



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

October 26, 2017

TO: Doug Smith, Chair
David W. Louie, Vice Chair
Laura Shell, Commissioner
Elvin W. Moon, Commissioner
Pat Modugno, Commissioner

FROM: David McDonald, Senior Regional Planner
Community Studies North Section

**SUBJECT: SANTA CLARITA VALLEY AREA PLAN MAINTENANCE PROJECT
PROJECT NO. 2017-003368-(5)
ADVANCE PLANNING NO. RPPL2017005805
NOVEMBER 8, 2017 – AGENDA ITEM NO. 7**

BACKGROUND

On November 27, 2012, the Los Angeles County (County) Board of Supervisors (Board) approved the Santa Clarita Valley (SCV) Area Plan Update, an area plan for the unincorporated portions of the SCV. Developed jointly with the City of Santa Clarita, the effort, also known as "One Valley One Vision," was in recognition of the mutual need to coordinate land uses, development, infrastructure, and the conservation of natural resources and other common planning objectives for the SCV.

The SCV Area Plan Update encompassed approximately 427.5 square miles of unincorporated County and included revised area plan policies, zoning and land use plan consistency. Several hundred lots had land use plan category and zone changes. An Environmental Impact Report (EIR) was prepared for the project and certified by the Board at time of SCV Area Plan Update adoption.

The project at this time is to correct some zoning and plan designation inconsistencies that were inadvertently created by the Plan, adjust the Plan boundary and incorporate into the Plan recently adopted trails plans.

The project was first scheduled for public hearing before your Commission on August 30, 2017, and was continued without discussion to November 8, 2017 at staff's request to November 8, 2017 to allow for consultation with the appropriate Native American tribes.

PROJECT DESCRIPTION

A Plan Amendment to the County General Plan, SCV Area Plan, and the Antelope Valley (AV) Area Plan is proposed for this SCV Plan Maintenance Project (Project) as well as Zone Changes for zoning consistency. Each component of the Project is listed and described further below:

A. Plan Land Use Category and Zone Changes within the SCV Area Plan

Land use categories and zoning designations were found to have been unintentionally changed as part of the SCV Area Plan adoption. This requires a Plan Amendment to the SCV Area Plan, and Zone Changes as follows:

1. Castaic Lot

- *Location:* APN 2865008007 within the community of Castaic;
- *Existing Use:* Part of the Castaic Studios, which is located on two lots;
- *Plan Amendment:* H30 (Residential 30) to IL (Light Industrial) (See Attachment 1, Map 1);
- *Zone Change:* R-3 (Limited Density Multiple Residence) to M-1 (Light Manufacturing) (See Attachment 2, Map 1);
- *Rationale:* The current land use and zone, which was changed as part of the SCV Area Plan Update, does not allow the existing use by right. Staff proposes the plan amendment to the previous IL land use category and previous M-1 zoning, for consistency with the intent of the SCV Area Plan and existing use of these lots.

2. Valencia Lot

- *Location:* APN 2826008042 within the community of Valencia;
- *Existing Use:* Automobile service station and convenience store facility, which is located on two lots;
- *Plan Amendment:* H5 (Residential 5) to CM (Major Commercial) (See Attachment 1, Map 2);
- *Zone Change:* R-1 (Single Family Residence) to C-3 (General Commercial) (See Attachment 2, Map 2);
- *Rationale:* The current land use and zone, which was changed as part of the SCV Area Plan Update, does not allow the existing use by right. Staff proposes the plan amendment to the previous CM category and previous C-3 zoning, for

consistency with the intent of the SCV Area Plan and the existing use of these lots.

B. Adjustments between the SCV Area Plan and AV Area Plan Boundaries

1. Agua Dulce Area

- *Location:* Twenty-five (25) lots (Assessors Map Book 3216, Page 009) are currently within the Agua Dulce Community Standards District (CSD) and in the AV Area Plan;
- *Existing Use:* Varies;
- *Plan Amendment/Plan Boundary Adjustment:* Include all of the Agua Dulce CSD within the SCV Area Plan (See Attachment 3, Map 1). The existing RL5 (Rural Land 5) land use category on the affected lots is not proposed to change;
- *Zone Change:* Not proposed. The existing A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zoning on the affected lots is not proposed to change;
- *Rationale:* Much of the Agua Dulce CSD is currently within the SCV Area Plan and this action will make the entire CSD area within the same Area Plan.

