



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

November 23, 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  
Countywide Studies Section 

**SUBJECT:** **DECEMBER 8, 2010 – AGENDA ITEM #6**  
**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)**

**SUMMARY**

This staff report is a supplement to the staff reports submitted to your Commission on September 17, 2009, November 10, 2009, February 11, 2010, and September 16, 2010.

On September 4, 2009, the County released its Draft Santa Clarita Valley Area Plan (Draft Area Plan) and Draft Environmental Impact Report (DEIR). On October 5, 2009, your Commission held a public hearing regarding the Draft Area Plan and DEIR. Your Commission continued the public hearing to November 23, 2009, then to February 24, 2010. On February 24, 2010, staff reported that the Draft Area Plan and DEIR would be revised and re-circulated in order to address the various issues and concerns that had been raised in testimony and written comments provided to your Commission. Your Commission continued the public hearing to September 29, 2010, then to December 8, 2010.

On November 23, 2009, the County released its Revised Draft Santa Clarita Valley Area Plan (Revised Draft Area Plan) and Revised Draft Environmental Impact Report (RDEIR). At the continued public hearing on December 8, 2010, your Commission will consider the Revised Draft Area Plan and RDEIR. Staff recommends that your Commission continue the public hearing to March 23, 2011. On that date, staff anticipates that it will present the Final Draft Santa Clarita Valley Area Plan and Final

Draft Environmental Impact Report to your Commission for consideration and recommendation of approval to the Board of Supervisors.

## **BACKGROUND**

The Santa Clarita Valley Area Plan was adopted by the Board of Supervisors on February 16, 1984. A comprehensive update of the Area Plan was adopted by the Board of Supervisors on December 8, 1990. The Area Plan, a component of the Countywide General Plan, contains policies for future development and conservation that are specific to the unincorporated communities of the Santa Clarita Valley. The Area Plan has a "horizon year" of 2010, so it is necessary to update the Area Plan with revised demographic information, maps, goals, objectives, and policies that reflect current conditions and projected growth.

The City of Santa Clarita was incorporated on December 15, 1987. The City of Santa Clarita General Plan was adopted by the Santa Clarita City Council on June 26, 1991. The General Plan contains policies for future development and conservation that are specific to the City's jurisdiction, which is surrounded by the unincorporated communities of the Santa Clarita Valley.

In 2000, the County and City initiated "One Valley One Vision," an effort to update the County's Area Plan and the City's General Plan with consistent goals, objectives, and policies for the entire Santa Clarita Valley. This unique collaborative effort acknowledges the common needs and desires of Santa Clarita Valley residents, regardless of whether they live in the City or an unincorporated community. It is guided by the following Vision, which was developed by the County and City through an extensive outreach process:

*The Santa Clarita Valley is a wonderful place to live, work, play, and raise a family. The Valley is a mosaic of unique villages with growing ethnic diversity, each with individual identities, surrounded by a greenbelt of forest lands and natural open spaces. These villages are unified by the Valley Center activity core, a beautiful environmental setting that includes the skyline and Santa Clara River, a vibrant growing economy, and a rich history of common social values. The Valley's network of roads, transit, and trails link these villages and provides access to a wide offering of quality education, cultural, recreation, and social services and facilities.*

*Life in the Santa Clarita Valley will continue to be exciting, enjoyable, and rewarding through a broad range of housing types, an increase in quality jobs in proximity to all neighborhoods, and transit-oriented villages complemented by excellent schools, attractive parks and other recreational amenities, expanded trail networks, and preserved natural resource areas. As the Valley moves forward, it is crucial that sound and sustainable planning principles shape new villages and enhance established neighborhoods. Implementing policies to increase mobility and*

*accessibility, manage traffic congestion, improve air quality, and conserve water and energy resources throughout the Valley is essential to maintain the overall high quality of life.*

## **COMMUNITY OUTREACH**

The One Valley One Vision effort included extensive community outreach, jointly conducted by the County and City over the course of several years. This outreach began with a "Flapjack Forum" in January 2001, at which the initiation of the One Valley One Vision effort was formally announced. Other early outreach activities included stakeholder interviews, a community survey, activities at local schools, and creation of the "Santa Clarita Valley Snapshot" brochure.

