

Sent: Thursday, August 20, 2009 11:29 AM
Subject: Objection to the Santa Clarita Valley Area Plan Update.

①
1/2 pages

Mr. Mitch Glaser, AICP
County of Los Angeles
Department of Regional Planning (countywide studies section)

RE: Santa Clarita Valley Area Plan Update and attached Summary PDF file.

Dear Mr. Glaser:

I have just been made aware of the "One Valley, One Vision" General Plan activity going on for the Santa Clarita Valley area, and the proposed "down-zoning" of the approximately 6,000 acre property commonly known at the Hathaway Temescal Ranch. At this time I am representing the majority of the Hathaway family ownership, which includes the Hathaway Temescal LLC, Five Points Temescal LLC and the Temescal Ranch Limited Partnership. Only one family member's minority ownership is excluded here because I do not yet have her response on this matter. Attached please find a PDF file (courtesy of Sikand Engineering Associates) providing approximate, existing zoning and General Plan density information for the Hathaway Temescal Ranch, along with topographical maps for your reference.

We are very concerned and object to the change in the existing General Plan density and zoning from the current A2-2, which we feel maintains the maximum flexibility necessary to meet future challenges, unanticipated trends and opportunities that may unexpectedly present themselves. As such, we would appreciate it if the county would at the very least retain the current General Plan density as a zoning. Changing the General Plan and zoning as currently set forth, which effectively forces a reduction from approximately 2,155 du to 310 du, seriously impacts our future ability to take advantage of yet unforeseen opportunities that would allow us to develop the property to its highest and best use. While the economy may be depressed at the moment, no one knows what the future may bring, what new trends may occur, or what unforeseen opportunities might become available. Thus, being that the future is both unknown and unpredictable, arbitrarily restricting the use of the property to NU1/RR1 (0.05 du/a), for instance, could turn out to be just as detrimental to us (the property owners), as it may well be for the county and the area in general. We want the property to be as zoning unrestricted as possible so as to accommodate any unanticipated, unforeseen and potential development possibilities that may occur in the future. Keeping the property zoning as it is now is easy, changing and/or reversing it at some future date to accommodate what cannot be foreseen can be difficult, time consuming and expensive for everyone, including the county.

We are asking that the Los Angeles County Department of Regional Planning reconsider any ideas about changing the current General Plan density and A2-2 zoning and/or arbitrarily "down-zoning" the use and potential of the Hathaway Temescal Ranch property.

Thank you for your consideration and assistance. Please feel free to contact me at your convenience by telephone (941-349-9805) or e-mail (terry707@hathaworld.com).

Sincerely,

Terry Hathaway

(941) 349-9805

OVOV

2/2 pages

6,200 ACRES
HATHAWAY ("TEMESCAL") RANCH
SANTA CLARITA VALLEY, CA

- LOCATION:** The property is located in the Castaic area of Northern Los Angeles County, generally between Interstate 5 (I-5) and the Ventura County line. The property is just east of Lake Piru in Ventura County and just south of the Los Padres National Forest.
- SIZE:** 20 assessor parcels total approximately 6,200 acres.
- TOPO:** Topographic relief varies over the property with elevations ranging from about 1,100 to 2,800 feet above sea level. Slopes with a gradient of 0 - 25% encompass about half the property.
- WATER:** The property has several wells, numerous springs and a number of streams.
- CURRENT:** The property is currently a working cattle ranch with ranch house.
- DEVELOPMENT:** A number of years ago there was a development proposal for an 11,000 to 14,000 dwelling unit project plus extensive office, retail, and research park. This was an ambitious proposal, but was not processed through the County.

