



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

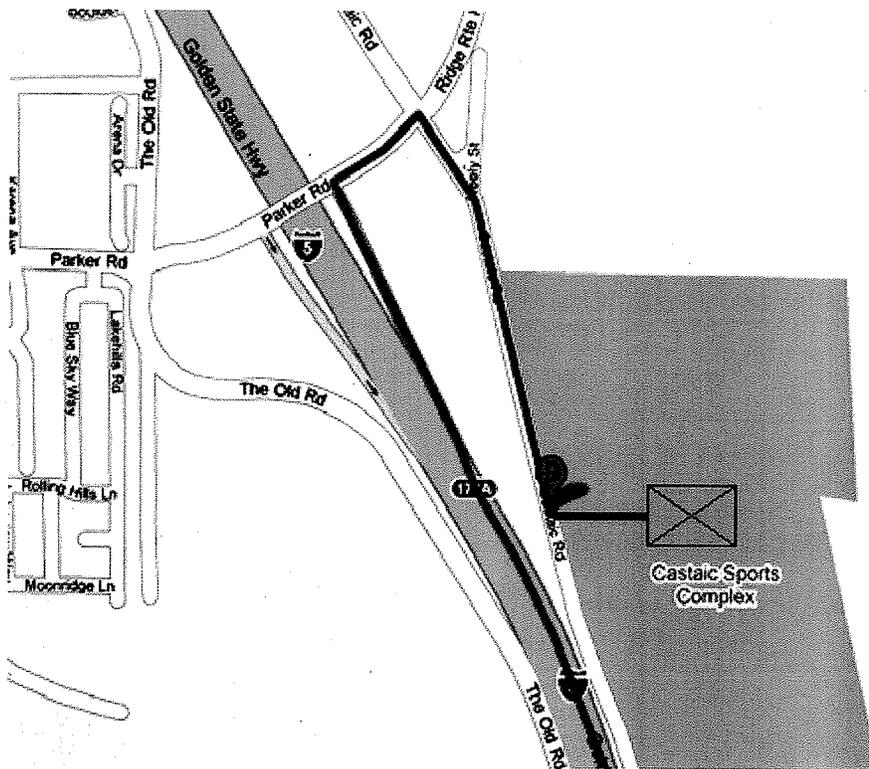
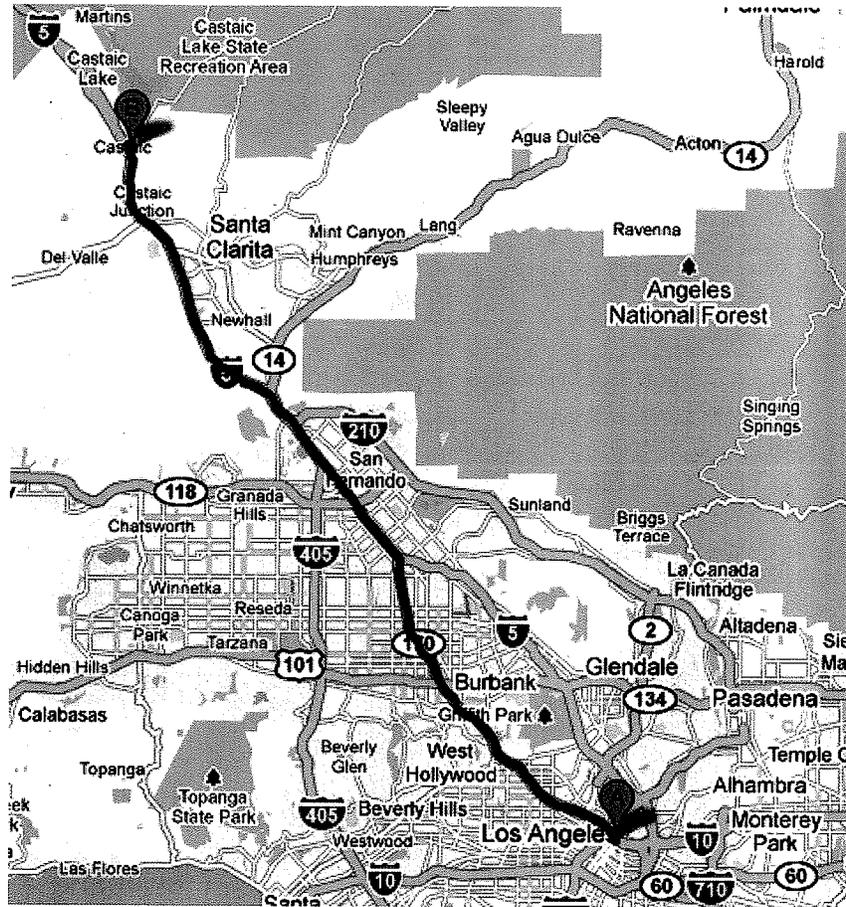
The following are directions from the south (please see reverse for maps):

- 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](mailto:ovov@planning.lacounty.gov).

MWG:mwg

Attachments





Cox, Castle & Nicholson LLP  
2049 Century Park East, 28<sup>th</sup> Floor  
Los Angeles, California 90067-3284  
P 310.277.4222 F 310.277.7889

Charles J. Moore  
310.284.2286  
cmoore@coxcastle.com

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.

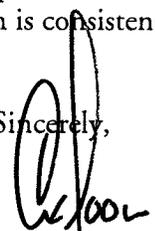
The proposed reduction in density for the property is unfounded. Tapia Ranch is located immediately adjacent to a paved public road and is within one mile of Interstate 5. Water and sewer infrastructure are located immediately adjacent to the project boundaries. The project

would alleviate infrastructure inefficiencies for Newhall County Water District by providing a connection between two separate water systems. The project's road improvements will increase the Fire Department's accessibility to the large open space areas in Tapia and Charlie Canyons for wildfire protection and provide increased access for all emergency services. There is no Significant Ecological Area within the Tapia Ranch project and there are no endangered species on-site, confirmed by several years of focused surveys. Finally, retention of the current allowable density for Tapia Ranch would not encourage sprawl, as the property is bounded by urban development to the east, the Los Angeles County Sheriff's Department property to the south and west, and the Angeles National Forest to the north.

The One Valley One Vision plan as proposed would eliminate important community benefits provided by the Tapia Ranch project. With a severely reduced density allowance, development of the property would no longer be feasible. Accordingly, the proposed 6.8-acre community park and the extensive hiking, biking, and equestrian trail network would be eliminated. The bridge across Castaic Creek at Tapia Canyon Road, which would give permanent all-weather access for the benefit of the existing residents and businesses, the Animal Control Facility, the Sheriff's Department, the Metropolitan Water District, Southern California Edison, and the local community, would not be built. Additionally, regional access for emergency services connecting the San Francisquito area and the Castaic area would not be implemented, and regional circulation improvements proposed by the Castaic Town Council would be frustrated.

For the reasons stated above, we request that the land use designation for the Tapia Ranch site be changed to Residential 2 (H2), which is consistent with the proposed urban designation for the adjacent land to the east.

Sincerely,



Charles J. Moore

- CJM/LMP  
46597\1429078v1  
cc: Jon Sanabria  
Sorin Alexanian  
Mitch Glaser  
Steve Burger  
Janna Masi  
Larry Hafetz  
Elaine Lemke

# Property Owners Water System, Inc.

**Officers**

October 1, 2009

Dan Holmquist, *President*  
Deidra Winkler, *Vice President*  
Betty Palmer, *Treasurer*  
Lori Fortune, *Secretary*

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

**Board of Directors**

L. Skip Chartrand  
Eloise Engstrom  
Ruben Esparza  
Lori Fortune  
Dan Holmquist  
Kathy Morris  
Betty Palmer  
Julie Tinoco  
Deidra Winkler

Re: Effects of Los Angeles County Rezoning - Property Owners Water System

Dear Mitch,

Whereas; Property Owners Water System (POWS) is a mutual water system designed and built to provide service to a limited population, and whereas we are currently serving the properties the system was designed to serve, we have very limited ability to add more service connections. Therefore, we are unable to provide service for increased density zoning in our service area.

Dan Holmquist  
President, Property Owners Water System  
for the POWS Board

**Glaser, Mitch**

---

**From:** Glaser, Mitch  
**Sent:** Thursday, October 01, 2009 9:50 AM  
**To:** 'happyrodeo77@ca.rr.com'  
**Subject:** RE: Out of Office AutoReply:

Ms. Happy:

I will provide copies of your e-mail to the Planning Commissioners so that they are aware of your opposition to the zone change. However, please keep in mind that the zone change only affects the minimum lot size -- if you decide to subdivide the property in the future, the minimum lot size will be 2 acres instead of 1 acre. Otherwise, the zoning is not changing -- it is currently A-1 and will stay A-1.

Your understanding of the livestock rules is correct. In the A-1 zone, you are allowed to have 8 head of livestock per acre of land, but the livestock must be pets or for personal use. The commercial raising of livestock (feed yards and sales yards) is not allowed in the A-1 zone. It is allowed in the A-2 zone.

Please let me know if you have any additional questions or comments.

Thanks,  
Mitch

-----Original Message-----

**From:** happyrodeo77@ca.rr.com [mailto:happyrodeo77@ca.rr.com]  
**Sent:** Tuesday, September 29, 2009 7:12 PM  
**To:** Glaser, Mitch  
**Subject:** RE: Out of Office AutoReply:

Dear Mr. Glaser,  
Thank you for your reply.

I understand the current zoning on our property at 30370 Bouquet Cyn. Rd. Saugus, Ca. 91390 is A-1-1 (Light Agriculture, 1 Acre Minimum Lot Size). The proposed change on October 5, 2009 is A-1-2 (Light Agriculture, 2 Acre Minimum Lot Size)? I understood that there were not going to be any changes for us, however if we would like to change our zoning now would be the time to request it! I am a bit confused?

In no way do I wish for my property to be changed to A-1-2. My property should remain the same as it always has been when I purchased it. If the planning commission wishes to deem the rest of the property up here A-1-2, so be it. However, I wish to keep mine as is!  
Please advise me what to do to keep it as is!

Also, if I am understanding what I read. On A-1-1, I am allowed to have up to 8 horses per acre? I own 3.2 acres so I could have a total of 24 head of horses here?

The other thing that I really wished that A-1 offered is the grazing of livestock on 1 acre...I thought I read you are not allowed to do this on A-1 property, however you are allowed to graze livestock on a 1 acre parcel if your property is zoned A-2?

Thank you in advance for your time.

Marguerite Happy

---- "Glaser wrote:

> Good Afternoon Mr. and Mrs. Happy:

>

> The current zoning for your property is A-1-1 (Light Agricultural, 1 Acre Minimum Lot Size).

>

- > The proposed zoning for your property is A-1-2 (Light Agricultural, 2 Acre Minimum Lot Size).
- >
- > The main difference between the A-1 and A-2 zones is that the A-2 zone allows for more intense agricultural uses. I suggest that you review the list of permitted uses for both zones:
- > A-1 Uses: [http://ordlink.com/codes/lacounty/\\_DATA/TITLE22/Chapter\\_22\\_24\\_AGRICULTURAL\\_ZON.html#12](http://ordlink.com/codes/lacounty/_DATA/TITLE22/Chapter_22_24_AGRICULTURAL_ZON.html#12)
- > A-2 Uses: [http://ordlink.com/codes/lacounty/\\_DATA/TITLE22/Chapter\\_22\\_24\\_AGRICULTURAL\\_ZON.html#18](http://ordlink.com/codes/lacounty/_DATA/TITLE22/Chapter_22_24_AGRICULTURAL_ZON.html#18)
- >
- > Regarding livestock, it depends on whether the livestock are pets (for personal use of people on the premises) or if the livestock are part of a business.
- >
- > If the livestock are pets (A-1 and A-2 zones):
- > 1) Horses, donkeys, mules and other equine, cattle -- over 9 months of age -- 1 per 5,000 square feet of lot area
- > 2) Sheep and goats -- over 6 months of age -- 1 per 5,000 square feet of lot area
- > 3) Alpacas and llamas -- over 6 months of age -- 1 per 5,000 square feet of lot area
- >
- > If the livestock are part of a business:
- > 1) Feed yards and sales yards are permitted in the A-2 Zone. They are not permitted in the A-1 Zone.
- > 2) Riding academies and stables are permitted in the A-2 Zone. They are permitted in the A-1 Zone with a Conditional Use Permit.

> I hope this information is helpful. Please let me know if you have any additional questions.

> Thanks,  
> Mitch

> -----Original Message-----

> From: happyrodeo77@ca.rr.com [mailto:happyrodeo77@ca.rr.com]  
> Sent: Monday, September 28, 2009 11:45 AM  
> To: Glaser, Mitch  
> Subject: Re: Out of Office AutoReply:

> Mitch,

> I understand that you return to your office today, Monday the 28th.  
> I was wondering if you could email me and let me know what our property is zoned?  
> We are located at 30370 Bouquet Cyn. Rd. Saugus, Ca. 91390  
> Then could you please send us the information and let us know what the difference is between  
> A-1 and A-2...or light and heavy agriculture...we would like to know how many head of livestock  
> we can have on our piece of property...we own 3.2 acres here.  
> 661-296-9512 or 661-714-9600 cell

> Thanks,  
> Marguerite and Clifford Happy  
> ---- "Glaser wrote:

>> I am out of the office and will return on Monday September 28.

>> If this is an urgent matter regarding the Santa Clarita Valley Area Plan Update (One Valley One Vision), please re-send your e-mail to [ovov@planning.lacounty.gov](mailto:ovov@planning.lacounty.gov).

>> If this is an urgent matter regarding another subject, please call my office at (213) 974-6476 between 7:30 a.m. and 5:30 p.m. Monday through Thursday. Our office is closed on Fridays.

# Windsor Pacific LLC

1441 Huntington Drive, #193  
South Pasadena, California 91030  
Telephone (213)712-2357  
e-mail ahubsch@msn.com

September 30, 2009

VIA E-MAIL & OVERNIGHT DELIVERY

Mitch Glaser, AICP  
Countywide Studies  
Los Angeles Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012  
mglaser@planning.lacounty.gov

Re: LA JOLLA CANYON  
APNs 2853-006-001, -002 & -003  
TTM067233

Dear Mr. Glaser:

It was a pleasure speaking with you by telephone on September 17 about the above-referenced land, consisting of approximately 80 acres, for which TTM067233 has been filed with the Planning Department (the "Land").

As you know, on July 28, 2008, we met regarding the Land, and staff agreed that the appropriate plan designation for a portion of the Land was H2. On August 28, 2008, you sent me exhibits confirming such designation. In October 2008, when the Preliminary Area Plan was circulated, a portion of the Land was shown as H2 on the Land Use Map.

A draft Area Plan was uploaded to the Department's website earlier this month, which shows a different portion of the Land as H2. We spoke by telephone on September 17, and you assured me that this was an error, made by someone else in the Department, without your knowledge or approval. You indicated that you would take the appropriate steps to correct the error.

The City of Santa Clarita's various draft general plan maps, including the map most recently circulated by the City in August 2009, shows the correct portion of the Land as UR1, which is consistent with the H2 designation.

Mitch Glaser  
September 30, 2009  
Page 2

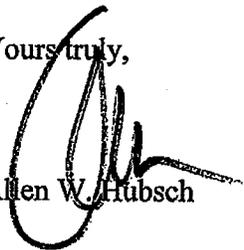
The portion of the Land shown on the Land Use Map as H2 should be restored to how it appeared on the Preliminary Land Use Map. We have discussed the reasons why the plan designation should appear as on the Preliminary Land Use Map, so I will not repeat those reasons here, but if you would like to discuss again, please let me know.

I have the following additional comments regarding the Draft Area Plan:

- 1) The proposed zoning map shows the Land as zoned A-2-2. The principal purposes of the zoning update is to ensure consistency with the Area Plan. The portion of the Land that is designated as H2 should be shown on the zoning map as zoned R-1.
- 2) The Draft Area Plan states that preservation of open space is a primary goal. The old Area Plan shared this goal, and implemented it in part by allowing density from non-urban zones to be transferred to contiguous urban zones. The Area Plan should be revised to explicitly provide for and allow transfers from RL plan designations to H plan designations.

I would welcome the opportunity to discuss these issues further with you in person or by telephone.

Yours truly,



Allen W. Hubsch

# WP Canyon Country Associates

1441 Huntington Drive, #193  
South Pasadena, California 91030  
Telephone (213)712-2357  
e-mail ahubsch@msn.com

September 30, 2009

VIA E-MAIL & OVERNIGHT DELIVERY

Mitch Glaser, AICP  
Countywide Studies  
Los Angeles Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012  
mglaser@planning.lacounty.gov

Re: CANYON RANCH  
APNs 2854-004-017 & -018  
TTM060359

Dear Mr. Glaser:

It was a pleasure speaking with you by telephone on September 17 about the above-referenced land, consisting of approximately 80 acres, for which TTM060359 was approved by the Planning Commission on August 6, 2008 (the "Land").

As you know, on July 28, 2008, we met regarding the Land, and staff agreed that the appropriate plan designation for the Land was H2. On August 28, 2008, you sent me exhibits confirming such designation. In October 2008, when the Preliminary Area Plan was circulated, the Land was shown as H2 on the Preliminary Land Use Map.

A Draft Area Plan and Land Use Map was uploaded to the Department's website earlier this month, which shows the Land as RL5. We spoke by telephone on September 17, and you assured me that this was an error, made by someone else in the Department, without your knowledge or approval. You indicated that you would take the appropriate steps to correct the error. You subsequently sent me an e-mail confirming the same, and requesting that I send you this letter.

Mitch Glaser  
September 30, 2009  
Page 2

The City of Santa Clarita's various draft general plan maps, including the map most recently circulated by the City in August 2009, shows the Land as UR1, which is consistent with the H2 designation.

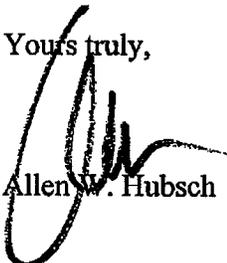
The plan designation of the Land on the Land Use Map should be restored to H2.

I have the following additional comments regarding the Draft Area Plan:

- 1) The proposed zoning map shows the Land as zoned A-2-2. The principal purposes of the zoning update is to ensure consistency with the Area Plan. The zoning map should be revised to show the Land as zoned R-1.

I would welcome the opportunity to discuss these issues further with you in person or by telephone.

Yours truly,



Allen W. Hubsch

# HOGAN & HARTSON

September 30, 2009

ALLEN W. HUBSCH  
(310) 785-4741  
awhubsch@hhlaw.com

Hogan & Hartson LLP  
1999 Avenue of the Stars  
Suite 1400  
Los Angeles, CA 90067  
+1.310.785.4600 Tel  
+1.310.785.4601 Fax

www.hhlaw.com

VIA E-MAIL & OVERNIGHT DELIVERY

Mitch Glaser, AICP  
Countywide Studies  
Los Angeles Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012  
mglaser@planning.lacounty.gov

Re: Santa Clarita Valley Area Plan

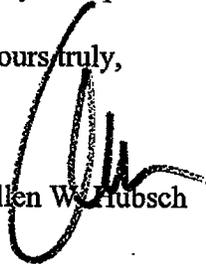
Dear Mr. Glaser:

It was a pleasure meeting with you on July 29, 2008, and on subsequent occasions about child care issues affecting the Santa Clarita Valley Area Plan. Thank you for taking the time to e-mail me and telephone me subsequently. Thank you for your consideration of the changes requested in my November 19, 2008 letter.

The Land Use Coalition of Public Counsel's Early Care and Education Law Project is pleased to see the changes relating to child care made in the most recent draft of the Santa Clarita Valley Area Plan. The Coalition looks forward to working with you to make sure these changes are adopted.

If any issues arise that affect how child care is addressed by the Area Plan, we welcome the opportunity to discuss further with you in person or by telephone.

Yours truly,

  
Allen W. Hubsch

cc: Karla Pleitéz, Esq., Public Counsel

1/45

September 30, 2009

Los Angeles County Regional Planning Commission  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012  
Attn: Mitch Glaser

**SIKAND**

**Re: MODIFICATION TO THE PROPOSED OVOV  
WORK ORDER: 5109-018**

Engineering  
Planning  
Surveying

15230 Burbank Blvd., Suite 100  
Van Nuys, CA 91411-3586

Tel: 818/787-8550  
Fax: 818/901-7451  
E-mail: info@sikand.com

Commissioners:

On behalf of our client, Donald Clem who is the owner of Saugus Properties (assessor parcels 3271-005-025, 3247-032-010,011 and 040). As recently discussed with you, we are respectfully requesting that the new One Valley One Vision General Plan (OVOV) covering assessor parcels 3271-005-025, a portion of 3247-032-040, a small portion of assessor parcel 3247-032-010 which will be bisected by the proposed realignment of Del Valle Road be modified from the current designation of RL2 to H2. In addition, we are requesting the zoning be modified as well from A-2-2 to R-1 so that it is compatible with the proposed land use. The reasons that we are requesting these changes is as follows:

1. AMB 3271-005-025 is located in the Val Verde portion of the Castaic Community Standards Districts that allows 7,000 sq. ft. minimum lot size with an average of 10,000 sq. ft. This is similar to the land to the west and south that is designated H2.
2. The above-mentioned parcels contain portions of Del Valle Road a master planned highway. This is the only location where this portion of the road is not buffered by a land use, which is not designated as urban.
3. All of these parcels would be transition zones between the existing Valencia Commerce Center Industrial Park to the east and the more rural Hasley Estates to the west.
4. These parcels are located within Tentative Tract 060665, a project that was filed on January 17, 2006.

The current General Plan allows for up to 119 dwelling units per the slope analysis. With the current proposed OVOV, that number will be reduced to only 60 dwelling units unless the requested changes are approved. The new maximum would be approximately 173 dwelling units.

Given these reasons, it appears that proper designation should be H2 rather than the RL2 as it is currently shown. Please contact us; if you have any questions, we will be happy to answer them for you.