In April and May 2001, "Visioning" workshops were held at the following locations:

- Castaic Elementary School, Castaic
- La Mesa Junior High School, Canyon Country
- Pinetree Elementary School, Canyon Country
- William Hart High School, Newhall

In October 2001, the "Valley Congress" event was held at Canyon High School in Canyon Country. At this event, the Vision and Guiding Principles were ratified by County and City residents. The Vision and Guiding Principles are the foundation of the County's Revised Draft Santa Clarita Valley Area Plan and the City's Draft General Plan.

Over the course of the next several years, the County and City developed and released a Technical Background Report and began preparing the policy document and proposed Land Use Policy Map. In May 2007, a "Poster Plan" was released, which included a Land Use Concept Plan, documented the progress of the One Valley One Vision effort, and identified future tasks. Also in May 2007, "Vision into Reality" workshops were held at the following locations:

- Agua Dulce Elementary School, Agua Dulce
- Castaic Middle School, Castaic
- Santa Clarita Sports Complex, Canyon Country
- West Ranch High School, West Ranch

In October 2008, the County released its Preliminary Draft Santa Clarita Valley Area Plan and the City released its Preliminary Draft General Plan. In addition, the County launched OVOV-NET, an interactive mapping tool that the public could access on the World Wide Web. In November 2008, "Open House" events were held at the following locations:

- Castaic Elementary School, Castaic
- Pinetree Elementary School, Canyon Country

- Rancho Pico Junior High School, West Ranch
- Santa Clarita Sports Complex, Canyon Country

Also in October 2008, *The Signal* newspaper published an extensive 11-part series on the One Valley One Vision effort, which is archived on the World Wide Web at <http://www.the-signal.com/news/archive/4713>. This 11-part series was re-published by *The Signal* newspaper as a special supplement in March 2009.

County staff attended a meeting of the Castaic Area Town Council in March 2009, and a meeting of the Agua Dulce Town Council in September 2009, to discuss the One Valley One Vision effort.

On September 4, 2009, the County released its Draft Santa Clarita Valley Area Plan (Draft Area Plan) and Draft Environmental Impact Report (DEIR). To facilitate public review, copies of the Draft Area Plan and DEIR were made available on the Department of Regional Planning Web Site and were provided to County Libraries in Canyon Country, Castaic, Newhall, and Valencia. On October 5, 2009, your Commission held a public hearing regarding the Draft Area Plan and DEIR at the Castaic Sports Complex. In preparation for the hearing, notice was published in *The Signal* newspaper, satisfying the notice requirements of the County Zoning Ordinance and State Law. A mailed notice was also provided to the owner of each parcel within the unincorporated area of the Santa Clarita Valley (over 30,000 parcels). The notice was customized for each parcel, listing the current and proposed land use designations and zoning designations for that parcel.

Your Commission continued the October 5, 2009 public hearing to November 23, 2009, then to February 24, 2010. Over the course of those three dates, approximately 50 individuals testified and your Commission was provided with approximately 100 written comments. On February 24, 2010, staff reported that the Draft Area Plan and DEIR would be revised and re-circulated in order to address the various issues and concerns that had been raised in the testimony and written comments. Your Commission continued the public hearing to September 29, 2010, then to December 8, 2010.

On November 23, 2010, the County released its Revised Draft Santa Clarita Valley Area Plan (Revised Draft Area Plan) and Revised Draft Environmental Impact Report (RDEIR). To facilitate public review, copies of the Revised Draft Area Plan and RDEIR were made available on the Department of Regional Planning Web Site and were provided to County Libraries in Acton/Agua Dulce, Castaic, Newhall, and Valencia. Notice was published in *The Signal* newspaper and a mailed notice was also provided to each individual and organization that previously testified or submitted written comments to your Commission.

## **PROPOSED PLAN AMENDMENT**

Plan Amendment No. 2009-00006-(5), if adopted, would repeal the currently adopted Santa Clarita Valley Area Plan, adopted in 1984 and subsequently amended, and would adopt the Revised Draft Santa Clarita Valley Area Plan that was developed through the One Valley One Vision effort. The Revised Draft Area Plan includes the following Elements, which are consistent with the corresponding Elements in the City's updated Draft General Plan:

**Land Use Element:** This Element guides and directs the physical development of each unincorporated community in the Santa Clarita Valley. Topics covered by this Element include the "Valley of Villages" theme, Specific Plans, demographic characteristics, economic issues, urban form and community design, planning for public health and environmental quality, and coordination of land use planning with other agencies. In addition, this Element describes the proposed Land Use Policy Map. The proposed Land Use Policy Map includes a new land use legend that is designed to be consistent with the new land use legend in the proposed Countywide General Plan Update.

