

March 22, 2011

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

Re: 2010 OVVOV

Dear Mr. Mitch Glaser,

I am writing in opposition to the proposed change of Sloan Canyon Road from Hillcrest Parkway to Quail Valley Road and removal of the planned Limited Secondary Highway.

Sloan Canyon Road has been on the L.A. County maps as a Secondary Highway for decades and it would be great if we could use it. It is the connection for the north and south communities of Castaic. It was meant to provide area wide circulation for emergency access and convenience. Those who are supporting the change do not speak for the whole community. Our Regional Planners saw the needs of our community 50+ years ago. Please keep this Limited Secondary Highway designation in place and such an important community benefit should be incorporated back into the Castaic Bridge and Thoroughfare District.



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Thank you,

Respectfully,

Debbie Finlay  
28325 Arroyo Court  
Castaic 91384  
Phone: 661-257-7593

- cc: Michael D. Antonovich, Los Angeles County Supervisor
- Pat Modugno, Planning Commissioner
- Edel Vizcarra, Planning Deputy to Supervisor Antonovich
- Rosalind Wayman, Senior Deputy to Supervisor Antonovich
- Steve Burger, Dept. of Regional Planning

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Respectfully,

LANCE MILLER  
28325 AZERONO CRT  
CASTAIC  
Phone: 818-2625004

- cc: Michael D. Antonovich, Los Angeles County Supervisor
- Pat Modugno, Planning Commissioner
- Edel Vizcarra, Planning Deputy to Supervisor Antonovich
- Rosalind Wayman, Senior Deputy to Supervisor Antonovich
- Steve Burger, Dept. of Regional Planning

**INDIAN RIDGE, LLC.**  
**3514 Indian Ridge Circle**  
**Thousand Oaks, CA 91362**  
**818 612-0966 Fax 805 492-0242**  
**Npavich@AOL.COM**

March 25, 2011

Mr. Mitch Glaser  
Supervising Regional Planner, Countywide Studies Section  
Los Angeles Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Glaser,

Indian Ridge, LLC the owner of the following properties APN 2827 031 006, 2581 001 009 and 2581 001 010 located on the east and west side of Sierra Highway in Los Angeles County that is currently used and zoned for industrial purposes in the One Valley One Vision ("OVOV") plan. Contiguous to the east is a twenty (20 acre) parcel owned by Mark Gates in partnership with Hank Arklin, as part of Elsmere Canyon, LLC ("Gates/Arklin Property"). The twenty acres are comprised of two parcels, APN 2581-001-042 and 2581-001-043, with the proposed OVOV zoning of A-2-2 (Heavy Agricultural Use, 2 acre minimum lot size) and designated RL20 (Rural Land 20, 1 unit per 20 acres).

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My property, as well as the twenty acre Gates/Arklin Property is separated by a high ridge and has no negative impact on the 820-acre Elsmere Canyon Open Space that was recently purchased from Gates/Arklin by the City of Santa Clarita, the County of Los Angeles and other agencies.

I strongly support changing the current designation of the Gates/Arklin Property to the same industrial designation as my property as it could be developed and used for industrial purposes. The development would complement the development of my property, including the balance of grading, creation of additional uniform pads and ensure provision for the water and sewer connections. In addition, the Gates/Arklin property also has access to the four-lane Sierra Highway and nearby SR-14.

I am not aware of any special ecological features such as wildlife corridors, large oak groves/oak savannahs or riparian areas requiring preservation that are within either my property or the Gates/Arklin Property. We have very little wildlife on my property because of the noise from our use and the traffic on Sierra Highway.

If you would make the requested change to the Gates/Arklin Property it would be most appreciated.

If you have any questions please call (818) 612-0966.

Sincerely,



Nick Pavich  
Manager

ELSMERE CANYON, LLC  
700 Emerson Street  
Palo Alto, CA 94301

March 31, 2011

Mr. Mitch Glaser  
Supervising Regional Planner  
Countywide Studies Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Glaser,

In late 2010, Elsmere Canyon, LLC (“Elsmere”) made a sale/donation of 820 acres to the County of Los Angeles and the City of Santa Clarita, retaining 40 acres of the total 860 acres owned by Elsmere Canyon, LLC. Of the 40 acres retained, 20 acres are located in Los Angeles County, as shown in Exhibit A.