Sincerely,  
SIKAND ENGINEERING ASSOCIATES



Matt Benveniste

cc: Donald Clem, Saugus Properties

Attachments:

1. Proposed OVOV map w/requested changes
2. Assessor maps of the subject site
3. Latest Tentative Tract 60665 modified for H2 designation



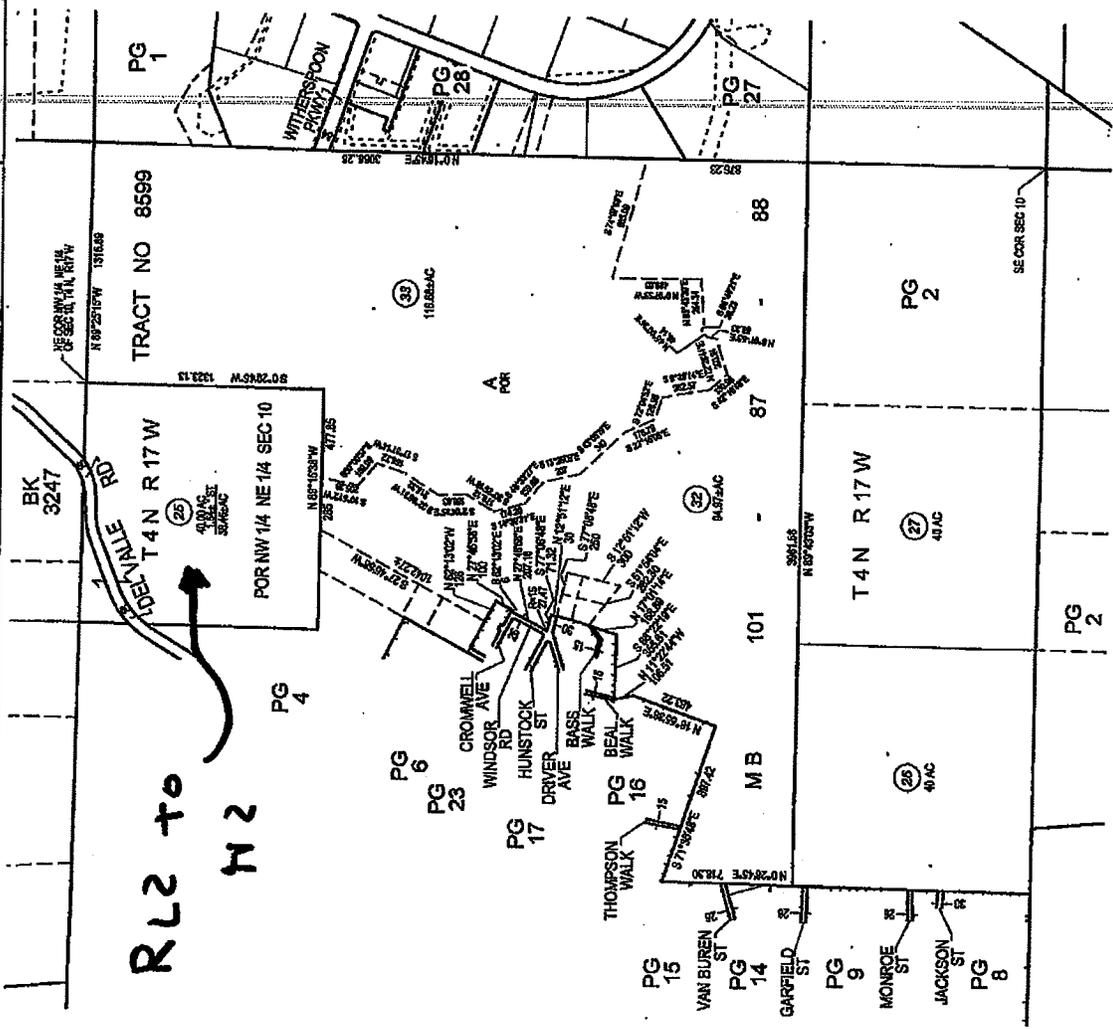
3271	5	P.A. 3271-4 & 5	TRA 2842	REVISED 20040323/08 20080104/01/6001-81	20080120/01/2001-81 20080120/01/2002-81	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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2009

RL2 to  
H2



MAPPING AND GIS  
SERVICES  
SCALE 1" = 60'



FILED 4 0 FEB 2009

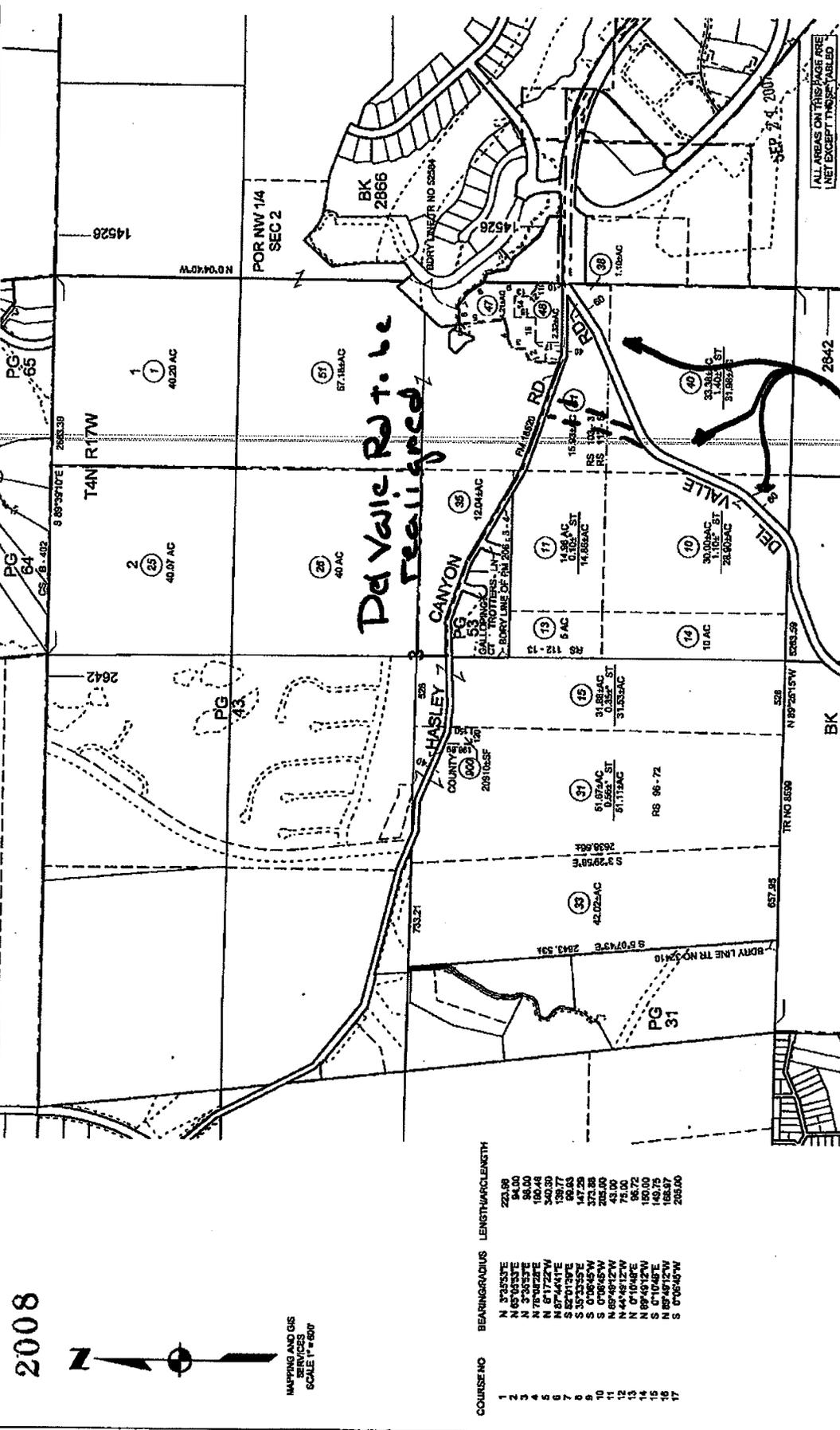
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TRA 2842 14528

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 9711200400001-B1.30 200705210600001-B1 20070514  
 200311250800001-B1 200705210600002-B1 200705210600003-B1

SEARCH NO

OFFICE OF THE ASSESSOR  
 COUNTY OF LOS ANGELES  
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RL2 to H2

ALL AREAS ON THIS PAGE ARE  
 NET EXCEPT THOSE TABLED

COURSE NO	BEARING	RADIUS	LENGTH	ARC LENGTH
1	N 85.5326E	223.89	100.00	100.00
2	N 62.3332E	88.00	100.00	100.00
3	N 23.3332E	100.00	100.00	100.00
4	N 78.3332E	100.00	100.00	100.00
5	N 67.4411E	340.30	139.77	139.77
6	S 52.0139E	66.63	47.28	47.28
7	S 30.2822E	31.28	215.00	215.00
8	S 07.6437W	43.00	75.00	75.00
9	N 69.4812W	75.00	100.00	100.00
10	N 44.4812W	100.00	100.00	100.00
11	N 07.0482E	100.00	100.00	100.00
12	S 89.4512W	100.00	100.00	100.00
13	S 10.0482E	100.00	100.00	100.00
14	N 82.4512W	100.00	100.00	100.00
15	N 07.0482E	100.00	100.00	100.00
16	S 89.4512W	100.00	100.00	100.00
17	S 07.0482W	208.00	208.00	208.00



**From:** Diann Peterson [mailto:dpeterso619@yahoo.com]  
**Sent:** Wednesday, September 30, 2009 10:26 AM  
**To:** ovov  
**Cc:** dpeterso619@yahoo.com  
**Subject:** Notice of Public Hearing 10-5-09 Castaic, CA - Project No. R2007-01226-(5)

TO: Mitch Glaser, Dept of Regional Planning  
RE: Notice of Public Hearing 10-5-09 Castaic, CA - Project No. R2007-01226-(5)

Mr. Glaser:

I cannot attend the 10-5-09 public hearing of the One Vision, One Valley proposal trying to force Castaic/Hasley Canyon into the rezoning of the SC Valley.

I wanted to let you know that I am totally against this proposal. Castaic was my choice for living mainly due to the small town atmosphere and friendly people. Also LOW noise factors.

I understand that Castaic has been around since 1915. Please keep it as Castaic.

We do not want to be in any other city. My choice is Castaic.

Please say no to the proposal.

Thank you.

Diann Peterson  
Concerned Castaic Resident

**From:** Tetzlaff, Donna [Donna\_Tetzlaff@spe.sony.com]  
**Sent:** Wednesday, September 30, 2009 8:26 AM  
**To:** ovov  
**Subject:** Notice of Public Hearing 10-5-09 Castaic, CA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Glaser:

I cannot make the Oct 5, 2009 public hearing of this One Vision, One Valley proposal trying to force Castaic/Hasley Cyn into the rezoning of the SC Valley.

I am totally against this proposal. I moved to Castaic two years ago because I liked the small town atmosphere, the people and the quietness. We are not part of the SC Valley, nor is Hasley Cyn and I don't want to be. This has got to stop. You already have the City of Santa Clarita, Valencia, Saugus and Newhall. Just because you need tax money, don't come looking to us for it. You will raise our taxes will divert all our taxes to bigger projects in the Santa Clarita, and so forth. And, we don't want our town bulldozed and developed either with our tax money. I work in Culver City and I have to drive 40 miles one way to get out of the noisy, polluted, rude city. I chose Castaic because of this reason. I call this encroachment that is being forced upon us. We have a right to live where we want without the gov't horning in to change our lives because it needs more tax dollars. Tax the people you have in the SCV now. They're all rich. I've never seen so many people in bad economic times with fancy new cars/trucks; expensive clothes and going out to eat all the time. I pass by expensive restaurants in the SCV and there are lines everywhere. So they got the money, go raise their taxes. Leave us alone.

I can only pray that this plan falls through. I do NOT want this proposal. Castaic has been around since 1915 and doing just fine thank you. If you can't manage the money you get now from your cities, don't come around to us looking for our money to mismanage. Please STOP. I say NO to this proposal.

Donna Tetzlaff  
Castaic Citizen

September 30, 2009

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

Re: One Valley, One Vision Proposed High-Density Zoning for Forest Park Area

Dear Mr. Glaser:

Thank you for your communications via email regarding the rezoning of parcels in the Forest Park area of Canyon Country to H-18 and H-30.

As stated in a previous message, our community is supported by a publicly owned water system. Redesigned in 1995, the Property Owners Water System (POWS) was designed to support 50 lots in the Forest Park area. I've attached a letter from the POWS president, Dan Holmquist, stating that the system cannot support the amount of density that has been proposed by Los Angeles County Regional Planning.

In addition to the lack of water resources, there are other concerns with the proposed rezoning; flooding and traffic. The entire river run-off from Vasquez Canyon and Sierra Highway canyon funnels through a narrow floodway in the center of our community. A narrow channel of the riverbed runs between the commercial property on Sierra Highway and the proposed H-30 lots on the south-east side of Gazeley Street. Past floods have almost taken out homes. It is absolutely puzzling why an H-30 zoning has been proposed for this small area next to a high-volume flood channel.

An increase in traffic causes great concern for the safety of our residents, their children, and pets. We encounter speeding cars on our narrow streets daily; increasing the volume of residences would increase the problem. The county's solution for speeding (after my dog was hit), was to post 25 mph speed-limit signs. They're mostly ignored. As for parking, we always hope for increased use of public transportation to decrease the number of cars on the road. Unfortunately, public transit does not travel to this end of town frequently enough for people to rely on taking the bus.

Please consider this information to persuade the Department of Regional Planning to relocate high-density development to more suitable areas of the Santa Clarita Valley.

If you would, please include my name to the mailing list for notice of future public hearings. Thank you.

Sincerely,

Denise March-Jens  
– via email  
[denise.jens@gmail.com](mailto:denise.jens@gmail.com) cell: 661.600.3232

Cc: Marshall Adams, LA County Regional Planning  
Property Owners Water System Board of Directors

# Property Owners Water System, Inc.

0/1

## Officers

September 30, 2009

Dan Holmquist, *President*  
Deidra Winkler, *Vice President*  
Betty Palmer, *Treasurer*  
Lori Fortune, *Secretary*

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

## Board of Directors

L. Skip Chartrand  
Eloise Engstrom  
Ruben Esparza  
Lori Fortune  
Dan Holmquist  
Kathy Morris  
Betty Palmer  
Julie Tinoco  
Deidra Winkler

Re: Effects of Los Angeles County Rezoning - Property Owners Water System

Dear Mitch,

Whereas; Property Owners Water System (POWS) is a mutual water system designed and built to provide service to a limited population, and whereas we are currently serving the properties the system was designed to serve, we have very limited ability to add more service connections. Therefore, we are unable to provide service for increased density zoning in our service area.

Dan Holmquist  
President, Property Owners Water System  
for the POWS Board

# Ball CM, Inc.

---

September 28, 2009

Mr. Mitch Glaser  
LA County Regional Planning  
320 West Temple St.  
Los Angeles, CA 90012

Via: Regular Mail & Email PDF

Project: 16612 Sierra Hwy, Canyon Country  
APN 3231-010-[16, 17, 18, 19, 20, 21, 22, 23, 24]  
C.E. 12601, CE 11930  
8 recorded lots on 25 acres

Subject: One Valley One Vision, Zoning Review Requested

Dear Mr. Glazer;

My property has the following characteristics:

- The property is zoned A-2-1 and encumbered by the Hillside Management Ordinance.
- There are 8 recorded lots on 25 acres:
  - Lots were created in 1970 via Certificates of Exemption.
  - Lots were recorded in 2002 via Certificates of Compliance.
- Lawful grading was accomplished via a grading permit issued in 2004 (completed in 2006).
- I believe I am exempted from the Hillside Management Ordinance because:
  - Grading was commenced in accordance with an approved grading permit after the lots were recorded.
  - My 8 lots all have buildable areas that have slopes less than 25% and all other areas that have a natural slope of 25% or more will remain in a completely natural state.
- Hillside Management slope calculations show a maximum permissible density of 12 homes, and I am not seeking to increase density beyond the 8 lots I already have.

Despite the above, certain permit processors at Regional Planning have arbitrarily and adversely misinterpreted the Hillside Management Ordinance to prevent me from building a low-density and environmentally-friendly 8-home project that conforms to the zoning.

# Ball CM, Inc.

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Neighboring properties have the following characteristics:

- An Urban density 100-home clustered subdivision adjoining my south property line with a density of 10 homes per acre.
- Small, Commercial properties adjoin my west property line.
- An Urban density mobile home park adjoins my east property line.
- There is some vacant land on my north and south property lines.
- OVOV proposes to surround my property with Urban densities of 18 to 30 homes per acre within 1000 ft of my property.

Because of the non-urban zoning and proposed OVOV 5 acre per home density, I can't build without an expensive, interminable and unpredictable C.U.P. process.

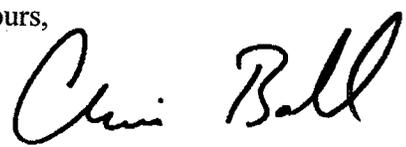
Paradoxically, under the Hillside Management Ordinance, if my property could be classified as "Urban," I can readily build a low-density rural project with the following benefits to the Community:

- Existing lot density is 3 acres per home average, 2 acres minimum. I do not want to further subdivide. I can use the existing lots as they are with 90% open space.
- I have no need for public water, public sewer or public landfills:
  - There are two existing water wells adequate for all 8 lots.
  - The large lots will have their own private on-site septic systems.
  - Solid waste composting and recycling will result in zero truck trips to a landfill.
- Custom homes on large lots will improve the blighted neighborhood. With tree planting, after 5 years the houses will not even be visible.
- The grading is already done. There is one existing shared driveway. House pads are set back several hundred feet and over 100 feet above the street.
- There will be no environmental or visual impacts to slopes or ridgelines from additional grading.
- Both street frontages (Sierra Hwy and Sand Cyn) will remain natural slopes.

Please give this some consideration.

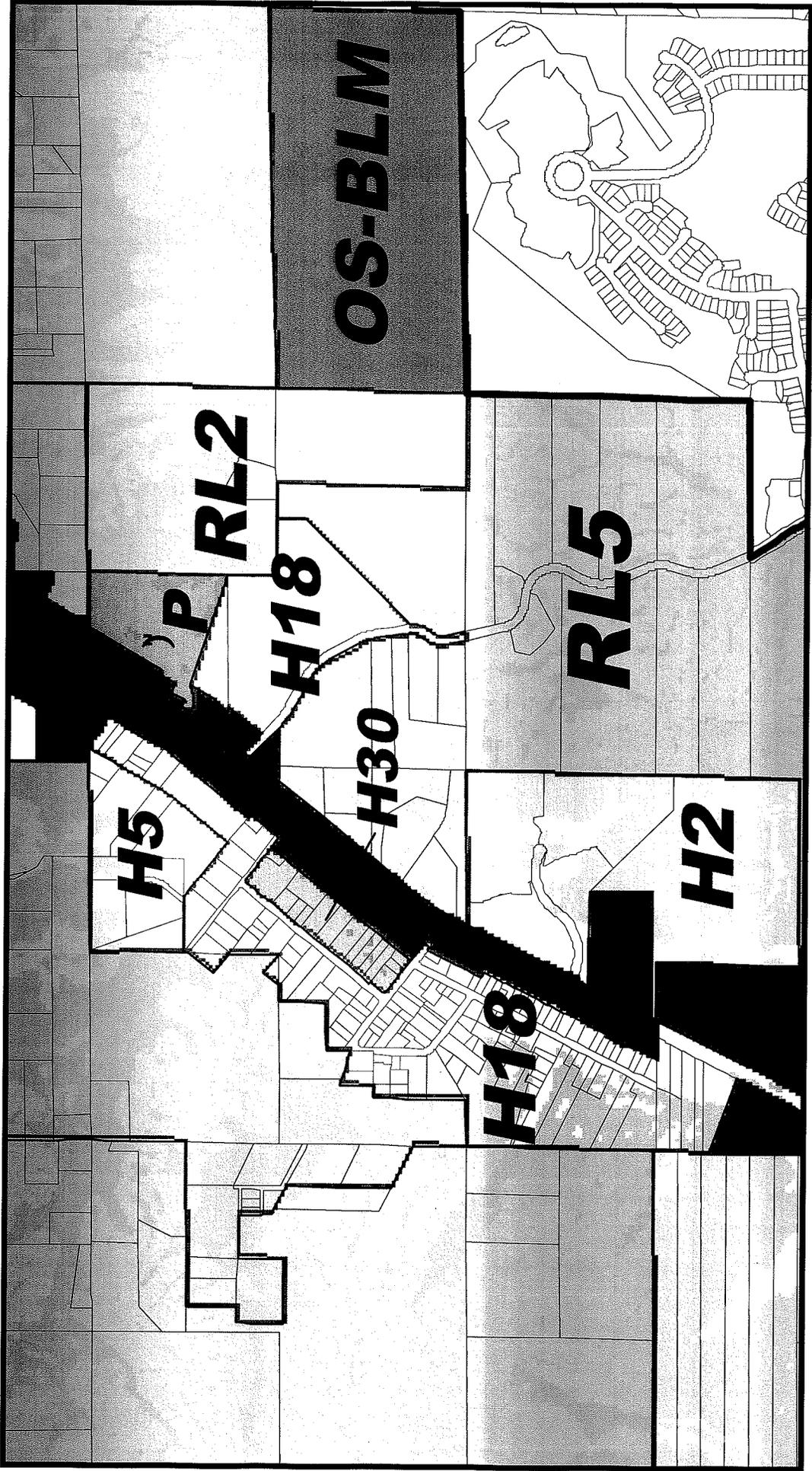
I also intend to make a 3-minute presentation to the Planning Commission at the OVOV meeting in Castaic on October 5, 2009. Thank you.