EXISTING ZONING: A2-2 or 6200 Ac / 2 Ac = 3100 DU

EXISTING GENERAL PLAN: HM (Hillside Management)
 0-50% slope = 1 DU / 2 Ac
 over 50% " = 1 DU / 20 Ac

APPROX. GENERAL PLAN DENSITY (EXISTING):

0-25% slope : 3100 Ac x 1 DU / 2 Ac = 1,550 DU
 25-50% " : 1000 Ac x 1 DU / 2 Ac = 500
 OVER 50% " : 2100 Ac x 1 DU / 20 Ac = 105

Total --- 2,155 DU

SUGGESTED GENERAL PLAN (OVOV) MODIFICATION:

RR2 for Southerly Parcels 1-5 --- 2234 Ac x 0.1 = 223 DU
 RR4 for Northerly Parcels 6-14 --- 3872 Ac x 0.5 = 1936
 2,159 DU

(by Sikand.)

1/5

From: Luke Salzarulo [mailto:lukealzarulo@yahoo.com]
Sent: Saturday, August 29, 2009 9:03 PM
Subject: Val Verde AGAINST SCV Area Plan Update

②
1/1 pages

LOUD AND CLEAR...READ MY LIPS-

LEAVE OUR RIDGE-LINES ALONE!

I have lived in Val Verde for 22 years (nearly my entire life!). I am a high school teacher with the William S. Hart School district, a property owner and an extremely concerned citizen.

Val verde has always been an "Agricultural area" mainly identifying with farm communities of highway 126 (e.g. Piru, Santa Paula, Fillmore). We still have multiple working ranches and farms in our community. Caballeros and equestrians use our streets regularly.

We FLOOD EVERY YEAR! WE BURN EVERY YEAR. It would be extremely foolish to open up hillsides to "establish maximum residential densities in all hillside management areas." It would be a disaster...these "experts" that look at our drainage and mud-flow have no idea of the kind of flooding we see when it's wet...they have not lived here and experienced it.

Has the County gone NUTS!?!?!?

Our roadways are already way too narrow to accommodate existing traffic...and WE DONT WANT THEM WIDER!

We do not want increased light pollution. We can actually see the stars at night...and WE WANT TO KEEP IT THAT WAY!

WE have faults everywhere...our hills are constantly changing and shifting.

We have WILDLIFE. Deer, bobcats, cougars, coyotes, foxes, hawks, linx, bears, condors, rabbits, badgers, skunk, racoons, frogs, horned toads, porcupines...WE ARE A WILD COMMUNITY! I have personally seen everyone of these animals in the Val verde area. Our valley has geographic access to Piru lake, we have a few natural springs and creeks which run all year long (including Borton Creek) and animals live in our valley in abundant numbers.

We are septic only...increased population would wipe out our water table...

How are emergency vehicles supposed to access the area? Where do these new families work? Go to school?

We want to keep our community rural, and isolated and my household is against these planning amendments 100%.

I hope you guys go back to the drawing board and figure something else out...because this is not the answer.

Thanks for listening,

Luke Anthony Salzarulo

30367 Arlington St.
Val Verde, Ca 91384
661.295.0737

OVOV

③
1/3 pages

From: Matt Benveniste [mbenveniste@sikand.com]
Sent: Wednesday, September 09, 2009 1:48 PM
To: ovov
Cc: Glaser, Mitch; john@tccollins.com; Jennifer Evans
Subject: OVOV correction
Attachments: 1473_001.pdf