2. Sand Canyon Area

- *Location:* Five lots (Assessors Map Book 3210, Page 024), including four residential lots, in the Sand Canyon area of the Angeles National Forest and within the AV Area Plan and one US Forest Service lot;
- *Existing Use:* Residential and unimproved;
- *Plan Amendment:* Location of RL20 (Rural Land 20) lots and OS-NF (Open Space – National Forest) (See Attachment 1, Map 3);
- *Zone Change:* Location of A-2-2 Zone and W (Watershed) Zone (See Attachment 2, Map 3);
- *Plan Amendment/Plan Boundary Adjustment:* Include all of RL20 residential parcels within the AV Area Plan (See Attachment 3, Map 2).
- *Rationale:* After the Sand Canyon Fire in 2016, four lots were discovered by the County Department of Public Works (DPW) to be incorrectly mapped. The correct location of the residential lots were found to be 637.5 feet to the north. These lots were designated (in the previous mapped location) as RL20 land use category and A-2-2 zoning, and surrounded by a fifth lot in the Angeles National Forest with OS-NF land use plan category and W zoning. The County Assessor's office has already corrected their maps and database, and the current proposed changes are for consistency with the corrected lot locations. The plan boundary adjustment is also to ensure that lots are not split between the SCV Area Plan and the AV Area Plan (See Attachment 4, Map 2).

In addition, the following updated mapping information is being included as part of the Plan Amendment:

C. Incorporate Castaic Area Multi-Use Trails Map

- *Update:* Incorporate the Castaic Area Multi-Use Trails Map into the SCV Area Plan and General Plan (See Attachment 4, Regional Trail System, Castaic Area Multi-Use Trails Map).
- *Rationale:* In October 2016, the County Board of Supervisors adopted the Castaic Area Multi-Use Trails Map. This project incorporates the adopted trails map into the SCV Area Plan and General Plan, including Geographic Information System (GIS) data.

D. General Plan Planning Areas Framework Map

- Amend the General Plan Planning Areas Framework Map to reflect the adjusted boundary between the SCV Planning Area and AV Planning Area, which should match the boundaries of the SCV Area Plan and AV Area Plan.

OUTREACH AND PUBLIC NOTIFICATION

A Notice of Public Hearing was mailed on July 13, 2017 to all affected property owners with zone changes and/or plan designation changes, plan boundary changes, and the surrounding 1,000 feet of those properties as well as to the applicable courtesy lists, for a total of more than 400 notices. Zone Change letters were also sent to the six properties whose zoning and land use designations are being changed. We contacted the City of Santa Clarita by phone on August 9, 2017 and explained the project components.

A newspaper advertisement for the Notice of Public Hearing was posted in The Santa Clarita Valley Signal and in The Antelope Valley Press on July 22, 2017. A copy of the May 17, 2017 RPC Staff Report and the Hearing Notice for the August 30, 2017 RPC Hearing were mailed to the Acton-Agua Dulce Library on July 13, 2017 and are also available on the project website.

Native American Tribal Consultations

California Senate Bill 18 (SB18) added Section 65352.3 to the Government Code requiring that prior to the adoption of or any amendment to a county's general plan, the county shall conduct consultations with California Native American tribes that are listed by the Native American Heritage Commission (NAHC) for the purpose of preserving or mitigating impacts to identified cultural resources located within the county's jurisdiction. From the date the Native American tribe is contacted, the tribe has 90 days in which to request a consultation, unless a shorter timeframe has been agreed to by the tribe.

There are nine tribes listed on the NAHC consultation list for the project area. Three of those tribes, the Fernandeno Tatavium Band of Mission Indians, the Gabrielino-Tongva Tribe and the San Manuel Band of Mission Indians were part of the initial SB18 consultation requests, and notified by emailed letter with relevant attachments in August 2017. Additional tribes as listed in the database provided by NAHC were similarly consulted on October 18, 2017. Those tribes are as follows: San Fernando Band of Mission Indians; Gabrieleno Band of Mission Indians – Kizh Nation; Gabrieleno/Tongva Sand Gabriel Band of Mission Indians; Gabrielino/Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; and Gabrielino-Tongva Tribe. Consultation would be required to be complete prior to the adoption of these plan amendments.

Of the two tribes that have contacted staff to date, one tribe indicated that a consultation was not required. One tribe requested that additional information be provided to specific property owners informing them of the potential tribal cultural resources on their property and the related policies in the SCV Area Plan that apply.

CORRESPONDENCE

Other than tribal consultation as discussed above, to date, there has been only one inquiry from one of the property owners with an existing use affected by a zone change reversion. Their questions were answered to their satisfaction. No other public comments or correspondence have to date been received.

ENVIRONMENTAL DETERMINATION

Pursuant to California Environmental Quality Act (CEQA) Guidelines §15378 and §21065, your Commission's action is not considered a project and therefore not subject to CEQA.

CEQA Guidelines §15378 and CEQA statute §20165 define the term "project" as the whole of an action which has the potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment. This action would not have the potential to result in a direct or indirect physical change in the environment as all the components undertaken for this effort are administrative and for the purpose of correcting errors and implementing the intent of the SCV Area Plan and as analyzed by its EIR.