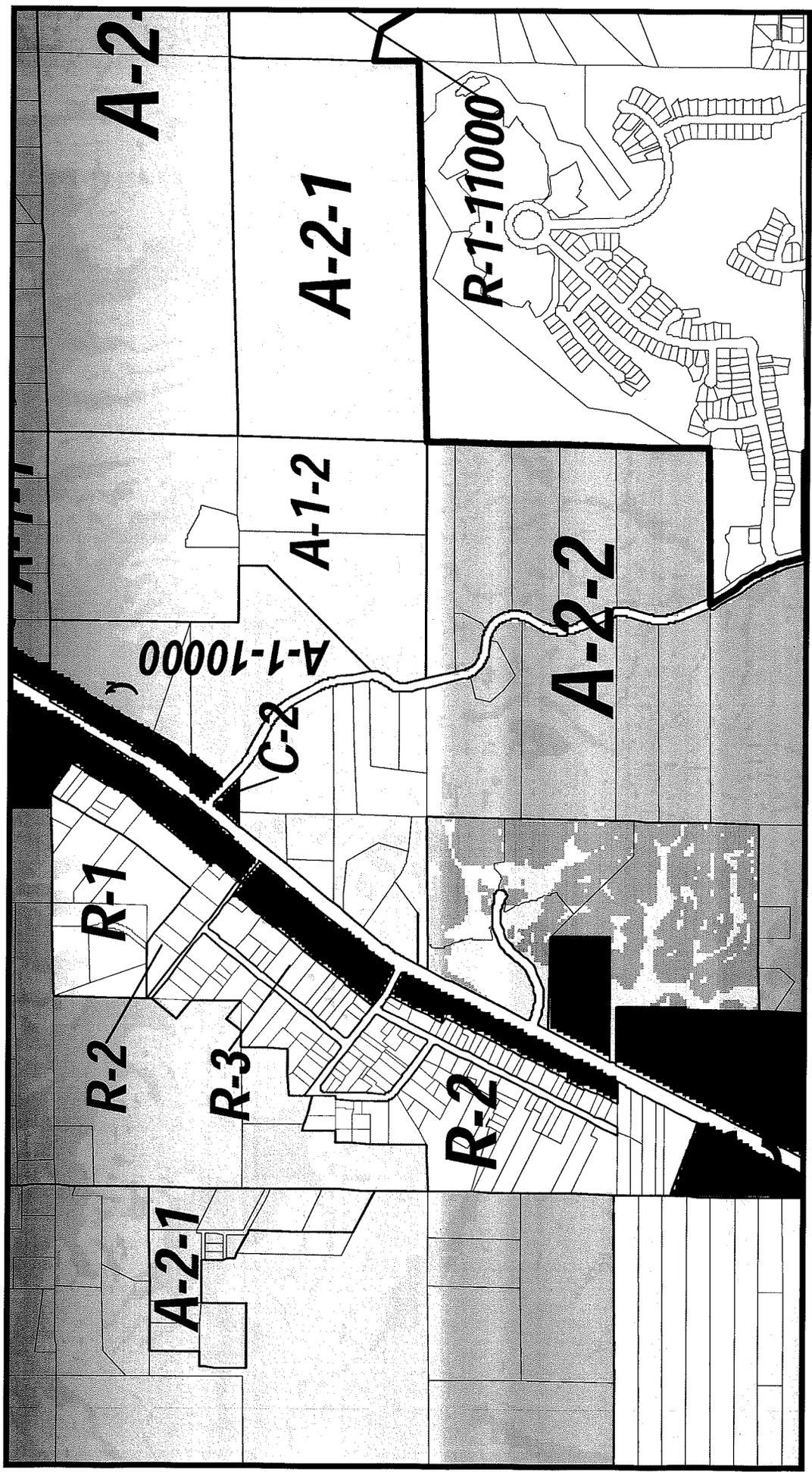
Very truly yours,



Chris Ball

cc: Rosalind Wayman, Paul Novak





SEARCH NO

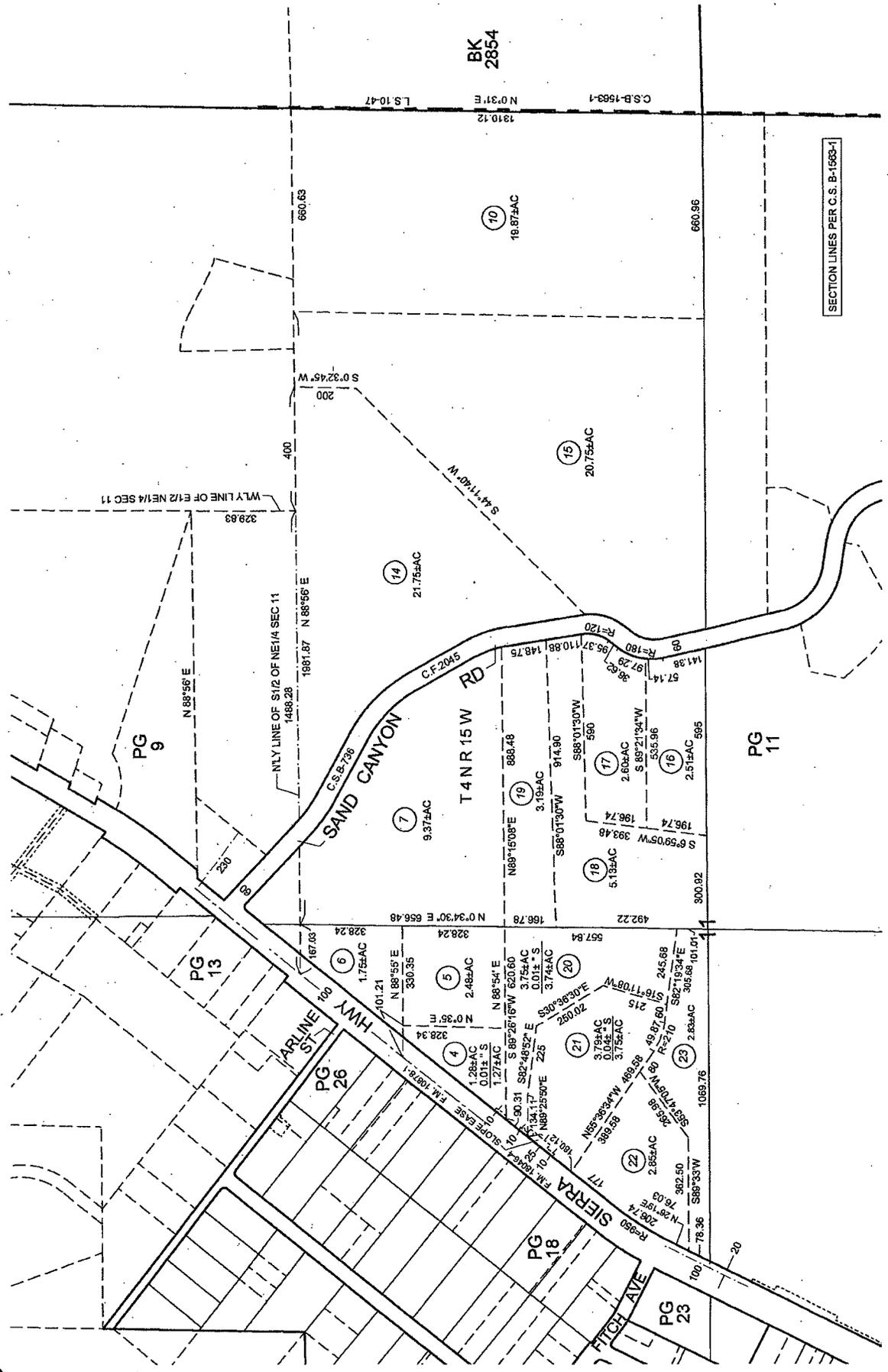
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SECTION LINES PER C.S. B-1583-1

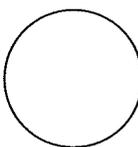
MAPPING AND GIS  
SERVICES  
SCALE 1" = 300'

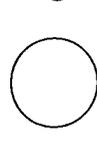


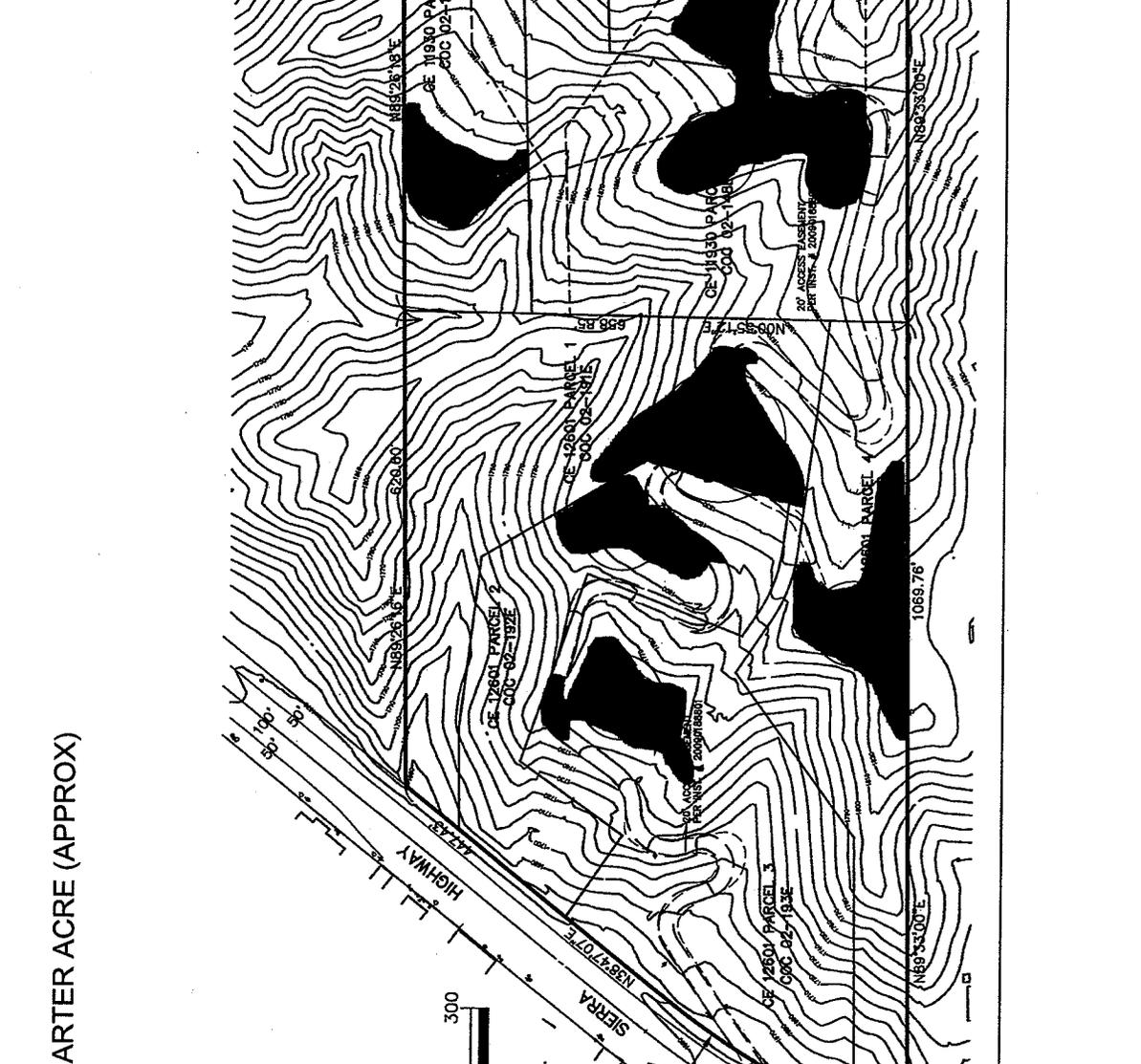
ANDEL ENGINEERING COMPANY  
 2000 JIM HANCOCK BLVD. SUITE 100  
 SAN JOSE, CA 95128  
 TEL: 408/251-1100  
 FAX: 408/251-1101  
 WWW.ANDEL.COM

**PLOT PLAN**  
 CHRIS BALL

DATE: 01/15/03  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN

HALF ACRE (APPROX) 

QUARTER ACRE (APPROX) 



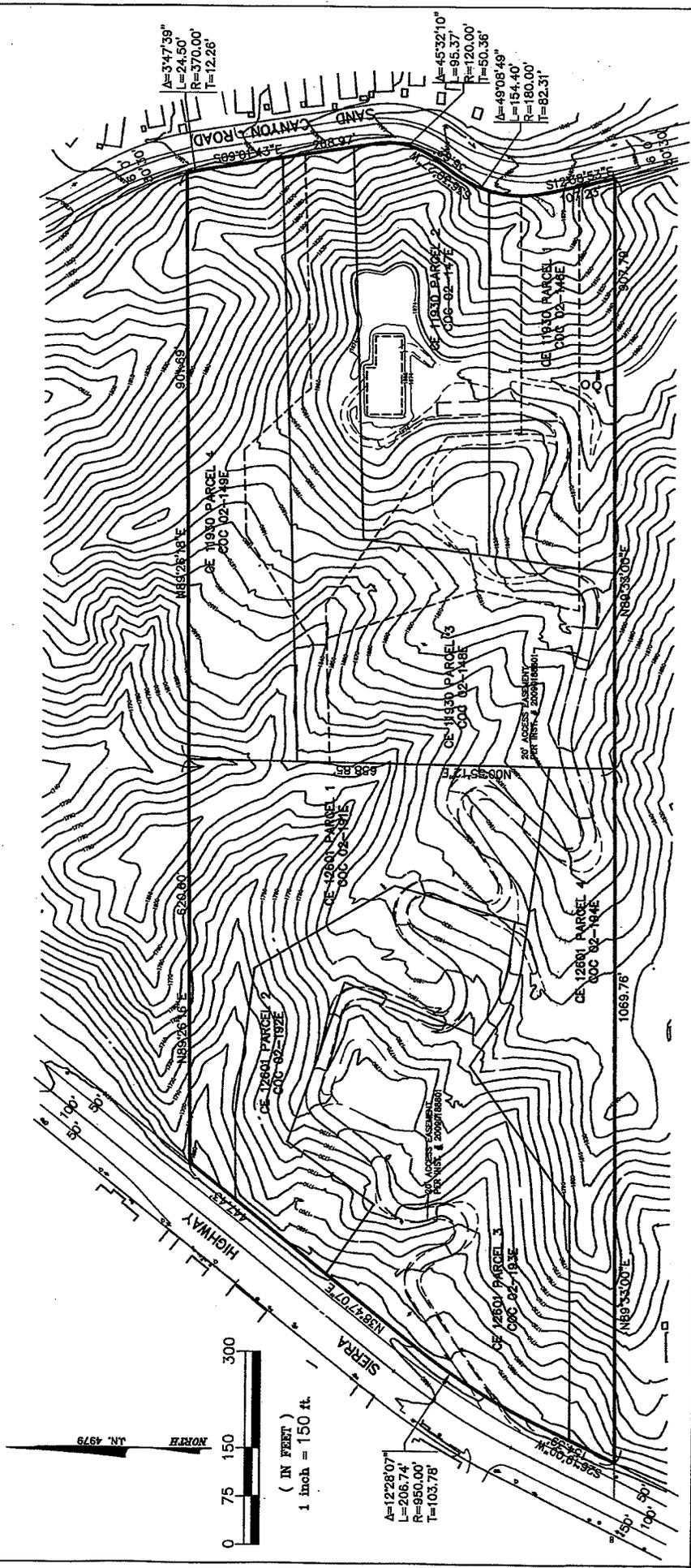
Scale: 1 inch = 150 ft.  
 ( IN FEET )  
 0 75 150 300

North Arrow: NORTH J.N. 4979

**ANDEL ENGINEERING COMPANY**  
 2800 SAN FERNANDO AVENUE, BERRILL, CA 94707 (415) 266-1188

**PLOT PLAN**  
 CHRIS BALL

DRAWN BY: J.F.C.  
 CHECKED BY: J.F.C.  
 DATE: 11/10/07  
 SHEET 1 OF 1



# Euclid Management Company



September 28, 2009

Mr. Steve Burger  
Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803-1331

Sent via US mail, facsimile and electronic mail: [eburger@dpw.lacounty.gov](mailto:eburger@dpw.lacounty.gov)

Dear Mr. Burger,

Recently, it has been brought to our attention the Castaic Town Council's request to add a Limited Secondary Highway to the pending Santa Clarita Valley Area General Plan Amendment, One Valley One Vision. We understand it is aligned to go through the future and current developed areas of our community known as Tesoro del Valle.

Our response, in representing the existing 1077 homeowners, is not to support Castaic's request to add a Limited Secondary Highway to the OVOV for a number of reasons. The primary concerns are: not having studies to evaluate the traffic and other impacts to the Tesoro and surrounding communities; this road would present a disruptive impact since it was not planned when our 1077 property owners acquired their homes and would be in conflict with our planned community circulation design; and at risk is the degradation of our controlled environment that we elected to live in.

Respectfully,

The Tesoro del Valle Master Homeowner Association

Cc: Paul Novak e-mail [pnovak@bos.co.la.ca.us](mailto:pnovak@bos.co.la.ca.us)  
Mitch Glaser e-mail [mglaser@planning.lacounty.gov](mailto:mglaser@planning.lacounty.gov)  
e-mail [ovov@planning.lacounty.gov](mailto:ovov@planning.lacounty.gov)

25115 West Avenue Stanford, Suite A-111, Valencia, CA 91355 • 661/294-5270 • Fax 661/294-5274  
Mailing Address: P.O. Box 800490, Santa Clarita, CA 91380-0490 • E-mail: [custsvc@euclidmanagement.com](mailto:custsvc@euclidmanagement.com)

UPLAND OFFICE: 195 N. Euclid Ave., Suite 100, Upland, CA 91786 • 909/981-4131 • Fax 909/981-7631  
Mailing Address: Box 1510, Upland, CA 91785-1510 • Email: [custsvc@euclidmanagement.com](mailto:custsvc@euclidmanagement.com)

---

**From:** Elizabeth LANTZY [mooncall@sbcglobal.net]  
**Sent:** Thursday, September 24, 2009 11:38 AM  
**To:** ovov  
**Cc:** Rosalind Wayman  
**Subject:** proposed ovov land use map

The purpose of this email is to take issue with the proposed land use map made part of the ovov plan.

The specific area of concern is the Hasley Canyon, Sloan Canyon and Romero Canyon area. The ovov plan designation of RL5 limits the number of dwelling to (1) one per five acre parcel. There are many parcels in that area which lend themselves to (2) two or more dwellings per five acre parcel.

The blanket ovov land use plan will significantly limit the possibilities and hence the intrinsic value of the property. That does not even take into account the years spent by property owners in that area and the money spent on engineering plans and county applications and submittals that would now become useless unless the property owner was only planning to create five acre parcels anyway.

There are guidelines and requirements currently in place that determine the number of dwelling units per five acres in our area. Without compensation for the negative impact this plan will have on property owners, it is just not right for the county to step in and make these blanket changes.

Darrell & Elizabeth Lantzy  
30801 Sloan Canyon Rd  
Castaic, CA 91384  
661 775-9409

September 23, 2009

Mr. Mitch Glaser, Section Head  
Countywide Studies, Advance Planning Division  
L. A. County Department of Regional Planning  
320 West Temple Street, Room 1354  
Los Angeles, California 90012

Reference: **ONE VALLEY ONE VISION (OVOV) PROPOSED ZONING**  
**APN: 2813-024-014, 006 & 2853-024-007 (portion)**  
**SIERRA HIGHWAY**

Dear Mr. Glaser:

We respectfully request that the One Valley One Vision proposed zoning be changed from "CN" to "IL" and "RL5" to "IL" (see attached map for details). The subject property fronting east of Sierra Highway situated north of Baker Canyon Road in the unincorporated area of Los Angeles County.

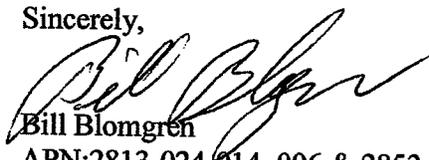
We have owned these parcels for a period of 20 years and have been paying taxes based on upon our zoning we had at time of purchase. The existing land use on my property is manufacturing zoning activities, which is consistent with the County SCVA plan.

The proposed Industrial zoning "IL" is contiguous to the surrounding industrial zoning along the Sierra Highway. The immediate south and north of my property is designated as Light Industrial "IL". The request of this zone change from "CN" to "IL" and "RL5" to "IL" is appropriate and compatible use with the existing topography. The Sierra Highway is the major road in the Santa Clarita Area and majority of the industrial and manufacturing activities are concentrated.

The "IL" zoning in this area will be encouraged mixed land use with employment base activities. The transition of this zoning will be enhanced this area development.

Thank you for your anticipated consideration of this request.

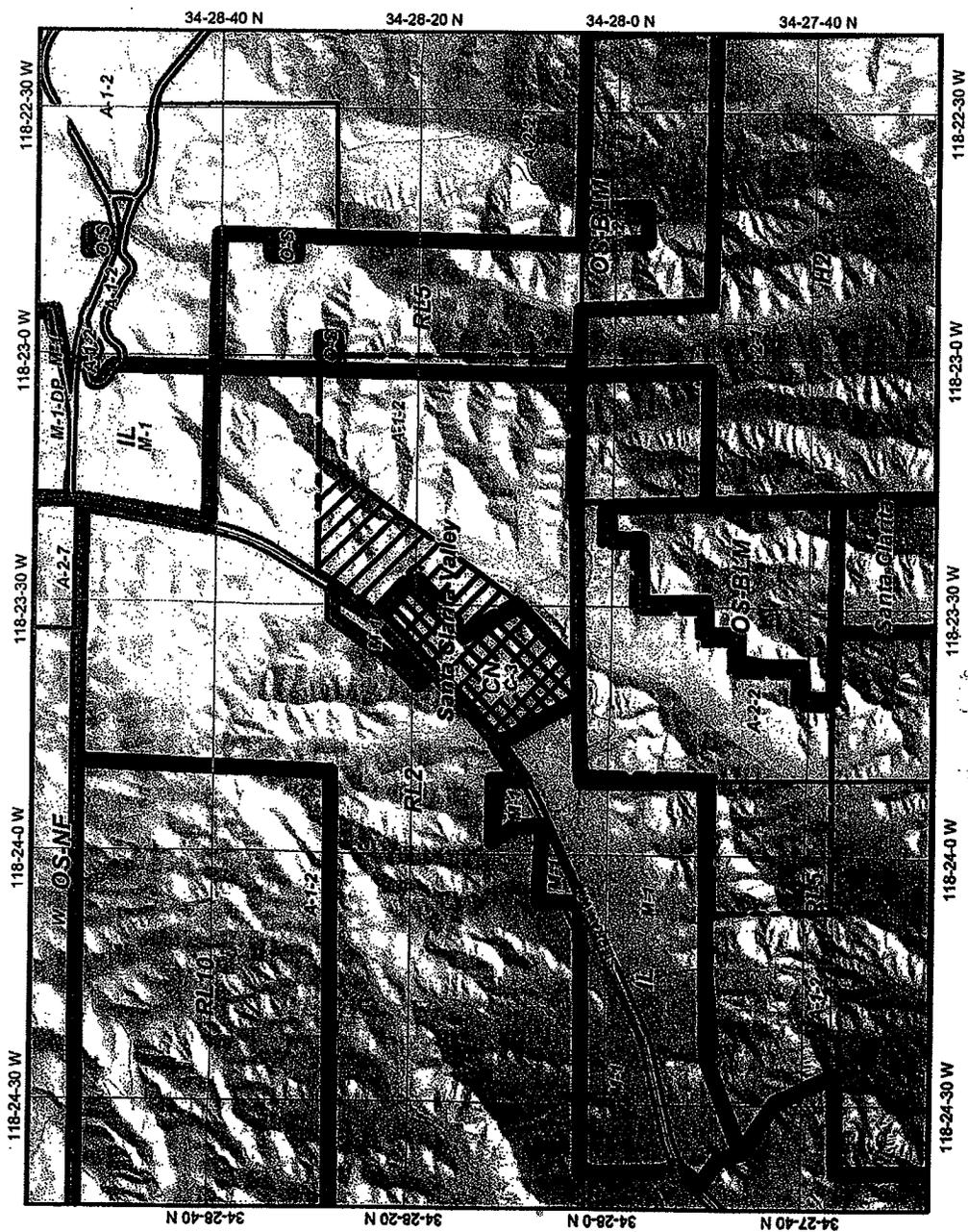
Sincerely,



Bill Blomgren  
APN:2813-024-014, 006 & 2853-024-007(Port.)  
15218 Sierra Highway, Saugus, Ca. 91350

Attachment: Zone change request Exhibit

# Internet Mapping Framework

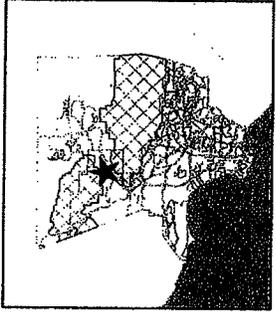


## Zone Change Request

This map is a user-generated satellite output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



From "CN" to "IL": 26.85 Ac. (APN: 2813-024-014, 066 & port. 007)  
 From "RL-5" to "IL": 32.60 Ac. (APN: 2813-024-007 port.)



**Legend**

- OVOV area
- OVOV area buffer
- mask
- Freeway Shield
- Ramp, Interchange, or Feeder
- Ramp
- Ramp
- Ramp
- Ramp
- Freeway
- Arterial Street
- Highway
- Zoning Proposed (Boundary)
- Santa Clarita Valley Area Plan - Proposed
- City and Community
- INCORPORATED CITY
- UNINCORPORATED AREA
- HILLSHADE

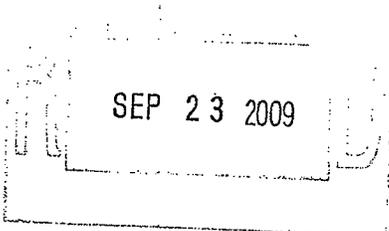
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**Castaic Area Town Council**

Post Office Box 325, Castaic, California 91310 (661) 285-1156 www.cataic.org



September 22, 2009

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

Re: Santa Clarita Valley Area Plan

Dear Mr. Glaser:

Thank you for providing us with a copy of the Draft Santa Clarita Valley Area Plan; a joint program between the City of Santa Clarita and the County of Los Angeles that has been called One Valley One Vision (OVOV).

