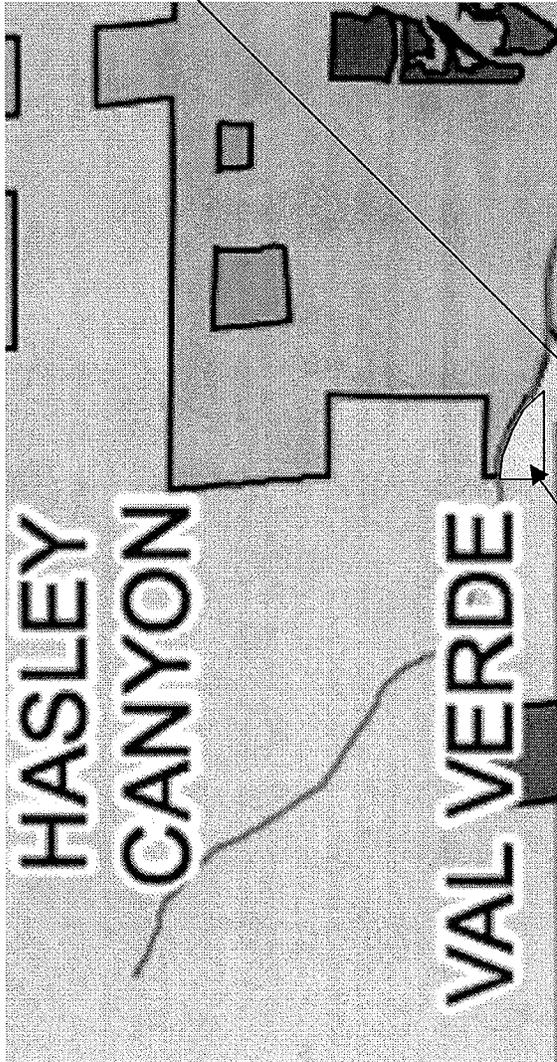
In or about 2006, the family was notified that LA County wanted to clear off older map applications if the owners did not have any intentions for future development. We were told that one of the purposes was that LA County wanted to seek new permit fees given the old status and that we could challenge such. We informed that in the future we would resume the entitlement application but we did not object to paying the new and/or updates fees when we re-activated the previous application in the future. In sum, the Lombardi family has never abandoned their efforts or intent to process the map in the future, but elected to wait and see where and how the area would develop.

Therefore we are now surprised that Map #47931 does not show up even as inactive, just like the other property in which also was of the same intent as PM 19939, is property also owned by Lombardi and includes Rollins family, in which is intended to be processed in some type of configuration in the future.

As you can see, the confusion here is the same intent was given to both map applications and to pay new fees in the future on both projects to reactivate. Is the Lombardi tract #47931 omitted by error, or by confusion? It should be included and listed as inactive pending further processing.



10 Lombardi / Rollins land donation toward the realignment of Hasley Canyon Road



The following pages reflect the donation of land for the realignment of Hasley Canyon road by Lombardi and Rollins.

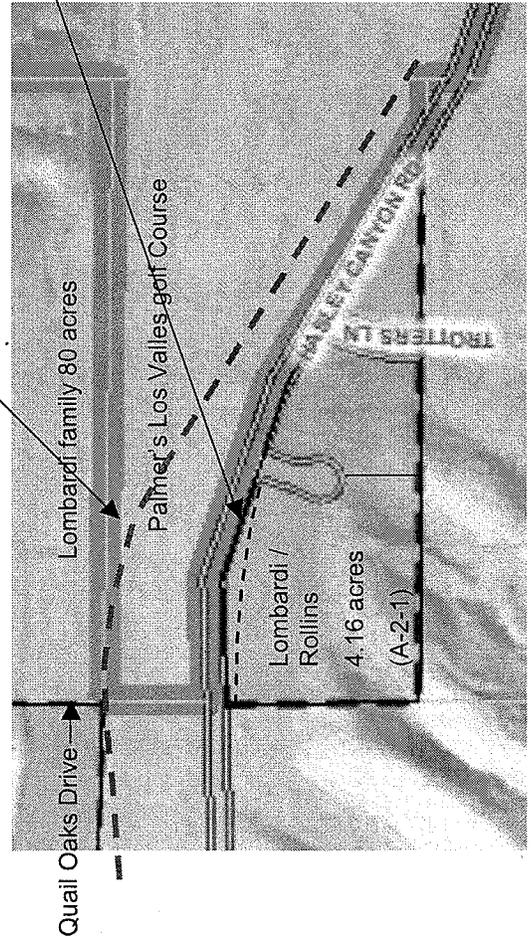
It is important to note the intent of the land contribution for such realignment. The previous defined LA County alignment of Hasley Canyon road actually brought access to about the southwest portion of the Lombardi 80 acre property. Such alignment is shown with red dashed lines.

Upon Palmers approved conditions of his development, he was to realign the future designed roadway to match the current alignment of Hasley Canyon road. While this was a direct benefit to Palmer and a detriment to the Lombardi family, the Lombardi family did not have an objection to such as the Foundation property located adjacent to the west is required to develop the Quail Oaks Drive roadway (or a roadway similar at a different location) to provide access to the Lombardi 80 acre property of which was a approved condition placed on that property when it was originally approved and graded.