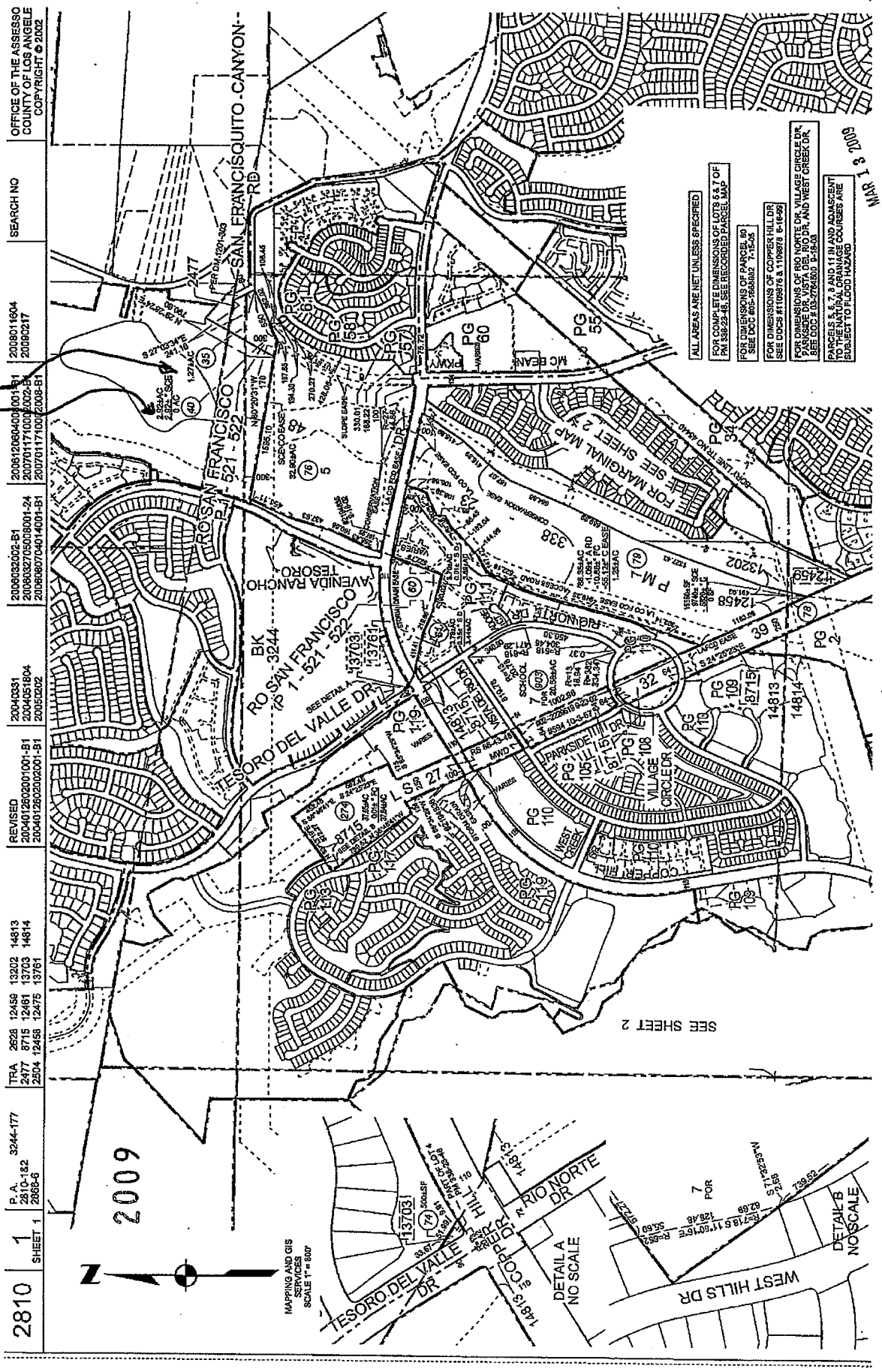
Follow Up Flag: Follow up
Flag Status: Completed

Sir

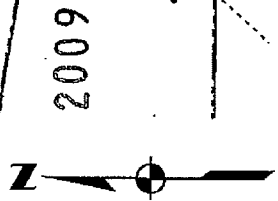
This letter is being sent at the recommendation of Mitch Glaser to you. Attached are portions of AMB 3244-030-029 as well as 3244-030-027 along with 2810-001-035 and -040. They have been incorrectly designated as RL5 by staff rather than the designation of RL2 which was agreed upon by staff. The reason being is that these 4 parcels, 3244-030-029 as well as an assemblage of the returning 3, make up 2 of the estate lots that were previously approved in tentative tract 51644. By designating these lots as RL5 it would then render them unbuildable per the new Plan. This was brought to the attention of staff when the One Valley - One Vision (OVOV) was originally being compiled and they agreed that the proper designation should be RL2 for both. Therefore on behalf of our client, Montalvo Properties, we wish to have this correction made prior to the OVOV being approved. If you have any questions regarding this, you can either speak to Mitch Glaser directly or contact myself. Thank you.