During the negotiations of the transfer of 820 acres to the public agencies, Elsmere indicated its desire to retain the 20-acre parcel located in Los Angeles County for the development of industrial sites as it is contiguous to existing industrial uses. Because of concern that development might impact a major ridge, the agencies requested that we flag the boundaries, which then proved to be at an elevation 150 ft to 200 ft below the ridgeline. None of the agencies raised any other environmental issues or concerns relating to our request for industrial zoning.

Following the transaction closing, we sent a letter to the Los Angeles County Planning Department officially requesting that Elsmere’s 20 acres be zoned as Industrial in the One Valley One Vision plan. The Department raised certain objections. Our responses to the Department’s objections are set forth below:

1. *“Most of the area contains very steep slopes of over 50%”*  
We have made a slope analysis of the 20 acres and just less than 40% have slopes of less than 50%. The parcel is surrounded by very high ridges on all sides, except for Sierra Highway, which provides access. This parcel contains a unique series of smaller parallel valleys and steep-sided hills, which provide an opportunity for the development of several pads, totaling approximately 13 acres with balanced on-site grading. It would appear that a portion of the contiguous properties that are shown in the OVOV plan as Industrial have a similar topography and the development of our 20 acres would be compatible with the ultimate development of the adjoining properties.

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2. *"The area is within a proposed Significant Ecological Area as shown in the OVOV"*  
We acknowledge that the 20 acres are shown as a Significant Ecological Area. We chose to retain this particular area when we sold the remaining 820 acres because it did not contain any of the sensitive environmental areas that the public agencies were anxious to preserve, such as riparian areas that are part of the Los Angeles and Santa Clara river watersheds, a rare spruce grove, a significant number of oak woodlands and savannahs, natural oil seepages and the important Los Pinetos wildlife corridor which uses the only viable passage under SR 14. At the time of purchase, no public agency stated that the 20 acres retained by Elsmere had any significant ecological attributes.
3. *"The area is in a very high fire hazard severity zone"*  
There is a privately-owned water well on the adjoining industrially used property and a fire hydrant on Sierra Highway adjacent to the property, and both are available for fire protection. In addition, upon development of the property, we will be able to provide water from a tank described in Item 6. Easy access for fire vehicles from Sierra Highway is also available. Finally, we understand that any ultimate approval will require Fire Department approval of fire safety issues.
4. *"Most of the area is in a landslide zone"*  
Prior to any development, it is intended that detailed geotechnical studies will be prepared (including data on any existing landslides), which will be submitted to the Los Angeles County Department of Public Works during the sub-division process for review and approval of mitigation requirements, if any.
5. *"The area does not adjoin an existing or proposed major roadway"*  
As shown on Exhibit A, the 20-acre parcel is joined on the south by a parcel owned by Elsmere and within the City of Los Angeles. This parcel fronts on Sierra Highway and provide the necessary access to the 20-acre parcel.
6. *"The area is not served by sewer or public water"*  
As noted above, there is a privately-owned water well on the adjoining property. It should also be noted that Gate King Properties, LLC, (a development managed by a principal in Elsmere, has recently entitled an industrial development to the north on Sierra Highway (Tentative Tract No. 50283 in the City of Santa Clarita) that is subject to a Development Agreement with a remaining term of 13 years. The Development Agreement requires the construction of a water tank, to be owned and maintained by the Newhall County Water District, and will have sufficient height to provide gravity flow to the site with sufficient water pressure for both consumption and fire protection. Percolation tests have been performed on the adjoining property that makes viable the use of acceptable septic systems on the site. Possible alternatives to provide offsite sanitary sewer service connections will be explored when the property is developed.

We also wish to point out that the 20-acre parcel is contiguous to property that is currently used for industrial purposes and is shown in OVOV as an Industrial zone. The inclusion of our property as Industrial in OVOV is supported by both of the adjoining landowners.

