

September 29, 2009

SEP 30 2009

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

Dear Planning Commissioners:

Subject: October 5, 2009 Public Hearing

One Valley One Vision Land Use Change of A2-2 to H-2
In Phases B and C of Tract No. 51644, Tesoro del Valle
C.U.P. No. 92-074 Approved May 1999

I am writing in opposition to the request of applicant Montalvo Properties to change A2-2 zoning which would have an end result of allowing far more units than originally envisioned.

The bottom line is this zone change would undermine the rural lifestyle, being inconsistent with the adjacent projects, i.e, Tapia Ranch Project, Tract No. 53822 - proposed for horsekeeping with trails and the continuity of the County's Regional Cliffie Stone Trail from Tesoro del Valle Phase A, and with the SunCal Project, Tract No. 53189, and its connecting wildlife corridor trail known as the Harris Trail. These trails also connect to the County's Historical Butterfield Overland Stage Route trail in San Francisquito Canyon..

Most significant, this land use change would not reflect the rural nature of the adjacent San Francisquito community. At some point, a line should be drawn between dense development and a rural community. As an avid trail rider, along with my riding buddies, we have witnessed first hand how open spaces are developed and trails lost. Once land it is developed, it is gone forever. While I respect private property rights and the ability to develop one's property, I also acknowledge smart planning and the right to make decisions that make sense, not only for a landowner but for greater good of an entire community. This proposed zone change falls into this category.

In addition, these lands are in a high fire area. Hasn't the Southern California area witnessed enough fires which have created an incredible public tab for protecting houses allowed to be constructed in such risky areas?

Thank you for taking the time to review his matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Tarnoff". The signature is fluid and cursive, with the first name "Linda" written in a larger, more prominent script than the last name "Tarnoff".

LINDA TARNOFF
21618 Oak Orchard Road
Newhall, California 91321
LTarnoff@aol.com

SEP 30 2009

September 28, 2009

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

~~Fax No. 213-820-8434~~

Dear Planning Commissioners:

Subject: Comments to One Valley One Vision Land Use Change of A2-2 to H-2
In Phases B and C of Tract No. 51644, Tesoro del Valle
C.U.P. No.92- 074 Approved May 1999

This is to state that Tesoro del Valle was approved with 1,500+ units for Phase A with the intent that the remaining portions of Phases B and C retain A2-2 zoning to foster, encourage, and retain agricultural, equestrian, and rural uses. The fact that they requested far more many units than they could possibly fit in Phase A should not allow a density transfer to further delete A2-2 zoning by accommodating this project with a land use change of H-2, 1/2 acre estate lots allowing 714+ lots instead of the approved 244 lots.. We met with the County to update the General Plan to foster A2-2 min. 2 acre agricultural zoning especially in these areas where it exists and is part of the Santa Clarita Valley Wide Area Plan. This land use change for Phases B and C will constitute a denial, removal, and undermine the agricultural A2-2 zoning for this area. WE WANT THE LAND USE CHANGE TO BE RURAL LAND 2, NOT H-2.

The unanimous vote of the Board of Supervisors to preserve, promote, enhance, and expand the equestrian lifestyle further supports this approved CUP. It should not be changed in an effort to defeat the purpose of our long hard fight to preserve the area for horses and a rural lifestyle.

Therefore, we request that Regional Planning:

- 1. RETAIN A2-2 OR RURAL LAND ZONING – the proposed land use conflicts with existing zoning for agricultural use.

WHY:

- 1. This land use change imposes RESTRICTIONS to livestock and horsekeeping and does not foster agricultural and preserve these uses.

2. This land use change will be INCONSISTENT with the adjacent projects, i.e, Tapia Ranch Project, Tract No. 53822 - proposed for horsekeeping with trails and the continuity of the County's Regional CLIFFIE STONE TRAIL from Tesoro del Valle Phase A, and with the SunCal Project, Tract No. 53189, and their connecting wildlife corridor trail known as the Harris Trail. These trails also connect to the County's Historical Butterfield Overland Stage Route trail in San Francisquito Cyn.
3. The land use change is INCONSISTENT with the community character of equestrian rural nature of San Francisquito Cyn.
4. THIS LAND USE CHANGE WILL DIVIDE THE HORSEKEEPING COMMUNITY by allowing 750 lots between the rural, equestrian community proposed in the Tapia Ranch Project and the approved SunCal Project and community standards for San Francisquito Cyn.
5. This land use change will allow too many vehicles on the surrounding road system adjacent to the Cliffie Stone Trail AND THERE IS NO SECONDARY ACCESS VIA THE TAPIA RANCH PROJECT.

Sincerely, 
Ruthann Levison, Chair SEVTAC
(Santa Clarita Valley Trails Advisory Committee)