



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

October 1, 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 additional correspondence regarding this matter, which is attached for your consideration.

The public hearing will begin at 6:30 p.m. on Monday, October 5, 2009 and will be held at the following location:

Castaic Sports Complex Gymnasium
31230 North Castaic Road
Castaic, CA 91384
(661) 775-8865

The following are directions from the south (please see reverse for maps):

- 1) Take Interstate 5 North to Exit 176A (Parker Road)
- 2) Turn right at Parker Road / Ridge Route Road (follow signs for Castaic)
- 3) Turn right at Castaic Road
- 4) The Sports Complex parking lot will be on the left

Should you have any questions, please contact me or Marshall Adams at (213) 974-6476 or ovov@planning.lacounty.gov.

MWG:mwg

Attachments



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October 1, 2009

File No. 46597

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

Re: Draft One Valley One Vision Plan for the Santa Clarita Valley and the Pending Tapia Ranch Project (Vesting Tentative Tract Map No. 53822); Regional Planning Commission Hearing Date: October 5, 2009

Dear Commissioners:

We represent the owner and developer of the Tapia Ranch project. Land use entitlement applications have been pending on the 1,167-acre project site for several years and the County is preparing currently an environmental impact report to study the project.

The draft One Valley One Vision plan proposes to change the land use planning designation for the Tapia Ranch project site from Hillside Management to Rural Land 5 and Rural Land 10. The proposed land use designations are in stark contrast to the pending project, which is consistent with the current planning and zoning categories and the Community Standards District for Castaic adopted less than five years ago.

The Castaic Town Council participated in an extensive series of meetings and site visits with the developer, and influenced significantly the current design of Tapia Ranch. Indeed, the Castaic Community Standards District is partially a by-product of those early project study sessions, and Tapia Ranch is a demonstration project of the resource protection features of the Community Standards District. The Castaic Town Council approved unanimously the current design of Tapia Ranch.

Several million dollars have been spent to date on engineering and environmental research in order to refine a design compliant with the current zoning, General Plan, and the Castaic Community Standards and that reflects the character of the community, preserves the environment, and contributes housing for a growing population. The project preserves the ridgelines identified in the Castaic Area Community Standards District and the viewsheds they create, watercourses, more than 450 oak trees, and over 900 acres of open space, which will provide valuable wildlife corridors and scenic vistas.

The proposed reduction in density for the property is unfounded. Tapia Ranch is located immediately adjacent to a paved public road and is within one mile of Interstate 5. Water and sewer infrastructure are located immediately adjacent to the project boundaries. The project