However, in 2006 during the time that Palmer's engineer was realigning the Hasley Canyon roadway to the new location, it was identified by Mr. Barry Witley of LA County that if Lombardi and Rollins were agreeable to contribute land, the roadway would be enhanced to reduce the curve radius and make it safer without Palmer having to re-adjust his golf course. Such alignment is shown in black dashed lines.

Rollins and Lombardi was agreeable to such land contribution providing the remaining balance of land was no less than a net four acres, where such would not negatively affect the potential one acre lots currently zone with an A-2-1 designation. (one unit per acre). It was agreed and LA County took possession of the approximate amount of 0.14 acres for the future re-alignment. Such physical realignment will occur in the future and the remaining portion of land will reflect a total of 4.02 acres.

The 2009 proposed OVOV draft is now attempting to negatively affect this property with an RL2 designation of one unit per two acres. This devaluation of it's potential does not sit well with Rollins nor Lombardi and object to anything but an RL1 designation which would be consistent with the currently approved zoning of A-2-1.



18/20



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartz AICP
Director of Planning

LOS ANGELES COUNTY
INTERDEPARTMENTAL ENGINEERING COMMITTEE

NOTICE OF PUBLIC MEETING

February 28, 2006

SUBJECT: PROPOSED REALIGNMENT OF A PORTION OF HASLEY CANYON ROAD BETWEEN SLOAN CANYON ROAD AND DEL VALLE ROAD HIGHWAY REALIGNMENT CASE NO. 200400001-(5)

On February 28, 2006, the Los Angeles County Interdepartmental Engineering Committee will conduct a public meeting at the time and address below to discuss a proposal to realign a portion of Hasley Canyon Road, a Limited Secondary Highway on the County Master Plan of Highways, between Sloan Canyon Road and Del Valle Road. The purpose of the realignment is to comply with the approved conditions for Vesting Tentative Tract Map No. 52584.

- Meeting Date:** February 28, 2006
- Meeting Time:** 3:00 p.m.
- Meeting Place:** Department of Regional Planning
Conference Room No. 1385
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

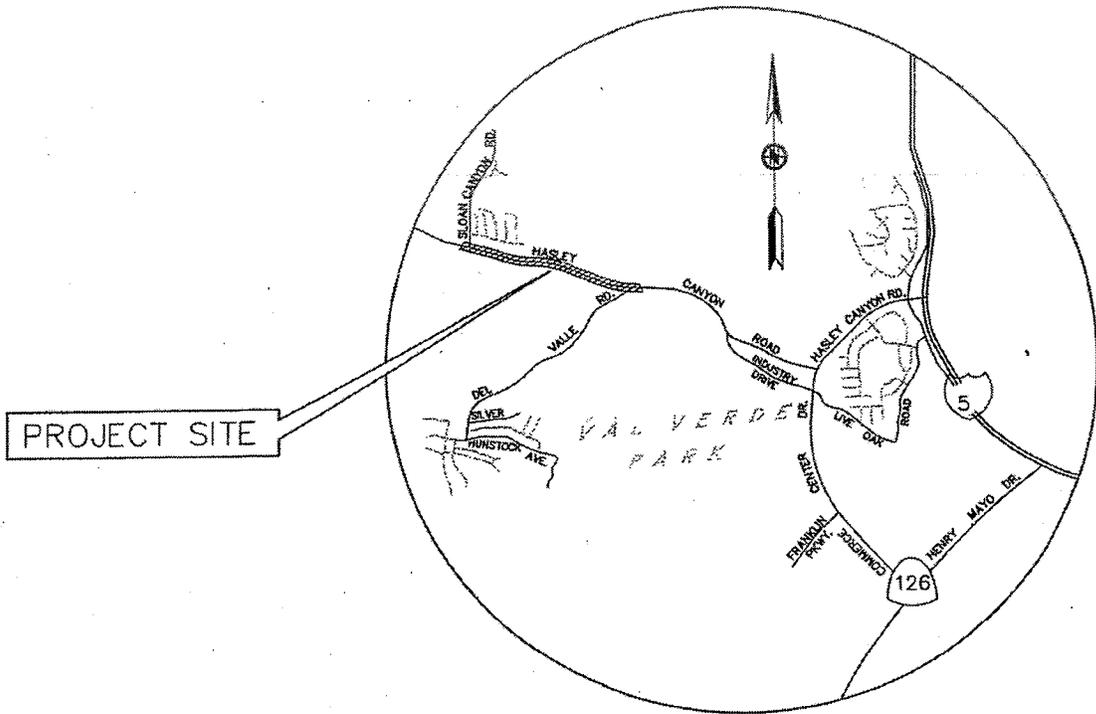
The Interdepartmental Engineering Committee is comprised of representatives of the Department of Public Works and Department of Regional Planning and makes recommendations to the Regional Planning Commission and the Board of Supervisors on highway-related issues.

This notice is being sent to potentially affected property owners and other interested groups. All persons having an interest in this matter may attend the meeting and comment.

For further information, please contact Mr. Paul McCarthy or Ms. Susan Tae of the Department of Regional Planning at (213) 974-6433 between 7:30 a.m. to 6:00 p.m., Monday through Thursday. The offices are closed on Fridays. For technical questions you may also contact Mr. Barry Wittler of the Department of Public Works at (626) 458-4351.

19/20

12 Hasley Canyon Road Realignment



VICINITY MAP

NOT TO SCALE

SOURCE: L.A. THOMAS GUIDE Page 4459 D4

20/20

13 Hasley Canyon Road Realignment