If determined otherwise, this proposed plan amendment and zone changes would be exempt pursuant to CEQA Guidelines §15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This action does not have the potential for causing a significant effect on the environment as it is

consistent with and correctly implements what was approved by the Board in November 2012 with the adoption of the SCV Area Plan and the Final EIR.

A. *Plan Land Use Category and Zone Changes within the SCV Area Plan*

The Castaic lot and Valencia lot had inadvertent land use category and zone changes made during the SCV Area Plan. Since these changes were made in error and not intentional, they are therefore consistent with the SCV Area Plan EIR No Project Alternative as a reversion to previous zoning, and no further environmental analysis is necessary.

B. *Adjustments between the SCV Area Plan and AV Area Plan Boundaries*

For the Agua Dulce CSD area, the Area Plan boundary adjustment between SCV Area Plan and AV Area Plan does not include changes to the land use category or zoning for any of the lots involved. The action is being carried out as the Agua Dulce CSD is currently within both Area Plans. As the land use categories and zoning are comparable within both Area Plans, this action does not require additional environmental review.

For the Sand Canyon area, the Area Plan boundary adjustment between the SCV Area Plan and AV Area Plan corrects the land use designation and zoning mapping location. These lots were designated with the appropriate land use category and zoning, and were since discovered to be mapped in the wrong location. This action corrects that error and there are no changes to existing land uses. Therefore, no further environmental review is necessary.

C. *Incorporate Castaic Area Multi-Use Trails Map*

The Castaic Area Multi Use Trails Map was adopted by the County Board in 2016 with its own certified EIR. This action includes the adopted trails map into the General Plan and SCV Area Plan maps to reflect this prior action. Therefore, no further environmental review is necessary.

D. *General Plan Planning Areas Framework Map*

This action to adjust the boundary between the SCV Planning Area and AV Planning Area reflects the adjusted SCV Area Plan and AV Area Plan boundary as part of B above, in the General Plan Planning Area Framework Maps. As described above, no environmental review is required for this component.

STAFF ANALYSIS

After a comprehensive Area Plan update, such as the SCV Area Plan, maintenance is routinely required to correct unintentional errors and/or inconsistencies. Several needed

corrections to the SCV Area Plan have come to the attention of staff since its adoption. The project components described above, are all administrative, corrective and consistent with the analysis and conclusions of the SCV Area Plan, and EIR addressing any potential environmental impacts.

A. *Plan Land Use Category and Zone Changes within the SCV Area Plan*

For the Castaic and Valencia lots, the actions described implement the intent of the SCV Area Plan. The intent was not to change the plan category and zoning on those specific lots such that the existing uses are no longer permitted by right. The plan amendment and zone change revert the designations on these properties to that before the SCV Area Plan Update.

B. *Adjustments between the SCV Area Plan and AV Area Plan Boundaries*

Land use categories or zoning will not change on any of the lots within the Agua Dulce area. Including the entire Agua Dulce CSD area within the SCV Area Plan is consistent with SCV Area Plan Policy LU-1.2.10, which states in part to maintain community character in accordance with the Agua Dulce CSD. Therefore, having the entire CSD within the SCV Area Plan is consistent with this policy.

For the Sand Canyon area, the four lots being shifted to their proper mapped locations also affects the boundary between the AV Area Plan and the SCV Area Plan. The lots were developed in the correct location and the action proposed to match their mapped location to their actual location, is appropriate. By adjusting the boundary between the two Area Plans, this eliminates lots from being split into both Area Plans.

C. *Incorporate Castaic Area Multi-Use Trails Map*

Amending the maps to include the Board-adopted Castaic Area Multi-Use Trails Map into the SCV Area Plan and the General Plan, is consistent with the following General Plan and SCV Area Plan policies:

General Plan

- Policy P/R 4.1: Create multi-use trails to accommodate all users.
- Policy P/R 4.4: Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.
- Policy P/R 4.6: Create new multi-use trails that link community destinations including parks, schools and libraries.

SCV Area Plan

- Policy LU-8.1.2: Implement a master plan for trails throughout the Santa Clarita Valley to serve all residents.

This project component is therefore consistent with the SCV Area Plan and the General Plan.

D. General Plan Planning Areas Framework Map

This component amends the General Plan Planning Areas Framework Maps to be consistent with the changes made to the Area Plans boundaries and therefore achieves consistency between the General Plan and the Area Plans.

The components of this maintenance effort have been analyzed by county staff and found that these are necessary administrative and corrective actions. These actions are consistent with the SCV Area Plan, the AV Area Plan and the County General Plan. Staff has also determined there is no need for further environmental review since these proposed actions are not considered a project under CEQA.