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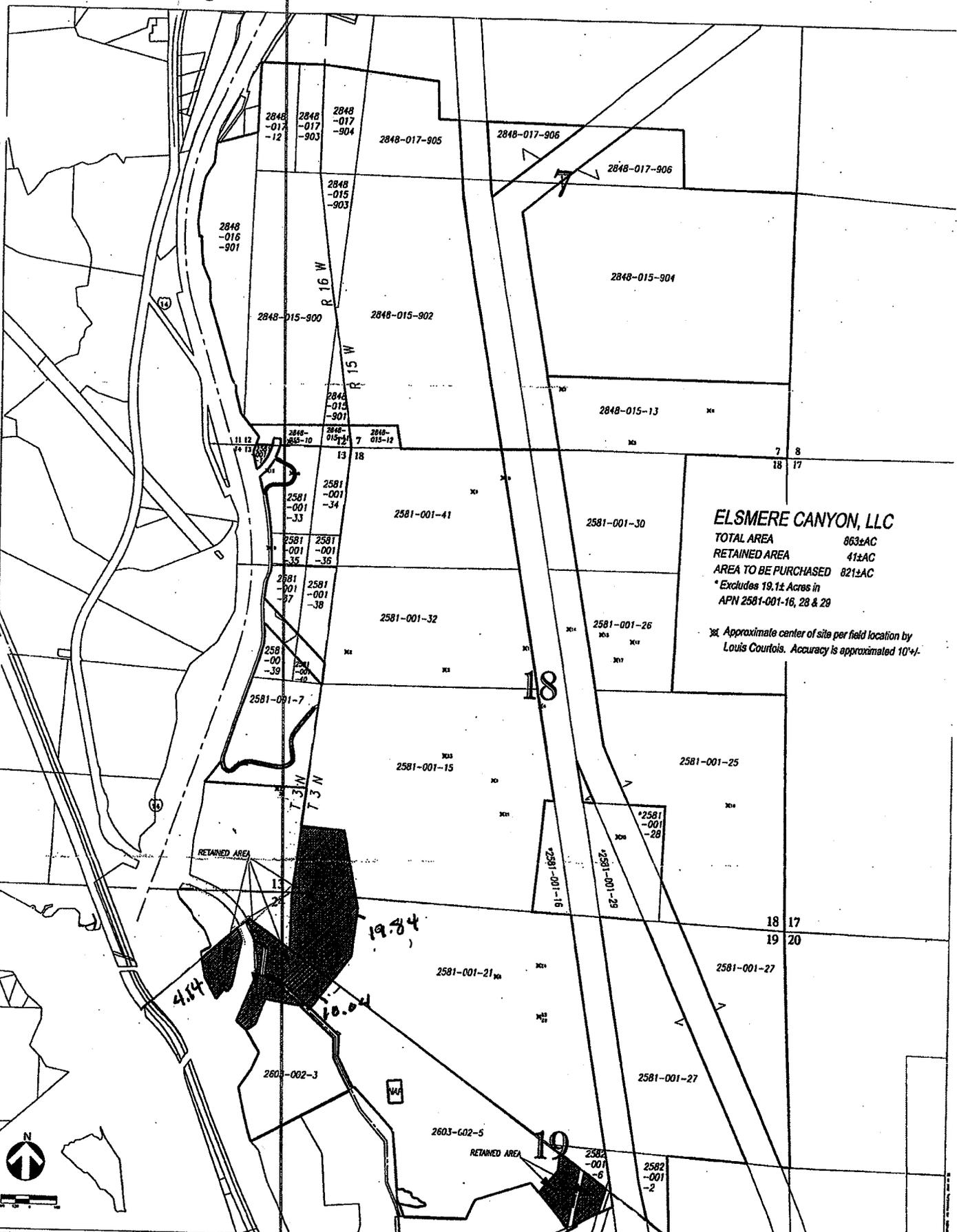
We would ask that the Planning Department support our request and submit same to the Planning Commission at the next OVOV hearing.

Best regards,



Mark Gates

650-614-6234  
mark@gatesland.com



**ELSMERE CANYON, LLC**

TOTAL AREA 863±AC  
 RETAINED AREA 41±AC  
 AREA TO BE PURCHASED 821±AC  
 \* Excludes 19.1± Acres in  
 APN 2581-001-16, 28 & 29

⊗ Approximate center of site per field location by  
 Louis Courtois. Accuracy is approximated 10%±.