This planning document describes the area as a valley of villages and one of those villages is Castaic. The Castaic Area Town Council (CATC) and its OVOV Subcommittee have been diligently gathering information to determine the potential impacts to our community. The OVOV subcommittee has had several meetings and the CATC has had several presentations made to them with opportunities for community input. The mission of the CATC is twofold. First, disseminate information from various County agencies and other sources to the residents of Castaic and, second, to provide a represented voice of the community back to the County.

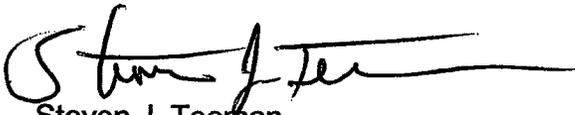
Less than five short years ago, in December of 2004, the Los Angeles County Board of Supervisors approved the Castaic Area Community Standards District (CSD) after ten years of community input and negotiations involving several members of the local community, county officials, and members of the CATC. The CSD defines the Castaic area of influence within Los Angeles County and describes the development standards that manage the growth of our community. The CSD's goal is to help maintain the rural look-and-feel and natural resources that comprise our area. The CSD defines how Castaic should grow and establishes guidelines for developers, county officials, and citizens in managing that growth. It identifies several ridgelines and trails in the area to be preserved and requires minimum lot sizes for new development. It touches on many other aspects of our day-to-day lives that we, as Castaic residents, wish to preserve for future generations. It should be noted that this community will not take lightly any changes to this recently adopted codification of the CSD that we worked so hard to obtain. It matters not whether the proposed changes come from the City of Santa Clarita or county officials. The CSD was a negotiated document and this CATC insists that any conflicting components within the OVOV Planning document remain subordinated to the Castaic Area CSD.

The following is a list of positions that were adopted at a Regular Meeting of the Castaic Area Town Council on September 16, 2009. The CATC continues to review the Draft Santa Clarita Area Plan and may supplement this list of positions when additional findings so warrant.

1. The CSD remains in place and is the guiding document in all matters as it relates to land use and zoning in Castaic.
2. The CATC supports the inclusion of a limited secondary highway from Copperhill Road to Castaic for a much needed alternative access for community-wide safety reasons and future circulation. See attached letters from Castaic Area Town Council, Castaic Chamber of Commerce, City of Santa Clarita and Steve Burger of the Los Angeles County Department of Regional Planning.
3. The CATC supports a zoning designation of RL2 in Charlie Canyon which appears closest to the existing designation. See enclosed letters and maps from Charlie Canyon landowners dated August 18, 2009.
4. The CATC supports a land use designation of RL2 in the Sloan and Romero Canyon areas. This is in conformance with the CSD and in conformance with surrounding properties which have a designation of RL2 or higher density. See enclosed documentation including a July 20, 2009 petition signed by owners, and maps.

Thank you for your support of the Castaic Area Town Council, the Castaic Area Community Standards District, and the property owners of Castaic as we strive to make Castaic the best place to live.

Respectfully,



Steven J. Teeman  
President

CC Paul Novak (without enclosures)  
Rosalind Wayman (without enclosures)



**Castaic Area Town Council**  
Post Office Box 325, Castaic, California 91310 (661) 285-1156 www.castaic.org



April 22, 2009

Steve Burger  
Principal Civil Engineer  
Los Angeles County Department of Public Works  
900 S. Fremont Ave  
Alhambra, CA 91803

Re: New LACO General Plan

Dear Mr. Burger:

The Castaic Area Town Council would like the county's new general plan to include a future collector road that would connect Lake Hughes Road to Copperhill Drive. The northern end of Castaic which includes the housing tracts of Bravo, Double CC Ranch, Encore, Hidden Lake, Lake Ridge, Stone Gate and North Lake account for the majority of Castaic's population. This area will continue to grow in the future with the North Lake specific plan and other areas being developed.

Each year, the Castaic community becomes paralyzed on numerous occasions due to closures of the I-5 freeway resulting from snow, fires, traffic accidents, and bumper to bumper traffic on holiday weekends. Because "The Old Road" parallels the I-5 freeway, it also becomes heavily congested during these events and does not serve as a good alternate. These two paths are currently the only access routes for Castaic residents and others.

Our concept provides for a future collector road connecting Lake Hughes Road to Copperhill which would serve as a much needed alternate route or secondary access. This would be used by local residents of both Castaic and the City of Santa Clarita. We believe that this secondary access is vitally important and that safety and emergency responders must have access to our affected communities. Currently, these responders are hindered by congested and/or blocked access to our neighborhoods during the events mentioned above.

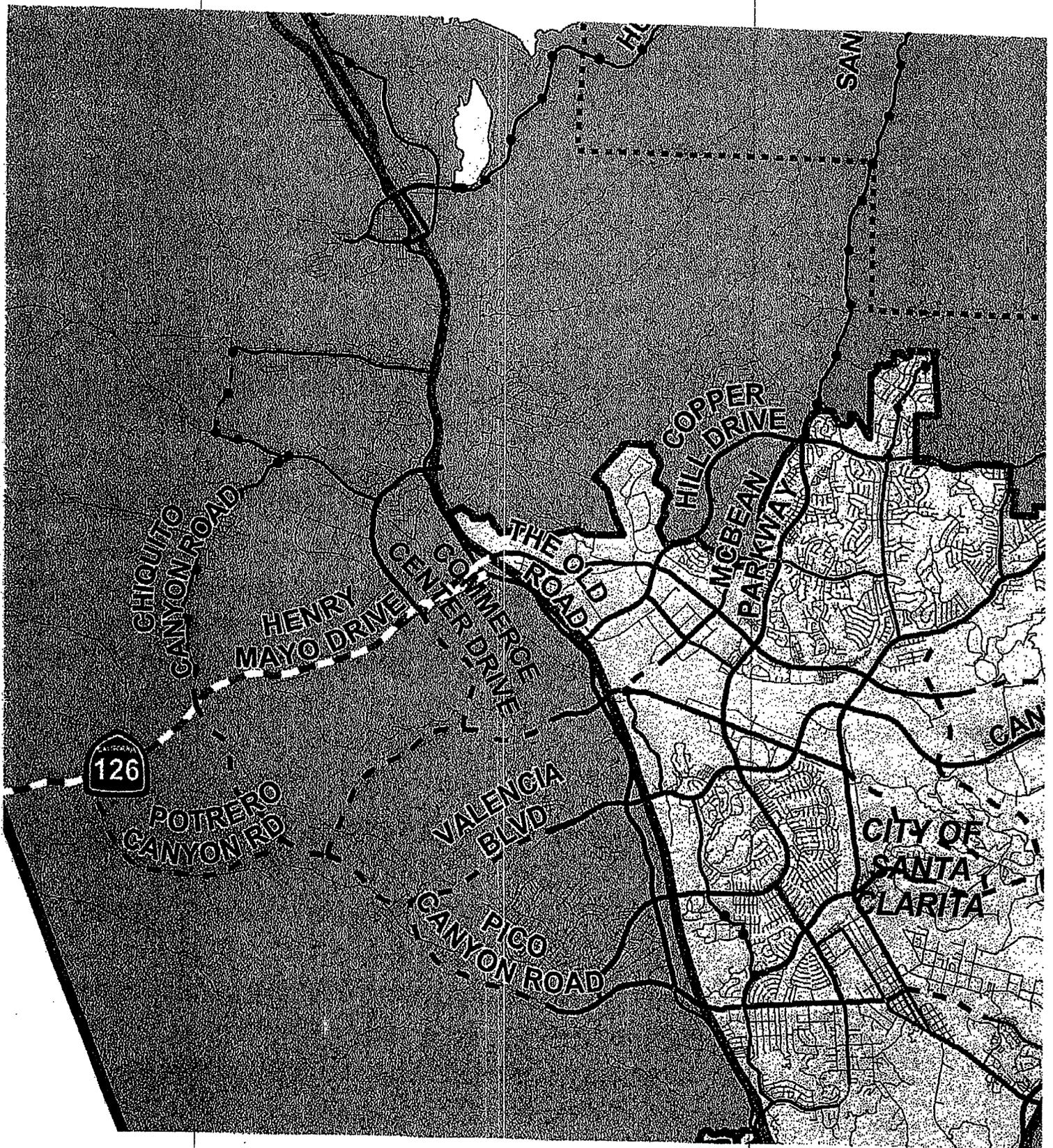
We hope the county will see the benefit of this road to the circulation element of our valley and the safety of our residents. We believe it will be a great asset to the One Valley One Vision concept. We look forward to working with you to accomplish this goal.

Sincerely,  
Castaic Area Town Council

Steven J. Teeman  
President

CC: Paul Novak  
Rosalind Wayman

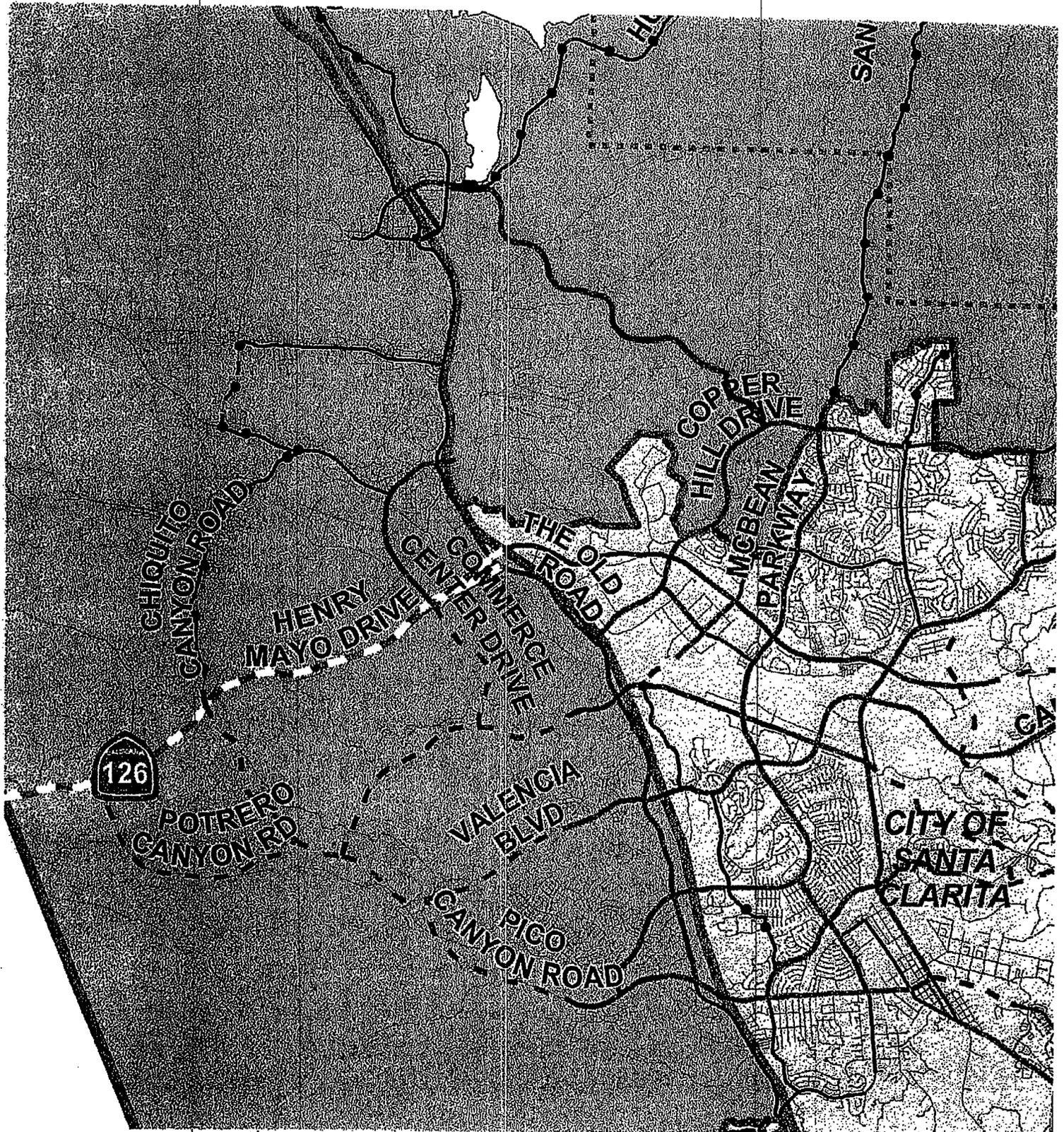
 ORIGINAL



 ORIGINAL

DRAFT

5/29



DRAFT



City of  
**SANTA CLARITA**

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196  
Phone: (661) 259-2489 • FAX: (661) 259-8125  
[www.santa-clarita.com](http://www.santa-clarita.com)

May 1, 2009

Mr. Jeff Preach  
31744 Castaic Road, Suite 201  
Castaic, CA 91384

Subject: Your facsimile concerning OVOV Circulation Element, Dated 4-23-08

Dear Mr. Preach:

Thank you for sending the above referenced facsimile and copy of the letter from the Castaic Area Town Council dated April 22, 2009 addressed to Steve Berger. During our meeting last month, we expressed an opinion to you concerning northwest Santa Clarita Valley circulation and also had an opportunity to reiterate this opinion during our subsequent telephone conversation.

We concur with your perception that the existing circulation system in the north western Santa Clarita Valley is inadequate. We believe the area generally bounded by Copperhill Drive on the south, San Francisquito Canyon on the east, the National Forest on the north and Interstate 5 on the west, may benefit from a properly designed collector roadway which would carry higher traffic volumes than would be appropriate for a typical local neighborhood street. By properly designed collector roadway, we are specifically referring to a non-loaded collector - that is a collector roadway with no houses directly fronting onto it and no residential driveways intersecting with it. An example of this type of collector can be seen elsewhere in the Santa Clarita Valley, such as Hillsborough Drive between Newhall Ranch Road and Decoro, as well as Tesoro Del Valle Drive and Rancho Tesoro, as constructed within the first phase of the existing Tesoro Del Valle project. Specifically, we believe this collector street could be critical to providing adequate access for emergency services providers and to future residents within the future phases of the Tesoro project and within the Tapia Canyon Ranch project which will abut the Tesoro project to the west.

As you know, the City is currently reviewing both of these projects and anticipates that we would be suggesting to the County, among other things, that a properly designed collector street be incorporated into the design of both of these projects. If development of this scale is ultimately approved in this area, we believe a collector roadway, which typically consists of two lanes within a 64 foot right-of-way, will be adequate to convey east-west traffic within the area east of Interstate 5. If constructed, this collector roadway would provide enhanced circulation for the projects themselves, but also enhanced circulation for the surrounding community, including the Castaic area.



Mr. Jeff Preach  
May 1, 2009  
Page 2

Thank you for the opportunity to reiterate and clarify our position. We will be happy to copy Steve Berger with this correspondence, as you have requested. We appreciate your enthusiasm and interest in helping to make the Castaic area and the greater Santa Clarita Valley community a great place to live.

Sincerely,



Sharon Sorensen  
Senior Planner

SS:lep

C:\CD\Current\IRPA\IRP Files\VTIN 53822J. Preach

Enclosure

- cc: Paul Brotzman, Director of Community Development
- Lisa Webber, AICP, Planning Manager
- David Koontz, Associate Planner
- Steve Berger, Principal Civil Engineer
- Paul Novak, Planning Deputy, 5<sup>th</sup> District
- Rosalind Wayman, Senior Deputy, 5<sup>th</sup> District
- Castaic Area Town Council

8/25



31744 Castaic Road · Suite #103 · Castaic, California 91384 · (661) 295-8303

April 23, 2009

Steve Burger  
Principal Engineer  
Los Angeles County Department of Public Works  
900 S. Fremont Avenue  
Alhambra, CA 91803

Re: New LACO General Plan

Dear Mr. Burger:

This is to inform you that the Castaic Chamber of Commerce supports the Castaic Area Town Council's request for the county's new general plan to include a future collector road that would connect Lake Hughes Road to Copperhill Drive.

This road would release our community from the troublesome entanglements during the freeway closures caused by snow, fires, vehicle accidents, and holiday traffic. Additionally, it would promote commerce in our town by creating easier access to the over 200 local businesses and to the recreational opportunities available at the beautiful Castaic Lake.

We hope that the County will strongly consider our support of the Town Council's request to expand the One Valley One Vision concept to include this future collector road connecting Lake Hughes to Copperhill Drive in the New LACO General Plan.

Sincerely,  
Castaic Chamber of Commerce

Rev. Latisha Stewart Smith  
President

**The Castaic Chamber of Commerce Board of Directors:**

- Rev. Latisha Stewart Smith, President \* Scott Moon, 1<sup>st</sup> Vice-President
- Judith Cassis, 2<sup>nd</sup> Vice President \* Ray Graeber, Treasurer
- Shelly Cazan, Corporate Secretary \* Jack Crawford, Director \* Brian Higgins, Director
- John Musella, Director \* Patrick Raach, Director

STEVE BURGER  
8-27-09

**Jeff Preach**

**From:** Burger, Steve [SBURGER@dpw.lacounty.gov]  
**Sent:** Thursday, August 27, 2009 5:22 PM  
**To:** Jeff Preach; Derakhshani, Mahdad  
**Cc:** Paul Novak; Cadena, Diego; Hunter, Dennis; Mitch Glaser; Maselbas, Paul; Narag, Andy  
**Subject:** RE: Request for info

Jeff, I wanted to make sure I got you an update by close of business today because as I understand, the Castaic Town Council Meeting is coming up and you would like to share the information with them.

You requested a breakdown in writing of the amount of B&T money expended on the Old Road project to date.

I apologize that I don't yet have the detailed breakdown for you.

I am working with the project managers, who keep track of the expenditures, and they will be providing more details as to the breakdown of costs. Mahdad when you get the detailed breakdown of expenditures, please let me know so I can pass the info along to Jeff.

Regarding the concept of a roadway connecting the Tesoro Area with the Castaic Community, please consider this e-mail as written verification that the Department of Public Works supports inclusion of such a connection as a Limited Secondary Highway on the Highway update portion of the OVOV. This will require developers within that corridor to dedicate Right of Way and construct a two lane, rural highway, along with additional dedication and slope easements to allow the construction of four lanes in the future if and when it is needed. We will be drafting a letter to the Department of Regional Planning making such a recommendation.

Since the environmental document and final draft of the OVOV are already completed, we believe the best way to incorporate this into the Plan is to have testimony at the Planning Commission hearing (from Public Works, and more importantly, from the Castaic community) in support of such an inclusion. The Planning Commission can then direct Regional Planning to incorporate the alignment into the Plan.

I want to make note that we are in the process of contacting property owners and developers in the corridor and soliciting their input, since this alignment will directly impact their properties. Any comments or concerns from those impacted property owners would be part of the decision making process as this plan moves forward. Jeff, you mentioned that you have already had discussions with some or all of the major property owners impacted by this alignment, and that they had no objections. It might be helpful if you or the Town Council perform additional outreach to gain their support.

Please let me know if you have any further questions, and I look forward to working with the community to put in place a highway alignment that provides the enhanced circulation that is desired.

**From:** Jeff Preach [mailto:jeff.preach@earthlink.net]  
8/27/2009

08/31/2009 00:48 FAX

AUG-25-2009 10:13

WBSF ELECTRIC

002/003

919 9541916

P.01/01

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2

# Charlie Canyon Landowners

August 18, 2009

**The Charlie Canyon Landowners is requesting the Castak Area Town Council's support regarding our proposed change to the Preliminary Draft of the OVOV plan.**

**We all invested in our properties based on the current zoning. If the proposed zoning is approved the Charlie Canyon Landowners all stand to suffer a financial disaster.**

**The current preliminary draft changes the current zoning from A2 to RL20. This is a zoning change from 1 house per 2 acres to 1 house per 20 acres. We are not asking for a greater density. We would like the proposed designation to be RL2. The RL2 designation is close to the existing one. Thank you for your consideration.**

**Sincerely,  
The Charlie Canyon Landowners**

Pat Corrigan *Pat Corrigan*

Robert Kelly

Bob Meottel *Bob Meottel*

Jeff Preach

Craig Quail *Craig Quail*

Kelly Ross

Robbie Sjoberg *Robbie Sjoberg*

COPY

11/25

**Preach, Kelly and Qualls  
31744 Castaic Road Suite 201  
Castaic, CA 91384**

April 30, 2009

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

Re: APN# 2865-004-007                    40 A/C  
      APN# 2865-004-018 and 019       65 A/C  
      APN# 3244-023-011                75 A/C

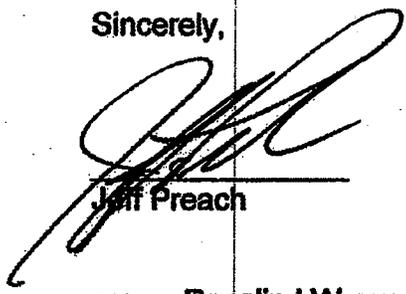
Dear Mr. Glaser,

We are writing this letter per our several meetings in regards to our property in Charlie Canyon, Castaic.

We have enclosed for your review property descriptions, assessor's parcel maps with APN numbers to describe our property. Also enclosed please find a Charlie Canyon subdivision study which is designed to dovetail unto the existing Tapia Canyon proposed development.

We are formally asking to be kept out of the OVOV zone changing that is being contemplated.