Matt Benveniste
Senior Planner

RLS-RL2



2810	1	P.A.	3244-177	TRA	2628 12459 13202 14813	REVISED	20040331	20080202	20080202	2008011804	SEARCH NO	2008011804	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
		2810-182	2868-6	2477 8715 12481 13703 14814	20040331	20040331	20040331	20080202	20080202	2008011804	20080217	20080217	
		SHEET 1		2504 12458 12475 13761	2004012602001001-81	2004012602002001-81	2004012602001001-81	20080202	20080202	2008011804	20080217	20080217	



MAPPING AND GIS SERVICES
SCALE 1" = 800'

ALL AREAS ARE NET UNLESS SPECIFIED
FOR COMPLETE DIMENSIONS OF LOTS & T OF PAR 3852-46, SEE RECORDED PARCEL MAP.
FOR DIMENSIONS OF PARCEL 80 SEE DOC #05-888882 7-15-05
FOR DIMENSIONS OF COPPER HILL DR SEE DOC #1109876 & 1109878 8-16-98
FOR DIMENSIONS OF WEST CREEK DR PAR 3852-46, SEE RECORDED PARCEL MAP.
FOR DIMENSIONS OF WEST CREEK DR SEE DOC #05-278480 9-18-03
PARCELS 8, 7, & 11 AND 11 IN AND ADJACENT TO THE NATURAL DRAINAGE COURSES ARE SUBJECT TO FLOOD HAZARD

MAP 1 3 2007

3244 | 30
SCALE 1" = 400'