The proposed Land Use Policy Map was developed through a suitability analysis that was applied to every parcel in the Santa Clarita Valley. The suitability analysis was driven by compatibility with the existing development pattern as well as environmental, safety, and infrastructure constraints, including but not limited to:

- Slopes;
- Significant ridgelines;
- Existing and proposed Significant Ecological Areas;
- Biological resources;
- Very high fire hazard severity zones;
- Seismic zones;
- Landslide and liquefaction zones;
- Flood zones;
- Proximity to existing and proposed major roadways (as identified in the Countywide Highway Plan) and transit facilities; and
- Proximity to existing urban infrastructure and services, such as sewers, water lines, fire stations, and schools.

The suitability analysis and the proposed Land Use Policy Map that was developed through this analysis are consistent with the Vision, Guiding Principles, Goals, Objectives, and Policies of the Revised Draft Santa Clarita Valley Area Plan.

**Circulation Element:** This Element plans for the continued development of efficient, cost-effective, and comprehensive transportation systems and is closely tied to the Land Use Element and the proposed Land Use Policy Map. Topics covered by this Element include congestion management, existing roadways, recommendations for new roadways and improvements to existing roadways, rail service, air service, public

transit, and non-motorized travel modes such as bikeways and multi-purpose trails. In addition, this Element includes amendments to the Countywide Highway Plan within the Santa Clarita Valley and new Highway cross-sections that are consistent with the cross-sections in the City's updated Draft General Plan. A traffic study was completed by Austin-Foust Associates, using a traffic model jointly developed by the County and City, and the results of this study were incorporated into this Element.

**Conservation and Open Space Element:** This Element establishes a policy framework for the designation and long-term preservation of open space and also addresses resource conservation issues and global climate change. Topics covered by this Element include environmental sustainability, soil and geologic resources, water resources, biological resources, cultural and historic resources, scenic resources, air resources, climate change and energy conservation, parks and recreation, and open space resources, including trails. In addition, this Element significantly expands the Significant Ecological Areas within the Santa Clarita Valley, based on studies conducted for the proposed Countywide General Plan Update.

**Safety Element:** This Element aims to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from natural hazards, crime, and emergencies. Topics covered by this Element include seismic and geological hazards, flood hazards, fire hazards, severe weather conditions, hazardous materials, emergency preparedness and response, law enforcement, terrorism, and accident prevention.

**Noise Element:** This Element includes a comprehensive program for including noise management in the planning process. Topics covered by this Element include health effects of noise, existing and future noise in the Santa Clarita Valley, and other noise issues. A noise study was completed by Mestre Greve Associates, using a methodology jointly developed by the County and City, and the results of this study were incorporated into this Element.

As previously mentioned, the Draft Santa Clarita Valley Area Plan was released in September 2009. The Revised Draft Santa Clarita Valley Area Plan, released on November 23, 2010, includes the following changes:

- 17 objectives and policies in the Land Use Element have been revised;
- One objective and nine policies have been added to the Land Use Element;
- 14 land use designation descriptions in the Land Use Element have been revised;
- Six policies in the Circulation Element have been revised;
- Six policies have been added to the Circulation Element;
- 16 policies in the Conservation and Open Space Element have been revised;
- One objective and five policies have been added to the Conservation and Open Space Element;
- One policy in the Safety Element has been revised; and

- One policy in the Noise Element has been revised.

These changes were made to address the various issues and concerns that were previously raised in testimony and written comments regarding the Draft Santa Clarita Valley Area Plan. Two charts highlighting these changes are attached to this staff report.

In addition, Plan Amendment No. 2009-00006-(5), if adopted, would also amend the currently adopted Countywide General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Revised Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas. At the current time, allowable maximum residential densities in hillside management areas within rural land use designations are determined by the slope of the parcel. In order to provide greater clarity and clearer expectations among property owners, community residents, and reviewing authorities, the rural land use designations in the Revised Draft Santa Clarita Valley Area Plan will determine the allowable maximum residential densities in hillside management areas, regardless of slope. These rural land use designations are intended to reflect development constraints, including slope.