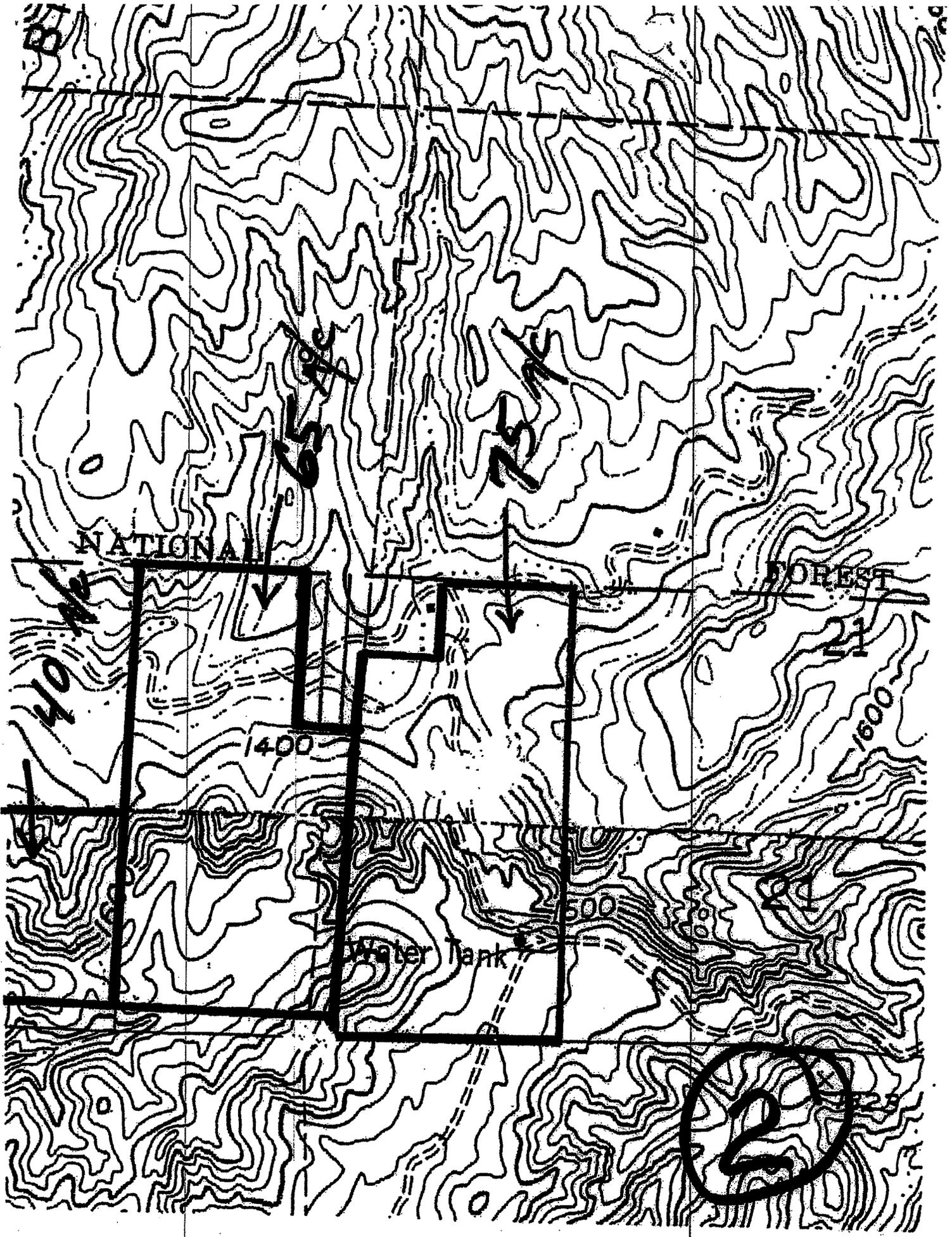
Sincerely,

  
\_\_\_\_\_  
Jeff Preach

  
\_\_\_\_\_  
Robert Kelly

  
\_\_\_\_\_  
Craig Qualls

cc: Rosalind Wayman  
      Paul Novak



APN #  
2865-4-18+19

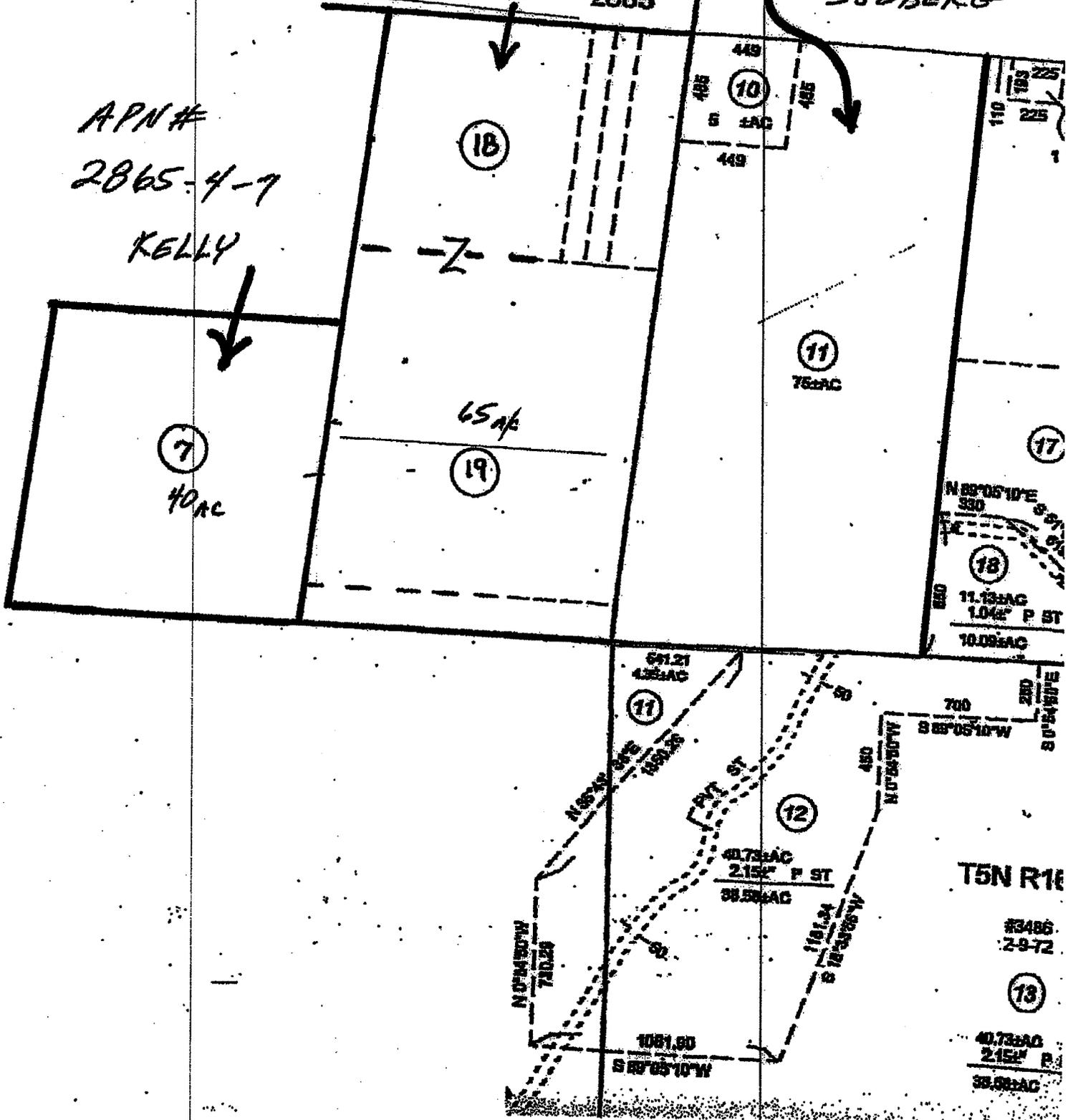
PREACH  
+  
MEOTTEL BK  
2865

APN #  
3244-23-11

DUALS  
+  
STOBERG

APN #  
2865-4-7

KELLY



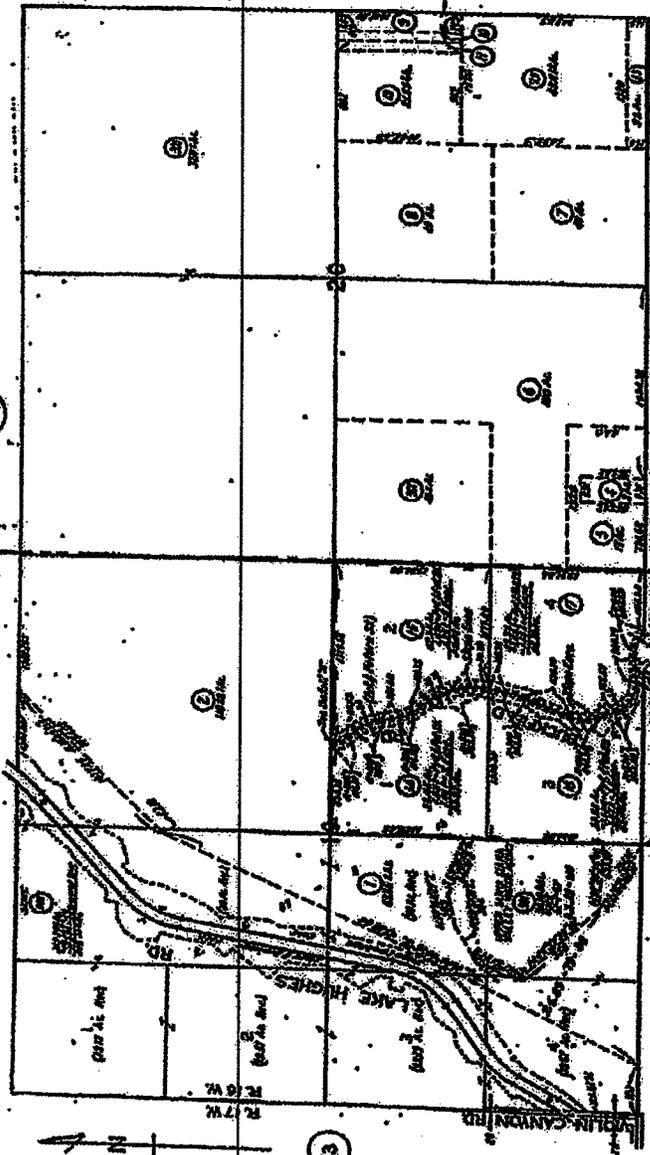
T5N R1E

#3486  
2-9-72

(13)

40.73 AC  
2.15 AC P ST  
38.88 AC

2865  
SCALE 1" = 200'



T. 5 N., R. 18 W.  
PARCEL MAP  
P.M. 88-58-57

COPY  
2000  
10000

FOR FRESH ASSAULT SEE  
2000-0-0

2000-0-0

DETAILS

DETAILS

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

3244 23  
OFFICE OF THE ASSESSOR  
COUNTY OF LOS ANGELES  
COPYRIGHT © 2002

SEARCHING

2003

PG 17

PG 22

PG 184

PG 24

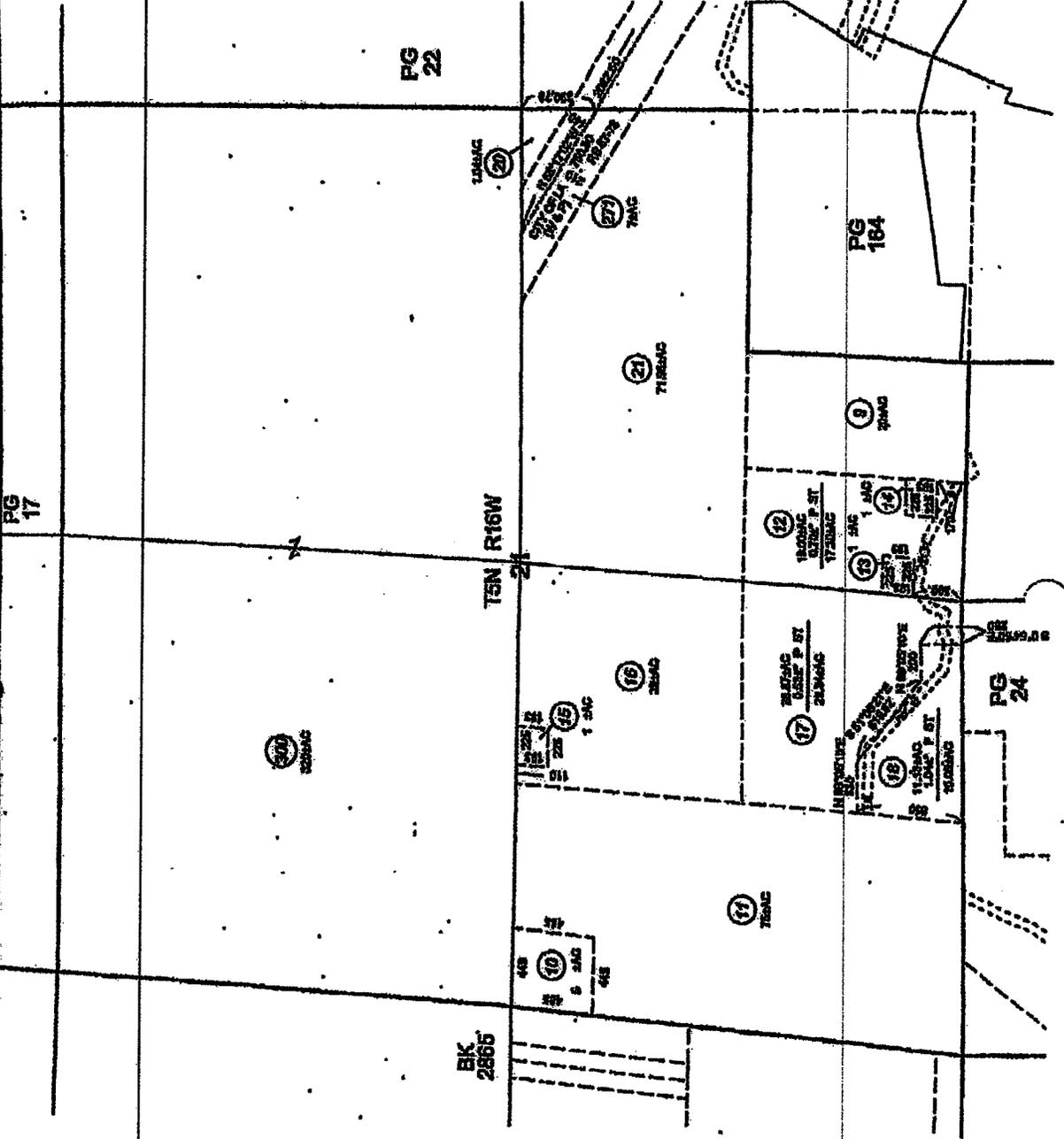
REVIEWED  
DATE 10/25/02 BY 017107-BJ

DATE 10/25/02

DATE 10/25/02



MAPS AND GIS  
SERVICES  
SCALE 1"=600'



Description: Los Angeles, CA Assessor Map 3244.23 Page: 1 of 1  
Order: JEFF PEARCE Comment:

OCT 26 2002

52/51

# CHARLIE CANYON LOT STUDY

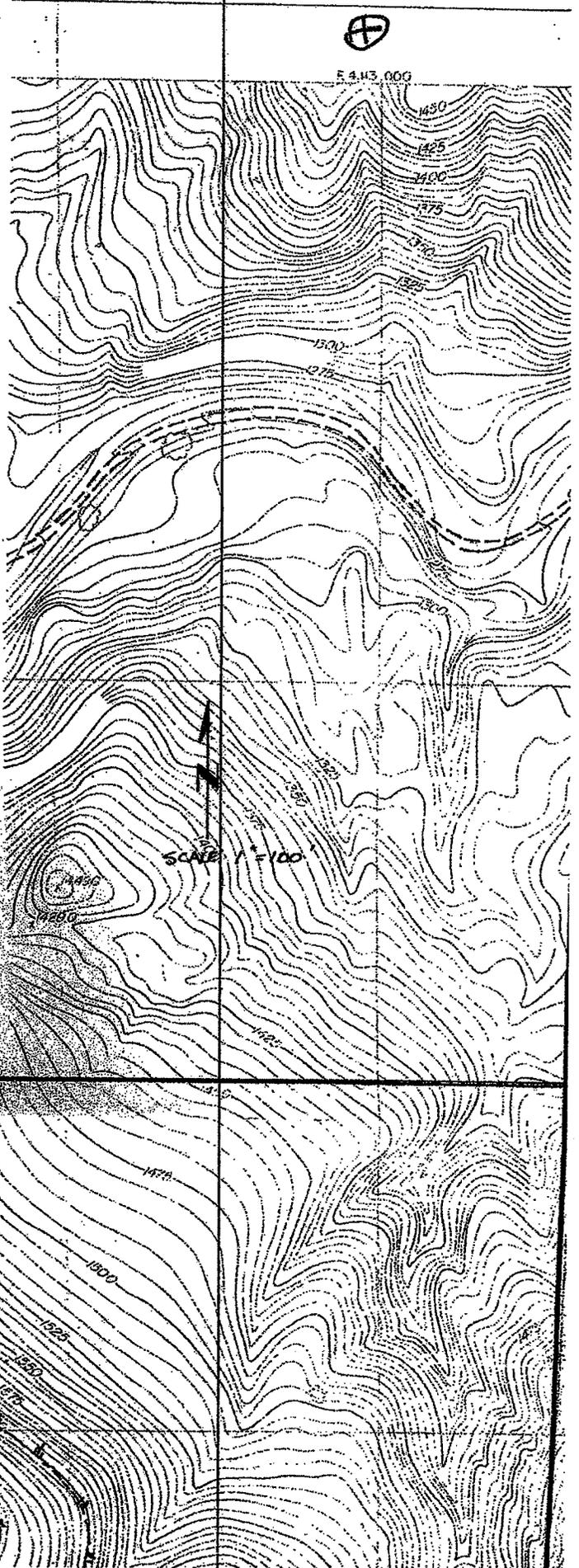
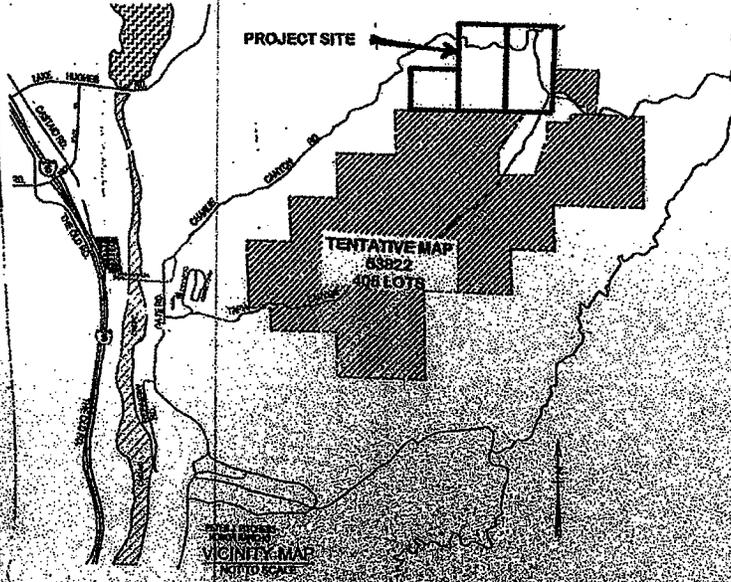
APRIL 15, 2009

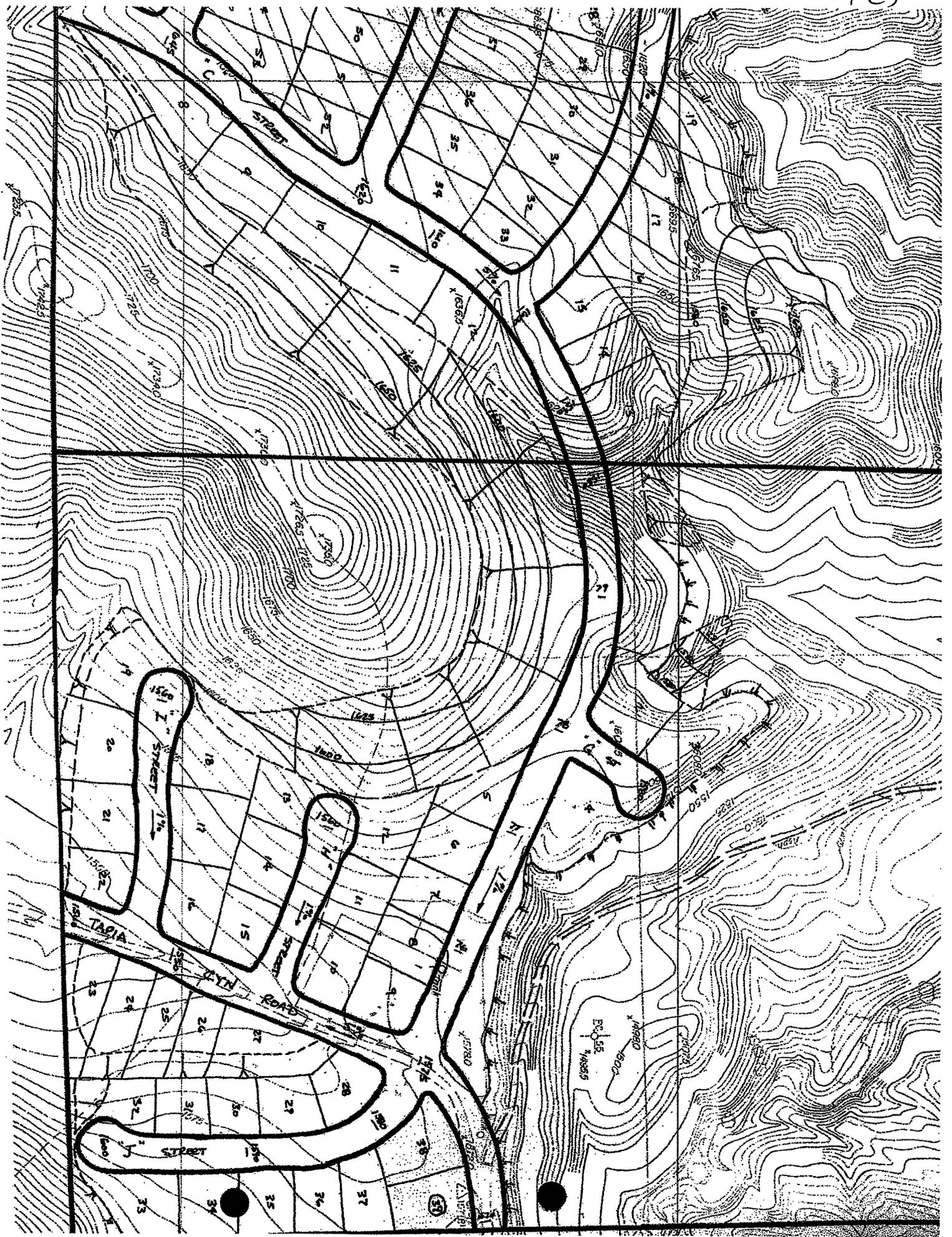
PREPARED FOR: CHARLIE CANYON PARTNERS  
JEFF PREACH  
31744 CASTAIG ROAD SUITE 201  
CASTAIC, CA 91384  
661-993-7999

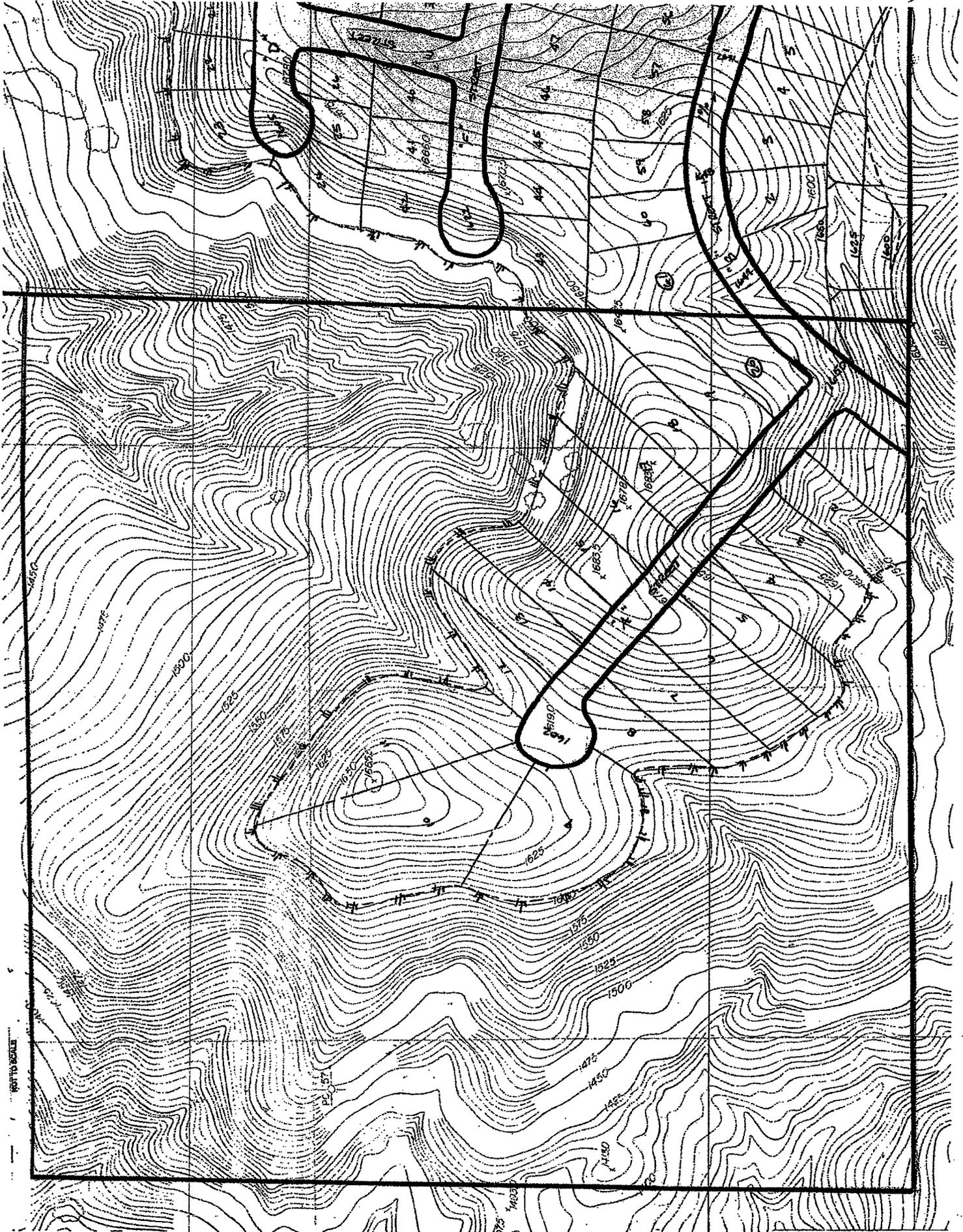
PREPARED BY: DEAN PARADISE, RCE 39830  
29565 BARINGER ROAD  
CASTAIC, CA 91384  
661-803-2838

PROJECT APN'S:  
2885-004-007 (40 Acres/20 Lots)  
2885-004-018 & 019 (65 Acres/61 Lots)  
3244-023-011 (75 Acres/39 Lots)

LOT SIZES RANGE FROM 8,000 SF, 10,000 SF AND ACRE +







VERTICAL SCALE

~~X~~

3

Henry Urick / Allen B. Russell  
28631 Sloan Canyon Road  
Castaic, CA 91384

9/2/09

Request for Town Council Time

Time is requested by the above for a place on the agenda for the following:

1.) OVOV is downgrading Sloan Canyon Road from secondary road to street, which will impair developing Sloan Canyon, because this downgrade will prevent offset of B+T Funds.