ELSMERE CANYON, LLC

Mark Gates (650) 614-6234

NO.	DATE	BY	DESCRIPTION



ELSMERE CANYON

# C. A. RASMUSSEN COMPANY, LLC

2320 Shasta Way, Suite F, Simi Valley, CA 93065 • T (805) 581-2275 • F (805) 581-2265

April 6, 2011

Los Angeles Department of Regional Planning  
Attn: Mitch Glaser  
Supervising Regional Planner  
Countywide Studies Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Glaser:

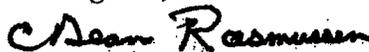
I am the owner of property located at 22200 Sierra Highway APN # 2581-001-008 in the County of Los Angeles that is currently used for industrial purposes and is shown in the One Valley One Vision ("OVOV") as industrial. Contiguous to the east of my property is a twenty (20) acre parcel that is shown in OVOV as Significant Ecological Area.

My property, as well as the contiguous twenty (20) acres, is separated from the Elsmere Canyon open space that was recently purchased by the City of Santa Clarita, the County of Los Angeles et al by a high ridge. My property is bounded on the south by the four lane Sierra Highway and the west by the eight lane SR-14.

I strongly support changing the current designation on the twenty (20) acres from Significant Ecological Area to the same industrial designation as my property as it could be easily developed and used for industrial purposes and would complement the development of my property in that we would be able to balance grading and create more uniform pads and more easily provide the necessary water and sewer connections while not impacting the major ridge separating the properties from Elsmere open space. Furthermore, I am not aware of any special ecological features such as wildlife corridors, large oak groves, savannahs or riparian areas that are within the immediate area that are important to preserve for ecological reasons. We have very little wildlife on our property because of the noise and congestion from our use as well as SR-14 and Sierra Highway.

If you would actively support the requested change to the twenty (20) acres it would be most appreciated.

Best regards,



C. Dean Rasmussen

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**From:** Miklos Wright [mailto:editor66@hotmail.com]  
**Sent:** Wednesday, April 13, 2011 1:29 PM  
**To:** Michael D. Antonovich  
**Subject:**

TO: Supervisor Michael Antonovich,

RE: Sloan Canyon Rd.

I would like to support the removal of Sloan Canyon Rd., North of HillCrest Parkway, from the Highway map. I would support changing it to a local collector street. A collector street is a step towards creating a destination. Californians need there to be a California, not just roads that cover the beauty and majesty that makes this the golden state.

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Thank you for your thoughtful consideration,

Miklos Wright  
3932 Berryman Ave  
Mar Vista, CA 90066

**One Valley One Vision  
Zoning Amendment Request**

April 14, 2011

**Attn: Mitch Glaser, AICP  
Supervising Regional Planner  
Community Studies North Section  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012**

**Re: Zoning Amendment Request  
24136 The Old Rd.  
Newhall, CA 91321  
APN: 2826-023-024, 033**

Dear Mr. Glaser,

As a part of the *One Valley One Vision* plan the above entitled property has been designated as an M1 Light Industrial zone. It is our desire to amend this zoning change to an M2 Heavy Industrial zone to allow such activities as a concrete ready-mix facility.

We believe this unique location offers a natural buffer between the residential and lighter use areas of the city. The proposed site is backed directly by the 5 fwy and is shrouded by trees. It also is serviced by The Old Road, a 4 lane highway that has freeway access within 600 yards providing direct access for trucks. Proximity to major roadways, existing ambient noise levels from the freeway and existing mature landscaping makes the property ideal for a use with potential nuisance characteristics.

Our hope is to address this request with the council in the May 25<sup>th</sup>, 2011 meeting and prior to the finalizing of the *One Valley One Vision* General Plan.

Sincerely,

**Roger Chortiuk  
Senior Property Project Manager  
Adams Bennett Investments**

**Osuna, Susie**

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**From:** Annie Wright [electricannie@hotmail.com]  
**Sent:** Tuesday, April 12, 2011 9:28 PM  
**To:** Michael D. Antonovich  
**Subject:** Sloan canyon

Supervisor Michael Antonovich

Kenneth Hahn Hall of Administration

869

room

West Temple Street

500

Angeles, CA 90012

Los

April 8, 2011

Supervisor Michael Antonovich,

I would like to support the removal of Sloan Canyon Rd., North of HillCrest Parkway, from the Highway map. I would support changing it to a local collector street.

This area is rural open space, used for recreation, as well as equestrian, there are hundreds of horses in Sloan Canyon. It is a majestic area lined with Heritage oaks, it would be tragic to destroy paradise with a Highway, a highway would change the entire integrity of the area.

My Name and contact information is

Annie Wright  
Los Angeles CA

Thank you,  
Sent from my iPhone

4/26/2011