### **PROPOSED ZONE CHANGE**

Zone Change No. 2009-00009-(5), if adopted, would change the zoning designations of parcels within the Bouquet Canyon, Castaic Canyon, Mount Gleason, Newhall, Sand Canyon, and Soledad Zoned Districts. This change in zoning designations is necessary to ensure that zoning is consistent with the proposed Land Use Policy Map, as required by State Law. Staff conducted an extensive zoning consistency analysis for all unincorporated communities within the Santa Clarita Valley. This zoning consistency analysis accounted for the minimum lot size requirements of the adopted Agua Dulce, Castaic Area, and San Francisquito Canyon Community Standards Districts.

In addition, Zone Change No. 2009-00009-(5), if adopted, would also amend the County Zoning Ordinance to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Revised Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas. An explanation of the change in allowable maximum hillside management area density is provided in the description of the proposed Plan Amendment, above. This amendment to the Zoning Ordinance is necessary to ensure consistency with the proposed Plan Amendment, as required by State Law.

### **CONSISTENCY WITH GENERAL PLAN**

As a component of the Countywide General Plan, the Santa Clarita Valley Area Plan must be consistent with the currently adopted Countywide General Plan. The Revised

Draft Santa Clarita Valley Area Plan has been developed to be consistent with the currently adopted Countywide General Plan, although the proposed Plan Amendment will amend the currently adopted Countywide General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Revised Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas.

The Revised Draft Santa Clarita Valley Area Plan is consistent with the policies of the currently adopted Countywide General Plan, including but not limited to:

- **General Policy 9:** Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas.
- **General Policy 12:** Conserve energy to ensure adequate supplies for future use.
- **General Policy 13:** Conserve the available supply of water and protect water quality.
- **General Policy 14:** Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning.
- **General Policy 17:** Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- **General Policy 22:** Ensure that new development in urban expansion areas will occur in a manner consistent with stated plan policies and will pay for the marginal public costs (economic, social, and environmental) that it generates.
- **General Policy 23:** Ensure that development in non-urban areas is compatible with rural life styles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards.
- **General Policy 24:** Focus intensive urban uses in an interdependent system of activity centers located to effectively provide services throughout the urban area and supported by adequate public transportation facilities.
- **General Policy 49:** Upgrade the existing road system in a manner consistent with the policies and strategies of the plan for resource protection and urban development.
- **General Policy 64:** Promote jobs within commuting range of urban residential areas in order to reduce commuting time, save energy, reduce air pollution, and improve public convenience.
- **General Policy 67:** Improve the effectiveness of intergovernmental coordination.

- **Area-Specific Policy 63 (Santa Clarita Valley):** Focus new urban growth in a compact pattern on suitable land in and around the existing communities of Newhall, Saugus, Valencia, Canyon Country, and Castaic.
- **Area-Specific Policy 64 (Santa Clarita Valley):** Encourage the development of a new regional center in Valencia.
- **Area-Specific Policy 65 (Santa Clarita Valley):** Maintain the non-urban character of the remainder of the Santa Clarita Valley.
- **Area-Specific Policy 66 (Santa Clarita Valley):** Maintain non-urban hillside areas in open space and low density non-urban uses.

The Revised Draft Santa Clarita Valley Area Plan has also been developed to be consistent with the proposed Countywide General Plan Update. As previously mentioned, the proposed Land Use Policy Map includes a new land use legend that is designed to be consistent with the new land use legend in the proposed Countywide General Plan Update. In addition, the Revised Draft Area Plan significantly expands the Significant Ecological Areas within the Santa Clarita Valley, based on studies conducted for the proposed Countywide General Plan Update.

#### **ENVIRONMENTAL DOCUMENTATION**

Staff has determined that an Environmental Impact Report (EIR) is the appropriate environmental document for this project. A Notice of Preparation (NOP) for the EIR was distributed in July 2008. Written comments regarding the NOP were received throughout the remainder of 2008. An EIR Scoping Meeting, in which members of the public could submit verbal comments regarding the NOP, was held on August 4, 2008 at Santa Clarita City Hall.

In 2009, a Draft Environmental Impact Report (DEIR) was prepared for this project in compliance with the California Environmental Quality Act and the County's environmental reporting procedures. Written and verbal comments on the NOP were addressed in the DEIR. A Notice of Completion was filed with the County Clerk and the State Clearinghouse. The formal review period for the DEIR was from September 4, 2009 to November 2, 2009. Subsequently, your Commission extended the formal review period for the DEIR to February 1, 2010. Written comments received regarding the DEIR required a reexamination of the DEIR data and revisions to the DEIR. At the continued public hearing on February 24, 2010, staff advised your Commission that the DEIR would be revised and re-circulated.