2.) The Sprinkle property adjacent to our planned development, tentative map is proposed to be changed from R2 to R5 in an island surrounded by R2 development.

We request the Town Council's support for no changes in the above created by OVOV.

Regards,  
Henry Urick

3

September 1, 2009

Castaic Town Council

Subject: LA County One Valley One Vision  
Draft Land Use Plan

Council Members,

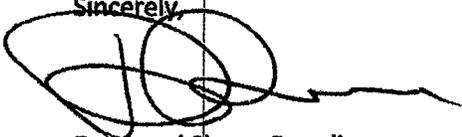
It has come to my attention that the County Planners have designated my property and many other properties of my neighbors as a proposed land use of RL5. This designation would permit the development of properties to a density of one unit per 5 acres. This is based on THEIR ESTIMATE of what could be development in this area without any site development review.

My wife and I purchased our property which is about 5.5 acres in size. We have intended to retire and subdivide the property into to 2.25 acre parcels. Currently we have an 8,000 sf pad with our house on it and another CERTIFIED BUILDING PAD on our property of 10,000 sf which we currently use as a riding arena. This subdivision would be completely in keeping with the surrounding existing homes in Hasley Canyon and the Greystone Homes.

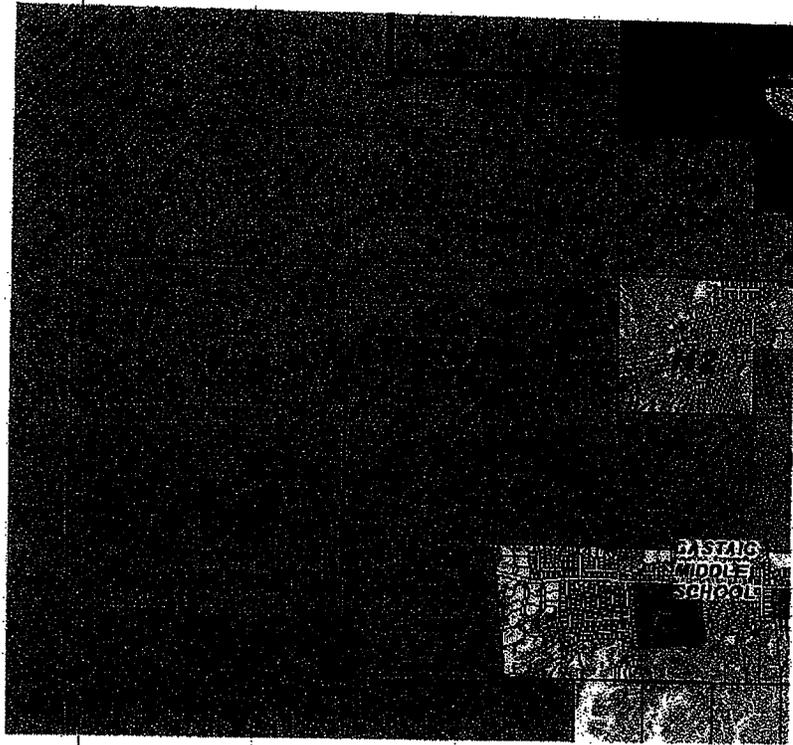
I have since written a letter to the County and have received the support and signatures of over a dozen property owners who support the revised land use to a designation of RL2, which would be one unit per 2 acres. This designation does not APPROVE all properties for that, grading and access issues would need to be addressed for each parcel prior to approval, but this would permit these properties to subdivide to conform to the surrounding parcels. See attached map.

At this time my wife and I request that the council take up this issue, accept community input and make a recommendation to the County Supervisors Office. You will find unanimous approval from the affected property owners, who are only asking for permission to create parcels in conformance with the CSD and in conformance to the existing and surrounding properties. I have attached my petition letter to the County.

Sincerely,



Dean and Sherry Paradise  
29565 Baringer Road  
Castaic, Ca 91384



21/25  
MIDDLE  
SCHOOL

22/25



**DEAN PARADISE ENGINEERING**  
REGISTERED CIVIL ENGINEER LIC. 39030  
29585 Barlogar Road  
Castaic, CA 91384  
661-803-2838

LA County Planning Department

July 20, 2009

Attention: Mitch Glaser, AICP  
Supervising Regional Planner  
County of Los Angeles  
Department of Regional Planning  
Countywide Studies Section  
(213) 974-6476

Subject: One Valley One Vision  
LA County General Plan Update  
Romero and Sloan Canyon Properties  
Castaic, California

Dear Mitch,

It has come to our attention that under the proposed General Plan Land Use Designation the proposed land use for the Sloan & Romero Canyon properties has been designated as RL 5. One unit per 5 acres. As a property owner within this proposed land use designation we hereby request the re evaluation of this designation to RL2, to One Unit Per 2 Acres.

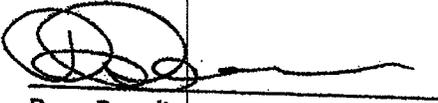
We have worked closely with the Castaic Town Council in developing the Castaic Community Standards District and we have intended this area to allow subdivisions of property to 2 Acres in size. This is in keeping with the existing developed lots of Remington, Sharp, Colt properties. Indeed a two acre lot would be larger than the 1 acre lots of the existing developments.

Our properties are varied in topography, however when compared with the existing developments in the area, old Hasley Canyon Development and Graystone's Hasley Hills Estates, which have a very similar terrain we feel that our properties with a minimum lot size of 2 acres is completely in character with the surrounding properties. Furthermore the properties are surrounded by properties to the North, the South the East and the West as RL 2.

Thank you very much for your consideration.

**DEAN PARADISE ENGINEERING**  
REGISTERED CIVIL ENGINEER LIC. 30830  
29565 Baringer Road  
Castaic, CA 91304  
661-803-2030

As a property owner within this proposed land use designation we hereby request the re evaluation of this designation to RL2, to One Unit Per 2 Acres.



Dean Paradise  
APN # 3247-026-053  
29565 Baringer Road

SLOAN RADICH Susan Radich  
31315 SLOAN CYN. Rd  
3247-054-005

DARRELL F. LANTY Digital Imaging  
30801 SLOAN CYN Rd Castaic  
3247-042-015

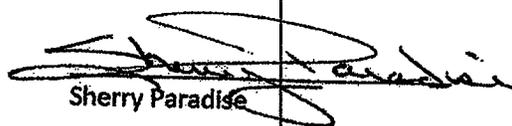
Bruce & Julie Thomas  
30521 Sloan Cyn Rd Castaic  
3247-47-003

BEN & JOAN PLATT  
31233 Romero Cyn. Rd  
CASTAIC, CA. 91384  
APN # 3247-026-48

Mr Metcalf  
Marvin Metcalf  
30711 Romero Cyn  
3247-42-36

Manette Metcalf  
Manette Metcalf  
30711 Romero Cyn  
3247-42-36

Steve Moffatt  
Steve Moffatt  
30701 Romero Cyn Rd  
Castaic, Ca 91384  
3247-042-034



Sherry Paradise

SUSAN RADICH Susan Radich  
31315 SLOAN CYN Rd  
3247-054-004

ELIZABETH M. LANTY Digital Imaging  
30801 SLOAN CYN Rd Castaic  
3247-042-015

JULIE THOMAS  
30521 Sloan Cyn. Rd. CASTAIC.  
3247-47-003

SCOTT MUIR  
31160 Romero Cyn Rd  
Castaic, CA  
3247-026-061

Steve Moffatt  
30430 Remington Rd  
Castaic, CA 91384

Steve Moffatt  
Durwood 180 AC  
3247-027-002  
3247-027-002

Kayla & Gracia Smith  
30594 Romero Cyn Rd.  
Castaic CA 91384  
3247-047-026

**DEAN PARADISE ENGINEERING**

REGISTERED CIVIL ENGINEER LIC. 39830

29965 Barnier Road

Castaic, CA 91384

807-803-2838

As a property owner within this proposed land use designation we hereby request the re evaluation of this designation to RL2, to One Unit Per 2 Acres.

Stephen Otero  
V. STEPHEN OTERO

31048 N BARNIER CANY RD

3247-026-039

3247-042-030

Vera Gregor

VERA GREGOR

30910 ROMERO CANY.

CASTAIC, CA. 91384

Denny Gregor

DENNY GREGOR

30910 ROMERO CANY. DR.

CASTAIC, CA. 91384

3247-42-030

Robert Stober

30706 Romero Canyon Rd

Castaic 661 810 3615

3247-042-026

3247-042-027

JDM Caesar

30911 ROMERO CANY

3247-042-022

Karen Caesar

~~Karen Caesar~~

30911 Romero Canyon Rd

Castaic, CA. 91384

3247-042-022

Frederick B. Hilland

FREDERICK B. HILLAND

29695 BARNIER RD

CASTAIC, CA 91384

3247-026-054

Jeff Sloan

JEFF SLOAN

29451 SLOAN

CASTAIC 913

# 2965-23-14

**DEAN PARADISE ENGINEERING**  
REGISTERED CIVIL ENGINEER NO. 30430  
19556 DORSET ROAD  
COSTA MESA, CA 92626  
949-803-2858

As a property owner within this proposed land use designation we hereby request the re evaluation of this designation to RL2, to One Unit Per 2 Acres.

Kenneth E. Yerber (KENNETH E. YARBER)  
Delores G. Yerber (Delores G. Yerber)

NOTE: ABOVE OWN APN 3247-026-043 (15.5 ACRES)

ADDRESS: 15529 BAKER CYN. RD., SANTA CLARITA, CA 91390  
PH: 661-251-7135

*One Valley One Vision  
LAND use Change  
Tesoro del Valle*

*FAX Rec'd  
9/23/09*

September 22, 2009

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

Fax No. 213-626-0434

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, ½ 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.**

Page 2

- 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** the community character of equestrian rural nature of San Francisquito Cyn.
- 4. **THIS LAND USE CHANGE WILL DIVIDE THE HORSEKEEPING COMMUNITY** being allowed 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.**

*Sherrie Stolasik member of*

**The San Francisquito Cyn Preservation Association**

*Equestrian Trails, Inc.*

*Santa Clarita Trails Advisory Committee*

*25241 West Carson Way  
Stevenson Ranch, CA*

*9 13 P1*

September 21, 2009

Mr. Mitch Glaser, Section Head  
Countywide Studies, Advance Planning Division  
L. A. County Department of Regional Planning  
320 West Temple Street, Room 1354  
Los Angeles, California 90012

Reference: **ONE VALLEY ONE VISION (OVOV) PROPOSED ZONING**  
**APN: 2853-006-006 TO 016, 2853-003-013 & APN: 2813-024-007**  
**TT MAP NO. 47574 SIERRA HIGHWAY/BAKER CANYON ROAD**

Dear Mr. Glaser:

We respectfully request that the One Valley One Vision proposed zoning be changed from RL5 Rural Land 5 to RL1 Rural Land 1 approximately 282.45 acres (see attached map for details). The subject property fronting the Sierra Highway and was filed to Los Angeles County under the TT map 47574 encompasses the total area of 291.3 acres.

The proposed zoning is substantial consistency with the existing Santa Clarita Valley Area Plan, dated 2003, and the old SCVA map of 1977. The subject site east is urban residential development and west is fronting major street Sierra Highway. The "RL1" request for this property is avoiding the down zoning of the existing general and the zoning of the TT map 47574.

In addition we are requesting to consider the zone change form "RL5" to "IO" Office Professional, "IL" and "CN" to "IL" of the TT map 47574(see attached exhibit 2). The subject proposed "IL" zoning area is fronting the Sierra Highway and transition to "IO" extending south to Baker Canyon Road on the flat surface. The proposed "IO" and "IL" zoning is compatible with the Sierra Highway light Industrial and manufacturing activities. The "IO" zoning is a logical extension from the Commercial and Light Industrial zoning to mixed land use with employment base activities. The transition of this zoning will be enhanced this area development. This will help the fast growing bedroom community of the Santa Clarita Valley Area demand.

Thank you for your anticipated consideration of this request.

Sincerely,

RSM 26, a California General Partnership

By Shahram Monasebian  
Shahram Monasebian, General Partner  
APN:2853-006-006 to 016 & 2853-003-013  
2804 Main Street, Santa Monica, CA. 90405

Bill Blomgren  
Bill Blomgren  
APN: 2813-024-007  
15218 Sierra Highway, Saugas, CA 91350

Attachments: Exhibit 1 & 2, and TT map 47574

L.A. COUNTY  
QV0V ZONE  
CHANGE REPT



WATSON INC.

SLOPE ANALYSIS

RLS REMAIN

RLS TO TL

CN TO RLS

CN TO TL

RLS TO TL

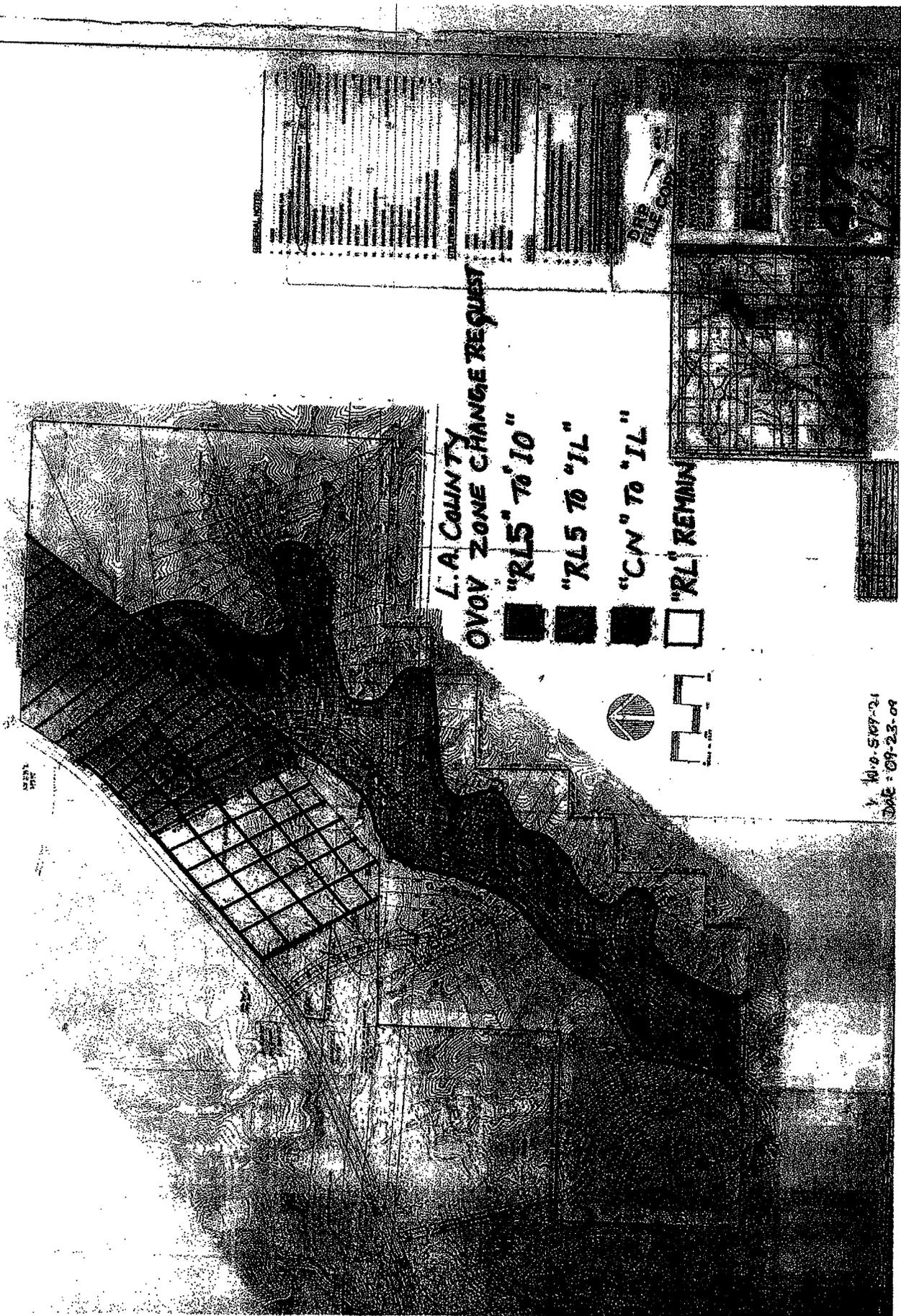
TL

LEGEND

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WATSON INC.  
DATE: 09-23-09



**L.A. COUNTY  
OVON ZONE CHANGE REQUEST**

■ "RLS" TO "IO"

■ "RLS" TO "IL"

■ "C/N" TO "IL"

□ "RI" REMAIN



10-5107-21  
DATE: 08-23-09

DWP  
FILE COS

# Internet Mapping Framework



**Legend**

- OVOV area
- OVOV area buffer
- mask
- Freeway Shield
- Ramp, Interchange, or Feeder
- Ramp
- Ramp
- Ramp
- Ramp
- Ramp
- Freeway
- Arterial Street
- Highway
- Zoning Proposed (Boundary)
- Santa Clarita Valley Area Plan - Proposed
- City and Community
- INCORPORATED CITY
- UNINCORPORATED AREA
- HILLSHADE

Scale: 1:19,593

118-22-30 W  
118-23-0 W  
118-23-30 W  
118-24-0 W

34-28-40 N  
34-28-20 N  
34-28-0 N  
34-27-40 N

118-22-30 W  
118-23-0 W  
118-23-30 W  
118-24-0 W

0 575 1150 1725 m.

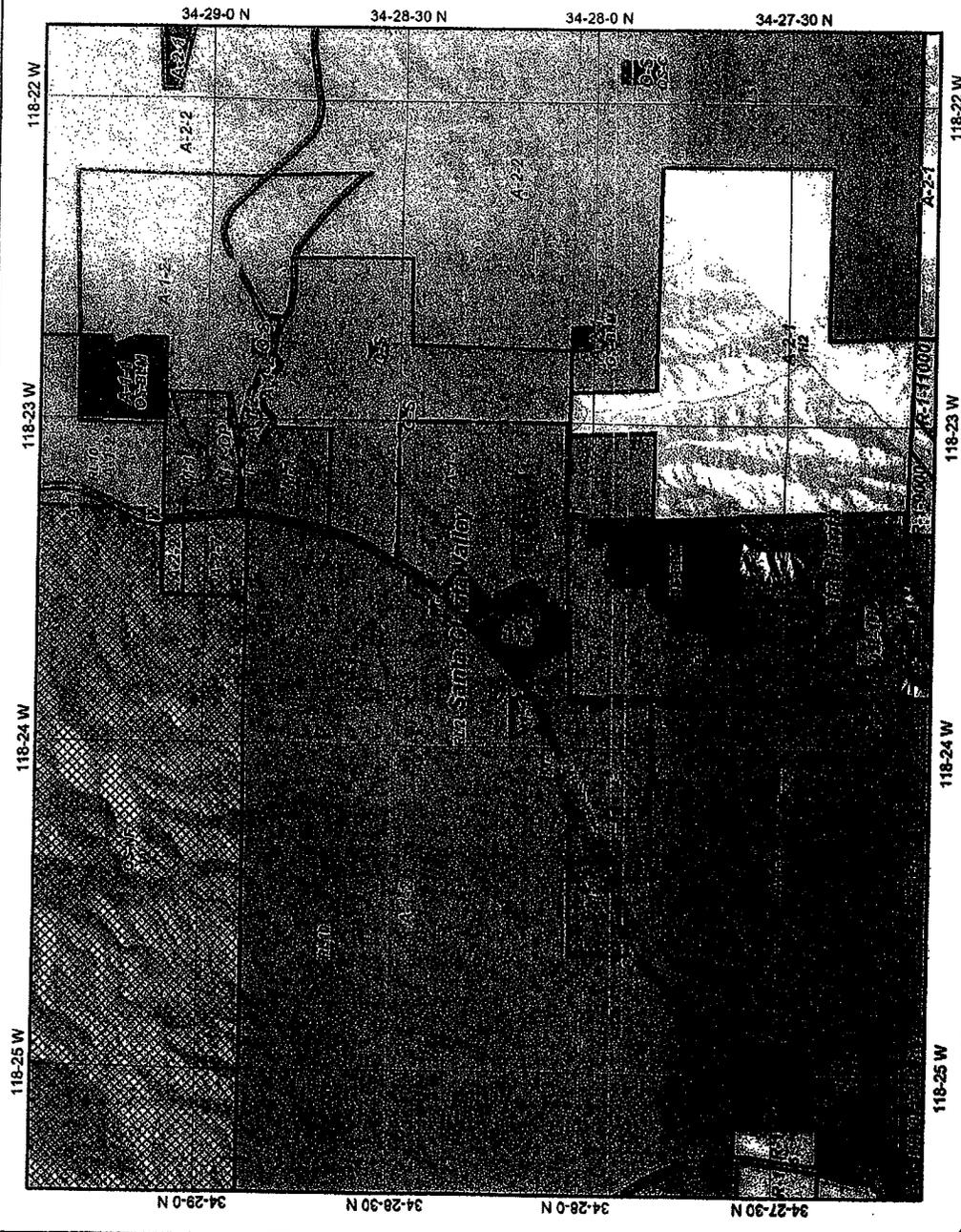
**Exhibit 2**

From "RL5" to "IO": 75.00 Ac.  
From "RL" Remain: 174.85 Ac.