R25 to
R2Z 2007

R25 to
R2Z

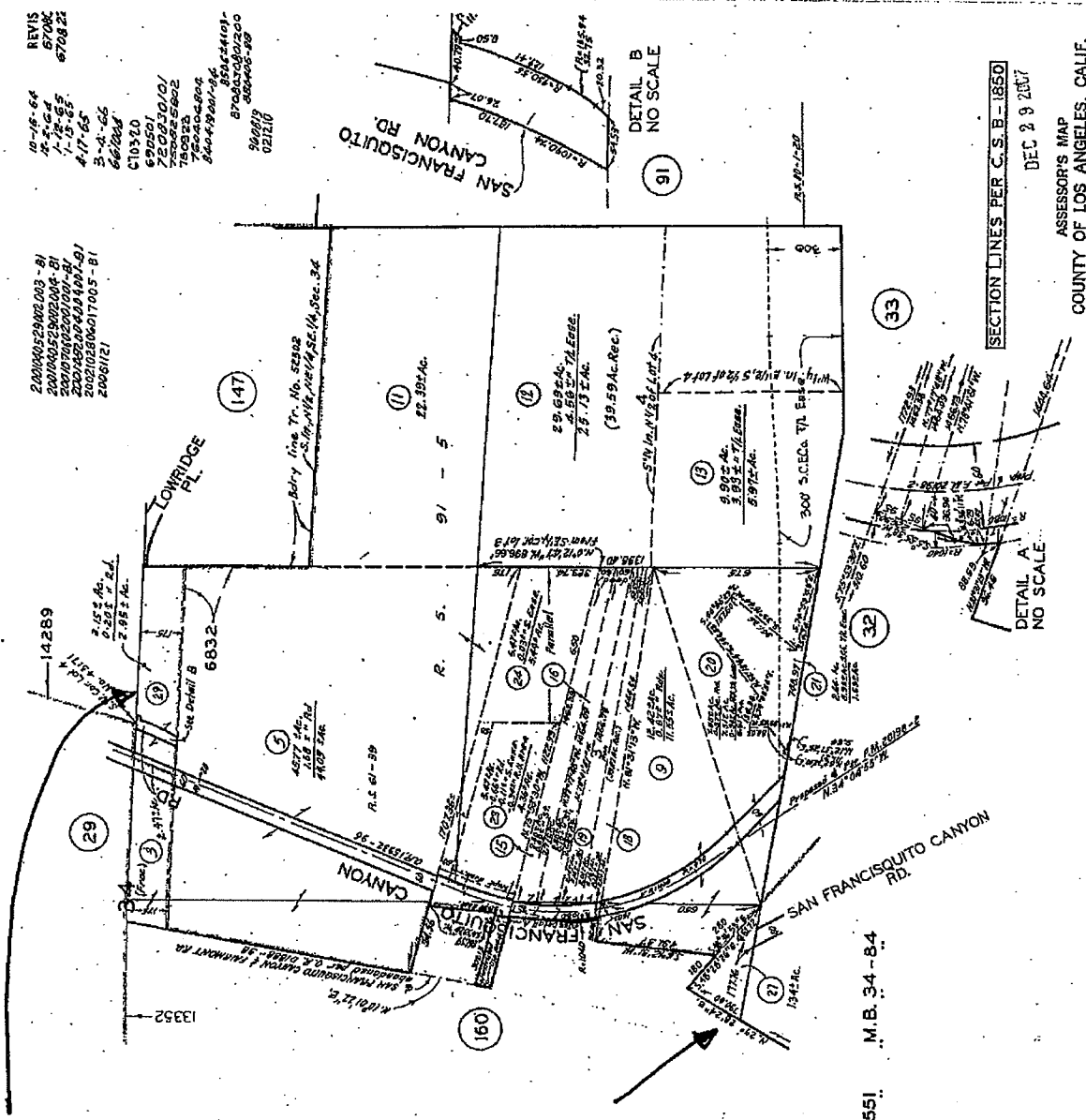
T.5N., R.16W.
TRACT NO. 3551 M.B. 34-84

CODE
6832
13352
14289

FOR PREY. ASSM'T. SEE:
3244-30

REVIS
10-18-64
2-5-64
7-15-65
4-17-65
3-4-66
6/2/66
C10520
690501
75025502
750823
75040484
844419/1/64
85144101
87040400
88040400
021210

20010059002003-B1
20010059002004-B1
20010059002005-B1
20010059002006-B1
20010059002007-B1
20010059002008-B1
20010059002009-B1



SECTION LINES PER C.S.B. 1850
DEC 29 2007

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

DETAIL B
NO SCALE
91

DETAIL A
NO SCALE
32



④
1/1 pages

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

September 9, 2009

File No: SCV-00.04-00

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

Dear Mr. Glaser:

One Valley One Vision, County Project No. R2007-01226

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on September 3, 2009. We offer the following comments:

1. *Page 3.17-13, Impact Analysis, Impact 3.17-1, 2nd paragraph, 2nd sentence:* 34.1 should be changed to 28.1. *3rd sentence:* 34.2 should be changed to 34.1.
2. *Page 3.17-15, Impact Analysis, Impact 3.17-2, 2nd paragraph, 2nd sentence:* 34.1 should be changed to 28.1. *3rd sentence:* 34.2 should be changed to 34.1.
3. *Page 3.17-16, Impact Analysis, Impact 3.17-3, 1st paragraph, 2nd sentence:* 34.1 should be changed to 28.1. *3rd sentence:* 34.2 should be changed to 34.1.
4. All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

SEP 10 2009

RIF:rf

EVA KORNEV

1/4 pages ⁽⁵⁾

33092 SEA LION DR.
DANA POINT
CALIFORNIA 92629
PHONE 949-248-8502
FAX 949-248-9042
E-MAIL: EVKOR@COX.NET

SEP 14 2009

Att. Mr. Mitch GLAZER.

DEAR Mitch!

Please, adjust boundary
of zone R-1-11000 to
exclude my lot # 8.

This lot has a significant
value as being R15000
now all the city of Santa Clarita.

See attached sketch.

From 1989 we own this lot
(my husband passed away in 2007),

I will really appreciate if
you do this for me.
If you have additional question
ask Ron Horn he is my
project engineer.

Best regards,

EVA KORNEV.

September 11/09