Accordingly, a Revised Draft Environmental Impact Report (RDEIR) has been prepared for this project in compliance with the California Environmental Quality Act and the County's environmental reporting procedures. Written and verbal comments on the NOP are addressed in the RDEIR. A Notice of Completion has been filed with the County Clerk and the State Clearinghouse. The formal public review period for the RDEIR will be from November 23, 2010 to January 24, 2011. Written comments on the

RDEIR will be considered in the Final Environmental Impact Report (FEIR). In addition, verbal testimony received on the RDEIR at the continued public hearing on December 8, 2010 will also be considered in the FEIR. The FEIR, incorporating written responses to comments on the RDEIR, will be considered by your Commission at a future date.

While substantive changes have only been made to the Air Quality, Traffic and Circulation, Global Climate Change, and Water Supply Sections of the DEIR, staff determined that the entire DEIR would be re-circulated for review and comment as an RDEIR. Since staff is re-circulating the entire DEIR as an RDEIR, staff will require reviewers to submit new comments and will not respond to previous comments received during the first circulation period, even if those comments pertain to a portion of the DEIR that has not been substantively changed. Although previous comments are part of the administrative record, the previous comments do not require a written response in the FEIR.

The RDEIR concludes that this project, even with the recommended mitigation measures, will result in potentially significant environmental impacts with regard to:

- Air Quality;
- Global Climate Change;
- Agricultural Resources;
- Biological Resources;
- Water Service (outside the Castaic Lake Water Agency service area);
- Utilities and Infrastructure (solid waste); and
- Noise.

### **CITY OF SANTA CLARITA DOCUMENTS**

On September 22, 2010, the City of Santa Clarita released its Draft General Plan and Draft Environmental Impact Report (DEIR). To facilitate public review, copies of the Draft General Plan and DEIR were made available on the City of Santa Clarita Web Site and were provided to the County Library in Valencia. The formal review period for the City's DEIR is from September 22, 2010 to February 20, 2011. On October 5, 2010, the City Planning Commission held a public hearing regarding the Draft General Plan and DEIR at Santa Clarita City Hall. In preparation for the hearing, notice was published in *The Signal* newspaper. The City Planning Commission continued the October 5, 2010 public hearing to November 16, 2010, then to December 7, 2010. On December 7, 2010, City of Santa Clarita staff will request an additional continuance to January 18, 2011.

The County's Revised Draft Santa Clarita Valley Area Plan has been developed to be consistent with the City's Draft General Plan. For example, both documents have consistent Land Use Policy Maps and Highway Plans. However, there are some differences between the two documents, such as:

- Two objectives and 22 policies in the Land Use Element have differences;

- 17 land use designations in the Land Use Element have differences;
- The City's Land Use Element has three land use designations that are not present in the County's Land Use Element;
- Seven policies in the Circulation Element have differences;
- One objective and 26 policies in the Conservation and Open Space Element have differences;
- Nine policies in the Safety Element have differences;
- The County's Safety Element has one objective and one policy that are not present in the City's Safety Element; and
- One policy in the Noise Element has differences.

Many of these differences are not significant. For example, the County has assigned different names to certain land use descriptions, and some policies reference the County's Zoning Ordinance instead of the City's Unified Development Code. Some of the differences are significant but relate to other differences between the two jurisdictions. For example, the City's document proposes that the City create a green building ordinance, while the County's document proposes that the County continue to implement its green building ordinance, which was adopted in 2008. Two charts highlighting these differences are attached to this staff report.

The County's Revised Draft Environmental Impact Report (RDEIR) was developed in conjunction with the City's DEIR. The County's RDEIR evaluates potential environmental impacts within the unincorporated communities of the Santa Clarita Valley, while the City's DEIR evaluates potential impacts within the City's incorporated boundaries and adopted sphere of influence. Although the County's RDEIR and the City's DEIR evaluate potential environmental impacts in different portions of the Santa Clarita Valley, the two documents reach the same conclusions with regard to potentially significant environmental impacts.