From "RL5" to "IL": 32.60 Ac.  
From "CN" to "IL": 8.85 Ac.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# Internet Mapping Framework



**Legend**

- OVOV area
- OVOV area buffer mask
- Freeway Shield
- Ramp, Interchange, or Feeder
- Ramp
- Ramp
- Ramp
- Ramp
- Freeway
- Arterial Street
- Highway
- Inland Waterbody
- Zoning Proposed (Boundary)
- Santa Clarita Valley Area Plan - Proposed
- AG - Agriculture (10 acre minimum)
- RL1 - Rural Land 1 (1du1fac)
- RL2 - Rural Land 2 (1du2fac)
- RL5 - Rural Land 5 (1du5fac)
- RL16 - Rural Land 16 (1du16fac)
- RL20 - Rural Land 20 (1du20fac)
- RL40 - Rural Land 40 (1du40fac)
- H2 - Large Lot Residential (0-2du1ac)
- H5 - Suburban Residential (0-5du1ac)
- H9 - Suburban High Density Residential (0-9du1ac)
- H18 - Medium Density Residential (0-18du1ac)
- H30 - Urban Residential (18-30du1ac)
- H50 - Urban Medium Residential (30-50du1ac)
- H75 - High Rise Residential (50-75du1ac)

Scale: 1:29,851

## Exhibit 1 Zone Change Request

From "RL 5" To "RL1": 282.45 Ac.  
 "CN" Remain: 8.85 Ac.  
 Total Area: 291.30 Ac.

2700 m.

1800

900

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**From:** ken brenner [mailto:kenbrenner@socal.rr.com]  
**Sent:** Monday, September 21, 2009 10:23 AM  
**To:** ovov  
**Subject:** Regional Planning, OVOV. Confusion, conflicts.

Dear MR. Glasser,

As you are aware, I live in "SLEEPY VALLEY SAUGUS". Unincorporated in Los Angeles County California.

We are not located in Agua Dulce, so their csd provisions do not apply to us. Neither are we in the Santa Clarita Valley. We are in fact the true definition of a rural area, with that distinction, designation and definition of being all that is rural.

There are only three (3) streets up off from the state hwy of 'sierra hwy, and we are tucked into the Angeles National Forest with a single narrow street at the top.

We are in a "Green Belt" area surrounded with very tall "Old Growth" trees. This is a very nice, quite & peaceful rural area. It will never become urban, suburban, or be able to change without a complete tear out and rebuild with a community block grant.

There is no major infrastructure to support any build out up here even if there was enough land and room to accomplish such a major undertaking in the near term future.

Back in 1986 I purchased an older house which has been fully rehabilitated, and has two (2) legally subdivided lots equaling ½ acre that were established way back in the early 20,s. It has been my dream, and I have always intended to build at least two, (2) houses at some point in the future.

All of the lots and houses up here on the #7773 tract map are small, however that does not preclude them from being developed to their best and highest uses, which of course, for my land would be to construct two single family residents upon them, just the same as in other counties and locations through out the state of Calif. Like San Francisco as an example.

In fact, most all of the single family homes in this neighborhood are older; and smaller houses, which were built on very small lots during the depression and the war.

I am very concerned that the new changes will reduce the fair market value of my buildable land.

Two (2) buildable lots are worth more than (1).... I have original documentation.

Not only will I be unable to build, but all of its current land uses will be changed, or disallowed.

Several years ago after I bought up here, I discovered that, without public notice, the zoning had changed from simple R-3, to a simple N-1. With no land use changes. The approved land uses from the regional planning dept. were many, and varied, Christmas tree farm, agricultural, day care, adult care, church, etc.

The R-3 represented a rural/residential designation with three (3) residential houses per lot.

Then that was changed to N-1, which meant Non-urban/residential with one (1) house per lot. This was not of serious concern, as I am still able to develop and build two houses. But now, with these recent proposals, and changes to occur, I feel that I must protect my land rights, and its potential to be developed and built upon to its best uses.

Two (2) houses on ½ acre is still less than the proposed five (5) per acre!

From what I can decipher, regional planning is changing the land use of the area to high density with a future land use of H-5, meaning five houses per one (1) acre because it does not fit in with the OVOV plans.

In addition the zoning is going to be changed again, from R-3, to R-1, but now the R represents rural and not residential? I am very confused these days, sorry...

Could you please provide some feed back, or clarify some of these issues for me?

Also please see that this letter is entered into the public, 60 day comment period, as I will be unable to attend a public meetings...As you are aware, out of APX 62 home owners, maybe three principal parties ever show up for them, and I am always in the minority up here...

PS.

On the legal notice you sent to us, the area, and the name of sleepy valley was excluded; not listed as one of the *possible* areas that were listed on the notice as maybe being in conflict and effected by the proposed changes, yet we received this notice, is this just an over site?

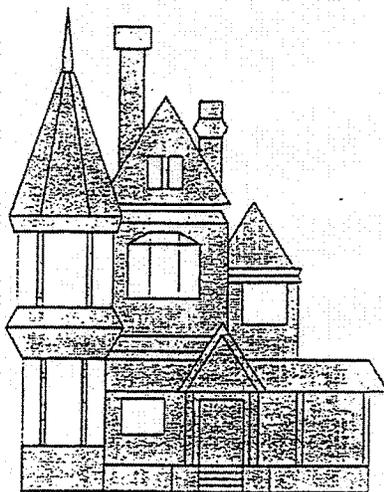
Also, I notice that some mail received uses the 91390 -2767 prefix addressed as we are residing in the SCV, when in fact nothing could be any further from the truth and facts of the matter.

Does it really matter? I strongly believe that it does. Just as shown on all of the available maps, we should be considered, and treated as, "SLEEPY VALLEY SAUGUS", separate; in and of itself...

Thank you for your time with regards to these pertinent issues.

Kenneth N. Brenner.

K.B.



### **ZONE R-3: Limited Multiple Residence**

#### **Permitted Uses:**

Apartment houses, uses permitted in Zone R-1 and R-2 (22.20.260 - 22.20.290)

#### **Minimum Required Area:**

Unless otherwise specified:

- 5000 sq. ft./lot (22.52.100)
- 1452 sq. ft./unit or as otherwise limited by the General Plan (22.20.310 and 22.20.060)

#### **Maximum Height Limit:**

35 feet from existing or excavated grade (22.20.300)

#### **Minimum Required Parking:**

- Each bachelor apartment unit, 1 covered space
- Each efficiency or 1 bedroom apartment unit, 1 1/2 covered spaces
- Each 2 bedroom apartment unit, 1 1/2 covered + 1/2 uncovered spaces
- See R-1 and R-2 zones
- Guest parking required for apartments with a minimum of 10 units at a ratio of 1 space for each 4 units (22.52.1180 and 22.20.330)

See Parking Standards Summary and County Zoning Ordinance — Part 11, Chapter 22.52

#### **Standard Yard Requirements:**

Front Yard: 15 ft., except as provided (22.20.320)

Rear Yard: 15 ft. or 20% of average depth of lot, not less than 10 ft. (22.20.320 and 22.48.110)

Side Yards: Interior Lot: 5 feet or 10% of average width of narrow lot, but not less than 3 feet (22.20.320 and 22.48.100) Corner Lot: 5 ft., except on reversed corner lot, which is 7 1/2 feet (22.20.320)

**Subject:** FW: Emailing: Department of Regional Planning

Los Angeles County Department of Regional Planning

Small Lot Subdivision

The purpose of this study is to determine whether or not it is feasible for the County of Los Angeles to establish a program for small lot subdivisions. As used in this study, a “small lot subdivision” is defined as a land division which creates lots having an area of less than 5,000 square feet; these small lots are generally less than 50 feet wide. The small lot subdivisions are intended for detached single-family residences.

By allowing greater flexibility in lot sizes and widths, the small lot subdivisions represent one of the tools that the County can use to promote the construction of affordable housing. Reducing the amount of land required for new residences can potentially result in a significant reduction in the price of a new house because of the high cost of land in the County. Lower home prices would allow more residents to own their own home and increase neighborhood stability. The small lot subdivision technique could also result in an increase in the number of single-family homes built in the County and ease overcrowding by allowing a greater variety in lot sizes.

The Board of Supervisors instructed the Department of Regional Planning to conduct a small lot subdivision feasibility study in its action on August 5, 2008 when it adopted the Housing Element of the General Plan. The Department was to report back to the Board within a year.

Outreach

On May 26, 2009, the Department of Regional Planning and the Community Development Commission co-hosted a meeting with a group of architects and developers to discuss the design challenges unique to small lot subdivisions. Representatives from the Fire Department and the Office of Building and Safety also attended the meeting. [Click here](#) to see meeting minutes.

If you are interested in providing comments or have questions about the study or small lot subdivisions in general, please contact the Housing Section at (213) 974-6417 or [. \(JavaScript must be enabled to view this email address\)](#)

©2009 Los Angeles County Department of Regional Planning.

**Department of Regional Planning**

320 West Temple Street  
Los Angeles, CA 90012  
T: (213) 974-6411 . F: (213) 626-0434

No virus found in this incoming message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 8.5.409 / Virus Database: 270.13.107/2382 - Release Date: 09/19/09 06:03:00

September 20, 2009

SEP 26 2009

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

RE: My Property, Parcel Number : **3214042023**

Land Use Change (Existing to Proposed)/Zoning Change (Existing to Proposed )

**N1 to RL2/R-3 to A-1-2**

Dear Sir:

**Why you should not Change The Zoning on my Property.**

- (1) It would mean a Drastic reduction in the Value of my Property.**
- (2) You would not want residential next to a large Commercial Property.**
- (3) I have two Duplex's on my Property which is what the Fire Department would allow us to build. I am sandwiched in between a large commercial property and a Residential property. My Property R-3 makes a good Buffer Zone between the two property's,**
- (4) If there were to be a disaster and I should lose my Property to Earthquake or Fire, You would not allow me to rebuild. That must not happen.**

**We worked hard to design and build units compatible with the surrounding Community as you can see by the enclosed Photographs. In 30 years there has never been more than six people in the four units at any given time. We never have had any complaints from the Community. I would venture to guess 95% of the people of Agua Dulce Community does not even Know there is Duplex's there.**

**PLEASE TO NOT CHANGE MY ZONING  
JAMES A AND DORIS B HILL  
33447 AGUA DULCE CANYON ROAD  
AGUA DULCE, CALIFORNIA 91390-3402**

*Sincerely*  
*James A & Doris B. Hill*

**Date:** September 19, 2009

SEP 24 2009

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

**From:** Helen E. (Sprankle) Gubrud

**Property #:** 3247-026-055

**Location:** Map Book 3247, Page 026, Parcel 055 and 056  
80 Acres Sloan Canyon

**Ownership:** This parcel was homesteaded in the 1920's by my great grandparents, Isabel and James Walker. I, along with my brothers Vernon Sprankle and Norman Sprankle inherited this property as a shared parcel in 1987. Land use was residential/agriculture, at (1) house per (2) acres.

**Subject:** Change in Present Land Usage

**Problem:** **The One Valley One Vision (OVOV)** changes the zoning from (1) house per (2) acres, to (1) house to (5) acres. This greatly reduces our land use options and thus violates our property rights.

**Right of Way:** We, the Sprankles, years ago at no cost to the county, gave permission for a fire road and the Manolin Canyon Road to be built. These agreements were made to improve fire safety and property development for our neighbors and surrounding countryside. These agreements, of course, also enhanced our parcel for future development, using the current zoning of (1) house per (2) acres.

**Unfair:** The **OVOV** is unfair to the Sprankle property. The new **OVOV** proposal map, shows that RL-1 and RL-2 land usage on all sides of our property (3247-026-055 and 056). Yet our parcel is slated to become RL-5. I understand that the Castaic Town Council, on September 17, 2009, agreed with the fact that the change is unfair, and they supported keeping the current CSD plan of (1) house per (2) acres.

**Additionally:** In addition, the use designation of Sloan Canyon Road is being changed under **OVOV**. It is currently a limited secondary highway from Parker Canyon road, down to Hasley Canyon Road, to a rural road. This road provides a loop road for better emergency response and traffic flow in the area. For the safety and security of the current residents, this road should

remain a Secondary highway. The OVOV would terminate the highway designation at Quail Valley.

**Summary:** The Sprankle family has demonstrated its' willingness to work favorable with Los Angeles County, Castaic Town Council, and our Sloan Canyon neighbors regarding land use. The new OVOV plan threatens to greatly reduce our land use options, and thus violates our property rights. Considering the zoning of the properties immediately surrounding the Sprankle property, we are being treated unfairly. We ask that our property remain RL-2 - (1) house per (2) acres.

Regards,

*Helen E. Sprankle Gubrud*

Helen E. (Sprankle) Gubrud  
P.O. Box 13157  
15295W Circle Road  
Hayward, WI 54843  
[hegubrud@charter.net](mailto:hegubrud@charter.net)  
715-634-8190

cc: Supervisor, Michael D. Antonovich  
County of Los Angeles  
500 West Temple Street  
Los Angeles, CA 30012

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 Area Town Council  
P.O. Box 325  
Castaic, CA 91310

Date: September <sup>19</sup>~~25~~, 2009  
To: Mr. Mitch Glaser  
Department of Regional Planning  
County of Los Angeles  
320 W. Temple Street  
Los Angeles, CA 90012  
From: Norman H. Sprankle (wife Maureen)  
Subject: Change in Present Land Usage  
Location: Map Book 3247, Page 026, Parcel 055  
60 Acres Sloan Canyon



Property #: 3247-026-055

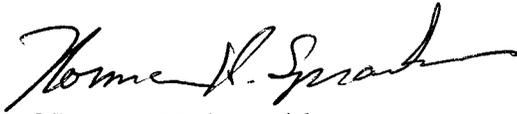
Problem: The **One Valley One Vision (OVOV)** is unfair to our family and violates our property rights.

History: This parcel is part of 240 acres originally homesteaded by my great grandparents Isabel and James Walker. I, my brother Vern Sprankle and my sister Helen Sprankle Gubrud inherited this property as a shared parcel in 1987. Land use was residential/agriculture

Details: Currently the parcel is zoned for one (1) house per 2 acres. The OVOV plan alters this to one (1) house per 5 acres. Right-of-way agreements have been granted years ago at no cost to the county for a fire road and for the Mandolin Canyon Road, also at no cost. These agreements were made to assist our neighbors with fire safety and property development, and further to enhance our parcel for future development using the current zoning of one (1) house per two (2) acres. The new OVOV proposal map, that shows RL numbers summarizing land usage changes, displays RL-1 and RL-2 on all sides of our parcel (3247-026-055) yet our parcel is slated to become RL-5. The Castaic Town Council, on September 17, 2009 agreed with the fact that the change is unfair to us and it should follow the CSD Plan as one (1) house per 2 acres.

In addition, Sloan Canyon Road, which is currently designated as a limited secondary highway from Parker Canyon Road, down to Hasley Canyon Road which provides a loop road for better emergency response and traffic flow in the area, is also being changed. The new OVOV Plan terminates the highway designation at Quail Valley and then re-designates it to a rural road. This really does not make good planning sense and provides much less safety and security to the residents.

Summary: Our family has demonstrated a willingness to work favorably with Los Angeles County and our Sloan Canyon neighbors regarding land use. Now the new OVOV plan threatens to greatly reduce our land use options and thus violates our property rights.



Norman H. Sprankle  
9450 SW Brant Street  
South Beach, Oregon 97366  
nmsprankle@charter.net  
541-867-6780

c: Supervisor, Michael D. Antonovich  
County of Los Angeles  
500 West Temple Street  
Los Angeles, CA 90012

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

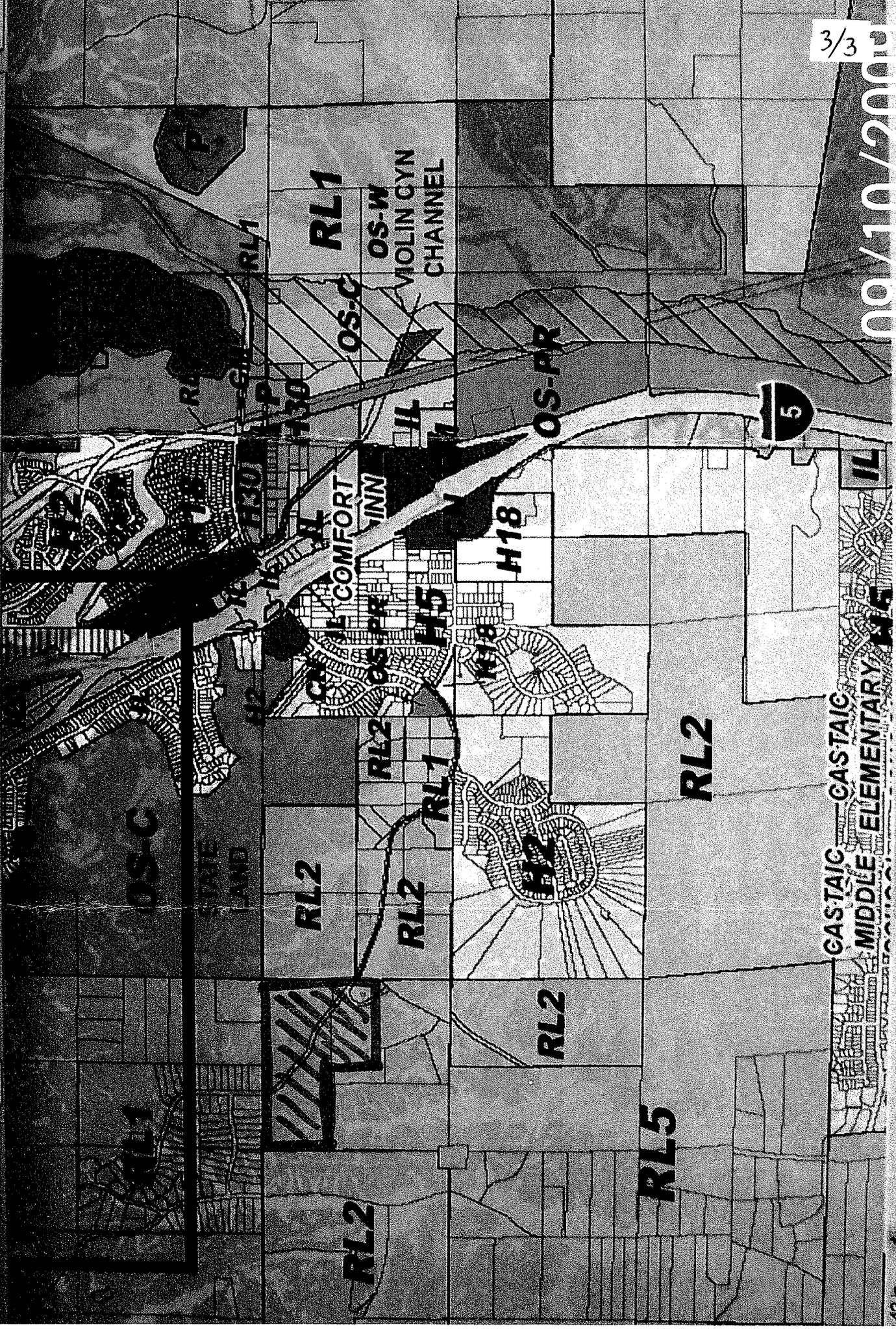
Mr. Paul Novak, Planning Deputy  
County of Los Angeles  
500 West Temple Street, Room 869  
Los Angeles, CA 90012

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

Castaic Area Town Council  
P.O. Box 325  
Castaic, CA 91310



150%



RL1

OS-W  
MOLIN GYN  
CHANNEL

OS-C

RL1

RL1

COMFORT  
INN

OS-PR



H18

H15

RL2

RL2

RL1

RL2

RL2

RL5

RL2

GASTAIC  
MIDDLE ELEMENTARY

1/3

September 18, 2009

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

Dear Mr. Mitch Glaser,

This letter is in regards to Los Angeles Planning Commission plan to change the property usage known as **One Valley One Vision (OVOV)** in the Sloan Canyon area of Castaic, California. This plan will change the property usage from one (1) house per two (2) acres to one (1) house per five acres. Since our property is in this area, this change will lower the chance for us to sell our property which is in escrow at this time.

Our great grandmother homesteaded this property in the 1920's, and for as long as I can remember it has been one (1) house per two (2) acres. Our family donated the easement for Mandolin Canyon Road to go through our property to help us develop our land and open Castaic to neighboring properties.

The property north of us under OVOV will be RL1. Other properties directly around us on all sides are RL2. Without Mandolin Canyon Road this could not have been possible. Two (2) potential school sites are in this area and would use Mandolin Canyon Road for access. We feel it is unfair that the county can use our property for a road, but we can not use it to develop it under the new RL 5 OVOV Plan.

Under this new plan it will be difficult to develop and sell our property. At the Castaic Town Council meeting, September 17, 2009, they agreed in favor of their current CSD Plan which is 1 house per 2 acres, and agrees that the change to RL5 is unfair to our family and several of our neighbors. Why would the County of Los Angeles take this upon themselves to ruin our plans and dreams for our property?

In addition, Sloan Canyon Road, which is currently designated as a limited secondary highway from Parker Canyon Road which provides a loop road for better emergency response and traffic flow in the area, is also being changed. The new OVOV Plan terminates the highway designation at Quail Valley and then re-designates it to a rural road. This really does not make good planning sense and provides much less safety and security to the residents.

SEP 22 2009

Enclosed is a map of the proposed OVOV Plan that shows that our property is designated for RL5 (marked in red) but is surrounded by RL1 and RL2 properties. We feel this is unfair and would appreciate your attention to this matter.

Thank you for your time, we will be at the Planning Commission Meeting on October 5th in Castaic.