### **STAFF RESPONSE TO COMMENTS**

As previously mentioned, your Commission held a public hearing regarding the Draft Santa Clarita Valley Area Plan and Draft Environmental Impact Report on October 5, 2009. The public hearing was continued to November 23, 2009, then to February 11, 2010. Over the course of those three dates, approximately 50 individuals testified and your Commission was provided with approximately 100 written comments. Staff received additional written comments after February 11, 2010.

On February 11, 2010, staff transmitted two charts to your Commission with staff's responses to all testimony and written comments that had been submitted by that date. On December 9, 2010, staff will transmit updated versions of these charts to your Commission, along with all written comments received after February 11, 2010.

Some of the previous testimony and written comments addressed four proposed revisions to the Countywide Highway Plan within the Santa Clarita Valley. On February 24, 2010, staff reported that these proposed revisions would be referred to the County's Interdepartmental Engineering Committee (IEC), which would re-evaluate these proposed revisions and make recommendations to your Commission. The IEC held a public meeting on September 23, 2010. Mailed notice of the meeting was provided to those individuals that previously testified or submitted written comments regarding these proposed revisions, along with property owners near the affected Highways. At its meeting, the IEC recommended no changes to three of the proposed revisions and continued the fourth proposed revision to a date uncertain. The meeting minutes are attached to this staff report. The IEC has scheduled a meeting on December 6, 2010 to discuss the fourth proposed revision and to make a recommendation to your Commission. Staff will report on the IEC's recommendation at the continued public hearing on December 8, 2010.

#### **STAFF RECOMMENDATION**

Staff does not recommend that your Commission take any action at this time, as the formal review period for the Revised Draft Environmental Impact Report (RDEIR) will not conclude until January 24, 2011. The purpose of the continued public hearing on December 8, 2010 is for your Commission to:

- Hear testimony from the public on the Revised Draft Santa Clarita Valley Area Plan (Revised Draft Plan) and RDEIR;
- Ask questions of staff;
- Direct staff to make any desired changes to the Revised Draft Plan and RDEIR before returning to your Commission with the Final Draft Plan and Final Environmental Impact Report (FEIR) for consideration and recommendation of approval to the Board of Supervisors; and/or
- Direct staff to investigate issues or to undertake other activities before returning to your Commission with the Final Draft Plan and FEIR for consideration and recommendation of approval to the Board of Supervisors.

Staff recommends that the public hearing be continued to March 23, 2011. On that date, staff anticipates that it will present the Final Draft Plan and FEIR to your Commission for consideration and approval.

#### **RECOMMENDED MOTION**

**I move that the Regional Planning Commission continue the hearing on Project No. R2007-01226-(5) to March 23, 2011 and direct staff to return with the Final Draft Santa Clarita Valley Area Plan, the Final Environmental Impact Report, and a resolution to the Board of Supervisors recommending approval.**

Please find all pertinent documents attached. Additional information on the One Valley One Vision effort is available on the World Wide Web at <http://planning.lacounty.gov/ovov> and <http://www.santa-clarita.com/ovov>. Should you have any questions, please contact me at (213) 974-6476 or [mglaser@planning.lacounty.gov](mailto:mglaser@planning.lacounty.gov).

MWG:mwg

Attachments:

1. Revised Draft Santa Clarita Valley Area Plan, including proposed Land Use Policy Map and Zoning Map (CD-ROM)
2. Revised Draft Environmental Impact Report (CD-ROM)
3. Draft Amendment to the Countywide General Plan
4. Draft Amendment to the County Zoning Ordinance
5. Chart with differences between goals, objectives, and policies in the County's Draft Santa Clarita Valley Area Plan (Released September 2009) and goals, objectives, and policies in the County's Revised Draft Santa Clarita Valley Area Plan (released November 2010)
6. Chart with differences between land use designation descriptions in the County's Draft Santa Clarita Valley Area Plan (released September 2009) and land use designation descriptions in the County's Revised Draft Santa Clarita Valley Area Plan (released November 2010)
7. Chart with differences between goals, objectives, and policies in the City's Draft General Plan (released September 2010) and goals, objectives, and policies in the County's Revised Draft Santa Clarita Valley Area Plan (released November 2010)
8. Chart with differences between land use designation descriptions in the City's Draft General Plan (released September 2010) and land use designation descriptions in the County's Revised Draft Santa Clarita Valley Area Plan (released November 2010)
9. Minutes of the September 23, 2010 meeting of the County's Interdepartmental Engineering Committee