The Sprankle Family  
(80 acres) Map Book 3247, Page 026, Parcels 055 and 056  
Vernon C. Sprankle  
Frances J. Sprankle  
Norman H. Sprankle  
Helen E. Sprankle Gubrud

Contact Information:  
Vernon C. Sprankle  
28393 Borgona  
Mission Viejo, CA 92692  
Home Phone #: (949)457-9112  
Cell Phone #: (714)501-8711  
E-Mail: vcsperformance@gmail.com

c: Supervisor, Michael D. Antonovich  
County of Los Angeles  
500 West Temple Street  
Los Angeles, CA 90012

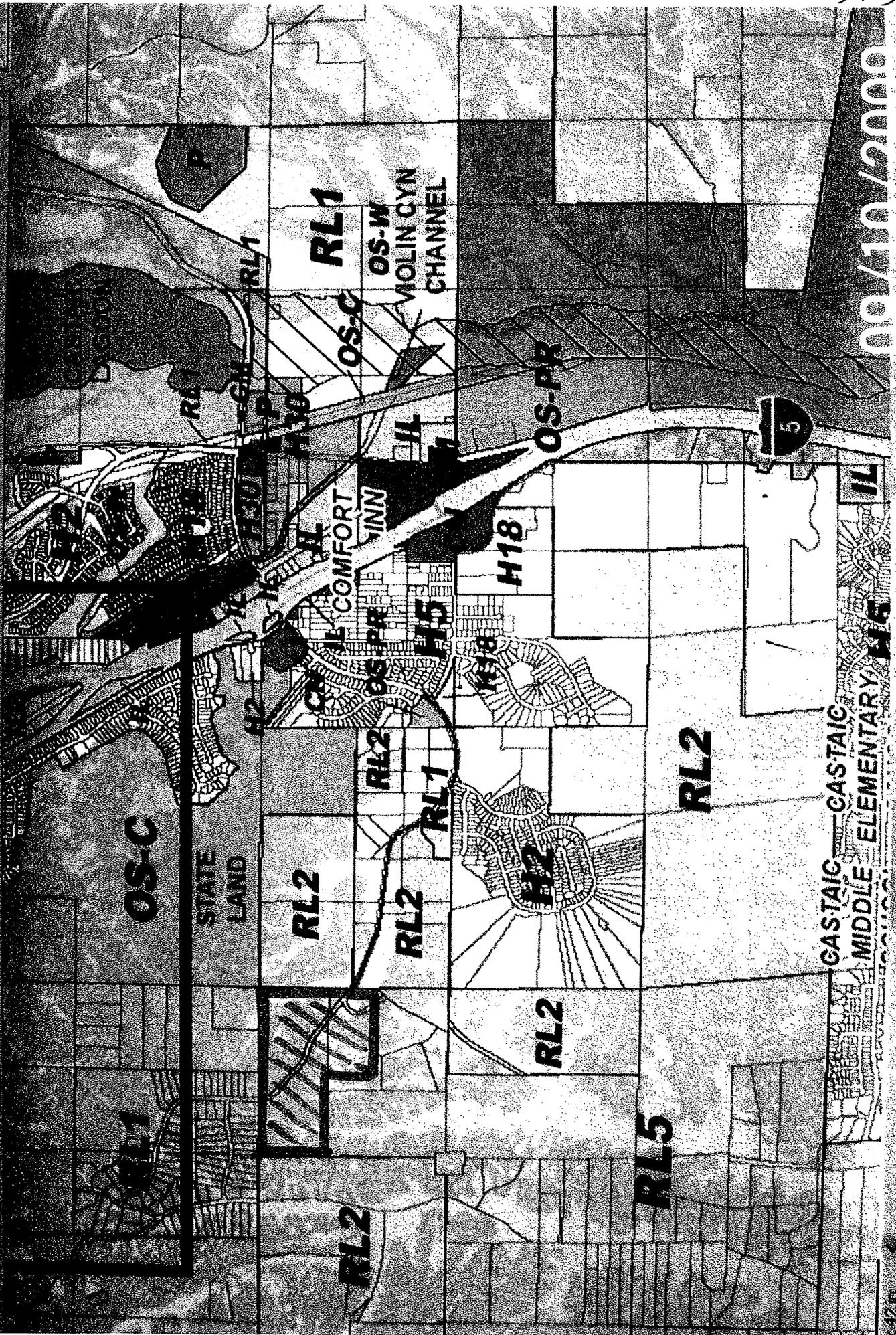
Pat Modungno, Planning Commissioner  
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County of Los Angeles District Office  
23920 Valencia Blvd., Suite 265  
Santa Clarita, CA 91355

Castaic Area Town Council  
P.O. Box 325  
Castaic, CA 91310

00/110/2000





Shapell Industries, Inc.

RECEIVED  
SEP 21 2009

Wilshire-San Vicente Plaza  
Suite 700  
8383 Wilshire Boulevard  
Beverly Hills, California 90211  
(323) 655-7330

September 16, 2009

Mr. Mitch Glaser, Section Head  
Countywide Studies, Advance Planning Division  
L.A. County Department of Regional Planning  
320 West Temple Street, Room 1354  
Los Angeles, California 90012

EMAIL & U.S. MAIL

**RE: ONE VALLEY ONE VISION (OVOV) PROPOSED ZONING  
VTM 46018 - PLUM CANYON PROJECT, SAUGUS, CA.**

Dear Mr. Glaser:

Shapell-Monteverde Partnership respectfully requests that the One Valley One Vision proposed zoning be changed from H5 Suburban Residential to H9 Suburban High Density Residential on approximately 13.7 acres of the approved Vesting Tentative Map 46018 (see attached map for details).

The subject property fronts a proposed Secondary Highway with High Density H18 zoning opposite it on the southerly side of the highway, and a proposed public park to the east. A 46' high slope and public streets separate it from the H5 zoning to the north and west. The requested zoning will allow for a detached multi family product to transition from the higher density product on the south to the conventional single family product to the north.

We have become aware of the potential to incorporate small fee lot zoning into the One Valley One Vision plan. This might be the appropriate use for this property depending on the design guidelines. We would also like to reserve the opportunity to consider this zoning for this property should the option arise.

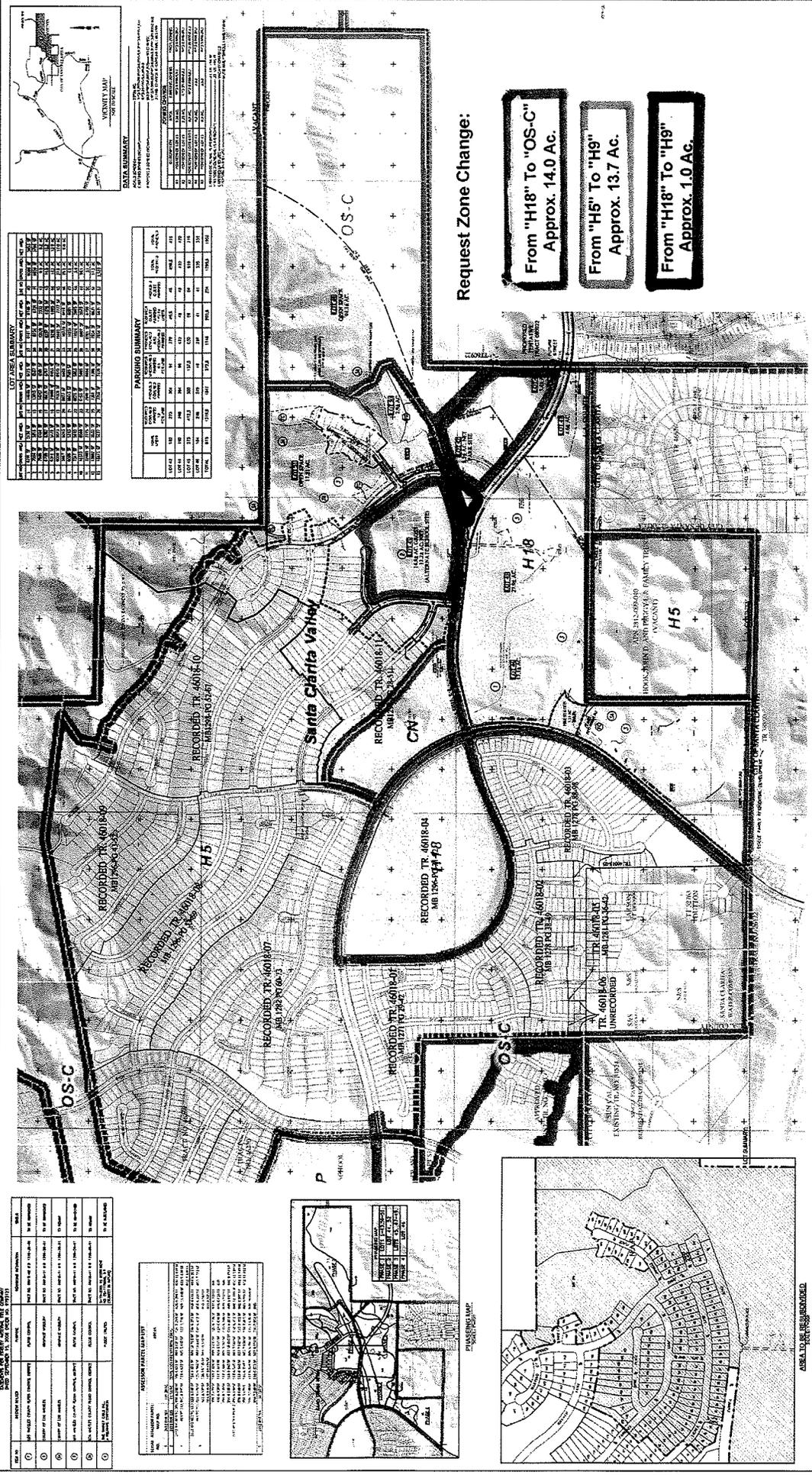
Also note that the area on the easterly side which is now anticipating the park site to be built is currently zoned H18 on the One Valley One Vision. Approximately 14 acres of this could be changed from H18 to OS-C, and approximately one acre could be changed from H18 to H9, if this would make the other request more acceptable.

Shapell-Monteverde Partnership thanks you for your anticipated consideration of this request.

Sincerely,

Erik P. Pfahler  
Vice President  
Acquisition & Forward Planning

EP:ss  
Attachment



Request Zone Change:

From "H18" To "OS-C"  
Approx. 14.0 Ac.

From "H5" To "H9"  
Approx. 13.7 Ac.

From "H18" To "H9"  
Approx. 1.0 Ac.

**LOT AREA SUMMARY**

TRACT NO.	AREA (AC)	PERCENT
1	10.00	10.00
2	10.00	10.00
3	10.00	10.00
4	10.00	10.00
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6	10.00	10.00
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**PARCELS SUMMARY**

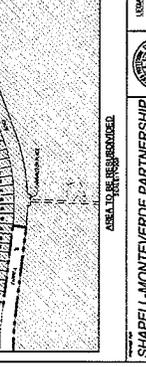
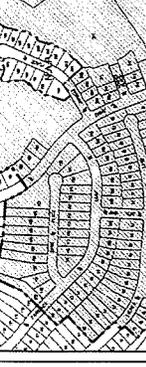
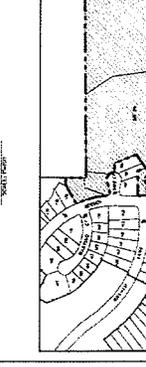
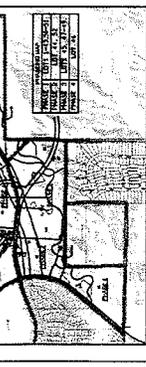
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**GENERAL NOTES**

1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS MAP.
2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
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**PROVISIONAL ZONING SUMMARY**

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**SHAPPELL-MONTEVERDE PARTNERSHIP**  
 8841 WALSHIRE BLVD., SUITE 200  
 BEVERLY HILLS, CALIFORNIA 90211  
 TEL: (310) 855-7239

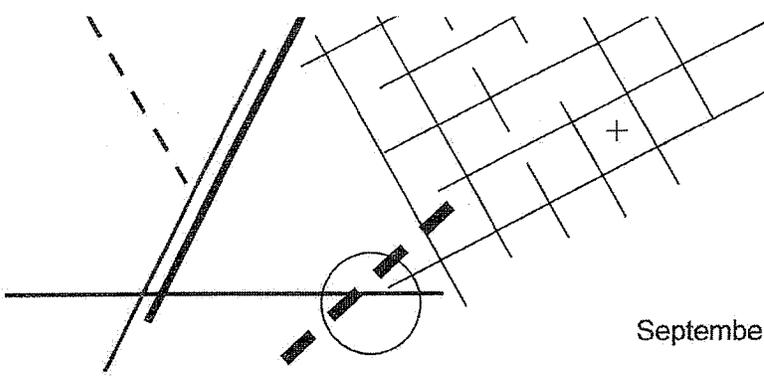
**LOCAL JURISDICTIONS:**  
 A PORTION OF RECORDS ARE THE PROPERTY OF THE  
 CITY OF BEVERLY HILLS, CALIFORNIA. ALL RIGHTS ARE RESERVED.

**THE PLANNING CENTER**  
 10000 WILSON BLVD., SUITE 100  
 BEVERLY HILLS, CALIFORNIA 90211  
 TEL: (310) 855-7239

**SIKAND**  
 10000 WILSON BLVD., SUITE 100  
 BEVERLY HILLS, CALIFORNIA 90211  
 TEL: (310) 855-7239

**REVISIONS**

NO.	DATE	DESCRIPTION
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Carolyn Ingram Seitz  
& Associates

September 17, 2009

Mitch Glaser, Section Head  
Department of Regional Planning, Countywide Studies Section  
320 West Temple Street  
Los Angeles, California 90012

**RE: Request for Minor Modification of Proposed Zoning/Land Use Boundary**  
**APN: 3231 006 006**

Dear Mitch:

The purpose of this letter is to request consideration of a minor shift in the proposed boundary between the proposed expanded C-3 boundary and the proposed A-1-1 boundary for the subject property. The property owner was happy that the plan proposed an expanded C-3 area, and actually has a zone change case in the process to expand the C-3 zoned area.

The issue that has arisen is that the OVOV plan shows a boundary between the C-3 and A-1 zones that leaves his existing buildings, which are currently used as offices, in the A-1 zone. Because we have a Zone Change and Conditional Use Permit case in the process, we respectfully request that the proposed boundary be adjusted to include that portion of his property on which both his existing buildings, and a proposed new building are located.

I am attaching the OVOV map that includes his property with a dashed line shown where we think the new boundary works better and would appreciate an adjustment to the maps and legal description for this property so the existing development is captured in the area proposed to be C-3 zoning.

As a final comment, my clients and I appreciate very much the tremendous work done to produce the kinds of documentation they received, reflecting both existing and proposed zoning designations and land use designations, on a property specific basis. That had to have been an extraordinary undertaking and we appreciate the kind of details that were provided as they made it very clear how his particular property would be affected.

Thank you for all of that extra effort and for your consideration of the proposed modification.

If you have questions or would also like a copy of the site plan for the zoning cases which are currently in process, please let me know.

Thank you again.

Sincerely,



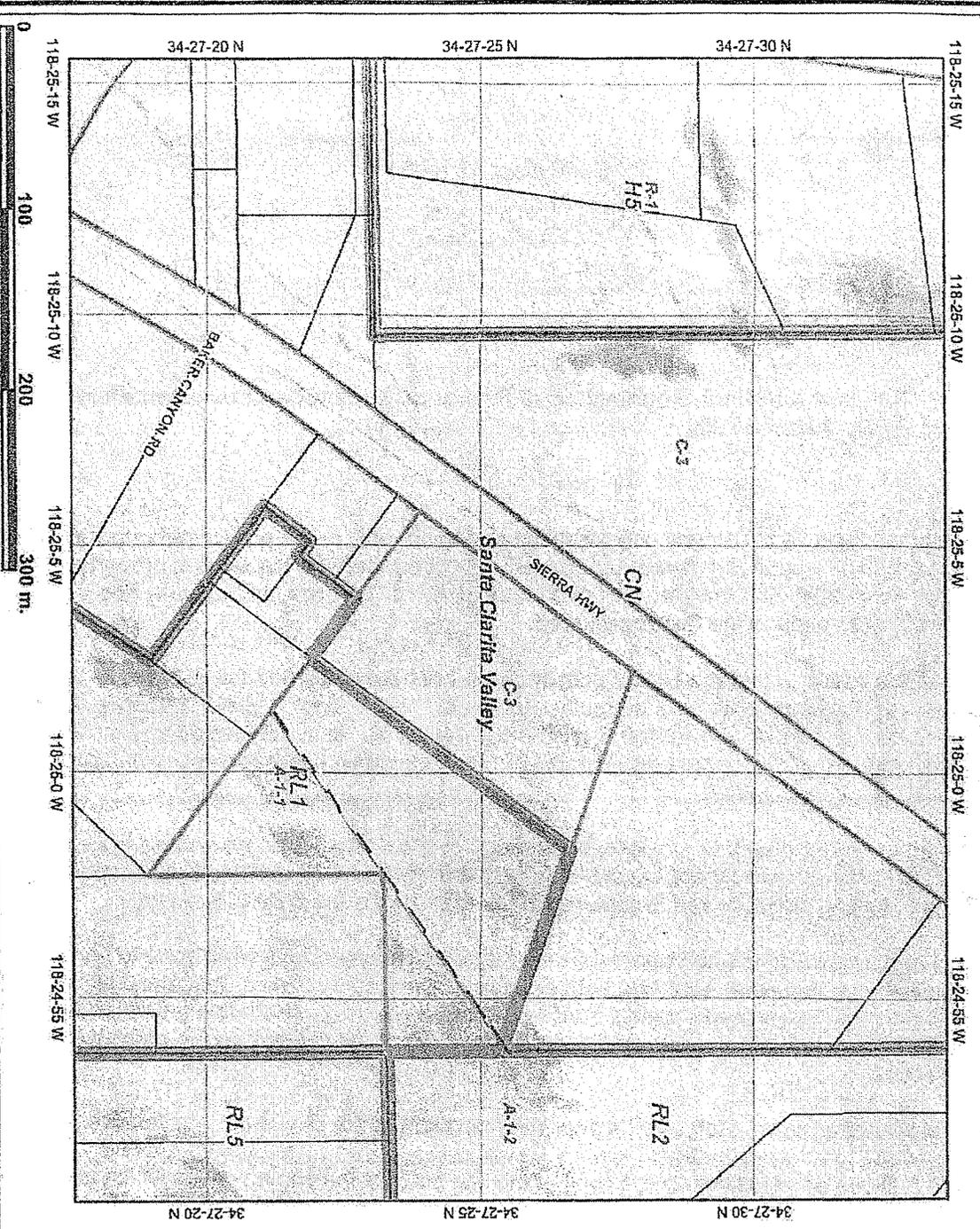
CAROLYN INGRAM SEITZ

CIS/dbm

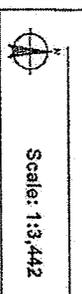
Enclosures

cc: Wayne Crawford

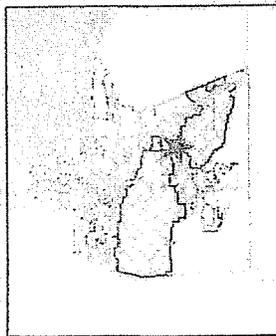
# Internet Mapping Framework



This map is a user-generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Scale: 1:3,442



## Legend

- OVOV area buffer
- mask
- Parcel Boundary
- Freeway Shield
- Ramp, Interchange, or Feeder
- Ramp
- Ramp
- Ramp
- Ramp
- Freeway
- Arterial Street
- Highway
- Zoning Proposed (Boundary)  
Santa Clarita Valley Area Plan -  
Proposed
- City and Community  
INCORPORATED CITY  
UNINCORPORATED AREA  
HILLSHADE

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
 Fax (916) 657-5390  
 Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
 e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



RECEIVED  
 SEP 21 2009

September 10, 2009

Mr. Mitch Glaser, Planner

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING**

320 West Temple Street, Room 1354  
 Los Angeles, CA 90012

Re: SCH#2008071119: CEQA Notice of Completion: draft Environmental Impact Report (DEIR) for the One Valley-One Vision Project; Los Angeles County Department of Regional Planning and the City of Santa Clarita; Los Angeles County, California

Dear Mr. Glaser:

The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 for the protection and preservation of California's Native American Cultural Resources. The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amended in 2009) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines. Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following.

The Native American Heritage Commission did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code §5097.94(a) and Native American Cultural resources were not identified within one-half mile of the APEs. Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource. Also, the NAHC recommends that a Native American Monitor or person be employed whenever a professional archaeologist is employed during the 'Initial Study' and in other phases of the environmental study. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation (OHP) Coordinator's office (at (916) 653-7278, for referral to the nearest OHP Information Center of which there are 11.

Consultation with tribes and interested Native American tribes and individuals, as consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f] et seq), and NAGPRA (25 U.S.C. 3001-3013), as appropriate.

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a

project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

The authority for the SLF record search of the NAHC Sacred Lands Inventory, established by the California Legislature, is California Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10). The results of the SLF search are confidential. However, Native Americans on the attached contact list are not prohibited from and may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of 'historic properties of religious and cultural significance' may also be protected under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

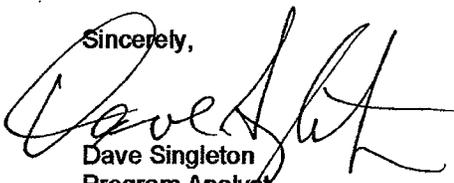
CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

Again, Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton  
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

**Native American Contact**  
Los Angeles County  
September 10, 2009

Charles Cooke  
32835 Santiago Road  
Acton , CA 93510  
  
(661) 733-1812 - cell  
suscol@intox.net

Chumash  
Fernandeno  
Tataviam  
Kitanemuk

Randy Guzman - Folkes  
655 Los Angeles Avenue, Unit E  
Moorpark , CA 93021  
ndnRandy@gmail.com  
(805) 905-1675 - cell

Chumash  
Fernandeno  
Tataviam  
Shoshone Paiute  
Yaqui

Beverly Salazar Folkes  
1931 Shadybrook Drive  
Thousand Oaks , CA 91362  
805 492-7255  
(805) 558-1154 - cell  
folkes9@msn.com

Chumash  
Tataviam  
Fernandeno

**Fernandeno Tataviam Band of Mission Indians**  
William Gonzalaes, Cultural/Environ Depart  
601 South Brand Boulevard, Suite 102  
San Fernando , CA 91340  
ortega@tataaviam.us  
(818) 837-0794 Office  
(818) 581-9293 Cell  
(818) 837-0796 Fax

Fernandeno  
Tataviam

**LA City/County Native American Indian Comm**  
Ron Andrade, Director  
3175 West 6th Street, Rm. 403  
Los Angeles , CA 90020  
(213) 351-5324  
(213) 386-3995 FAX

**San Fernando Band of Mission Indians**  
John Valenzuela, Chairperson

P.O. Box 221838  
Newhall , CA 91322  
tsen2u@live.com  
(661) 753-9833 Office  
(760) 885-0955 Cell  
(760) 949-1604 Fax

Fernandeno  
Tataviam  
Serrano  
Vanyume  
Kitanemuk

This list is current only as of the date of this document.  
Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. and federal NEPA (42 USC 4321-43351), NHPA Sections 106, 4(f) (16 USC 470(f) and NAGPRA (25 USC 3001-3013)

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2008071119; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the One Valley-One Vision Project of the Los Angeles County Department of Regional Planning and the City of Santa Clarita; Los Angeles County, California.