STAFF RECOMMENDATION

Therefore, staff recommends that your Commission close the public hearing, and recommend to the Board approval of the Project.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE SANTA CLARITA VALLEY AREA PLAN MAINTENANCE PROJECT, WHICH INCLUDES PLAN AMENDMENTS TO THE SANTA CLARITA VALLEY AREA PLAN, ANTELOPE VALLEY AREA PLAN AND GENERAL PLAN, AND ASSOCIATED ZONE CHANGES.

MC:SMT:DM

Attachments:

- 1: Land Use Category Change Maps
- 2: Zone Change Maps
- 3: Area Plan Boundary Change Maps
- 4: Regional Trail System Castaic Area Multi Use Trails Map
- 5: Draft Resolution

AMENDMENT TO COUNTYWIDE GENERAL PLAN

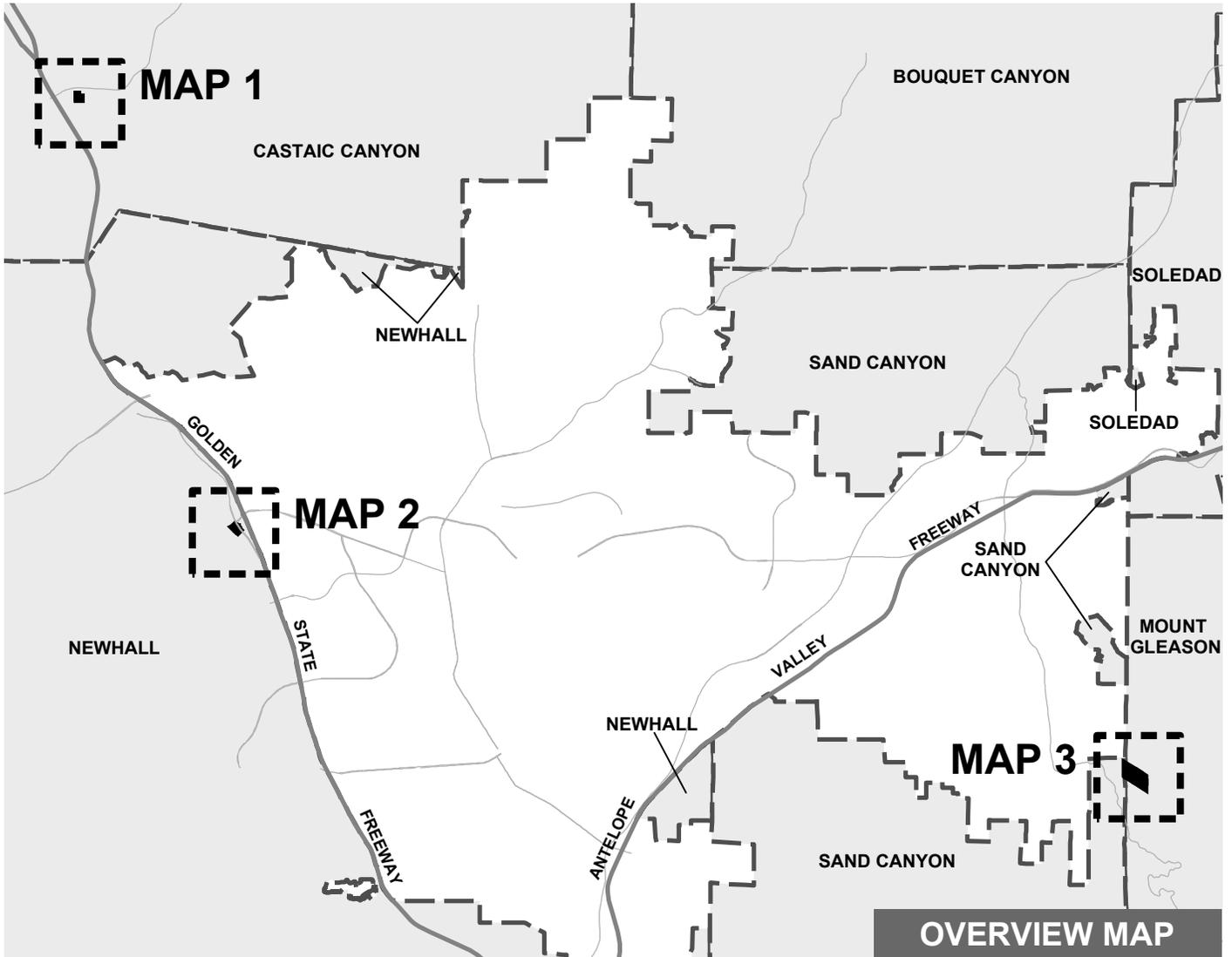
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

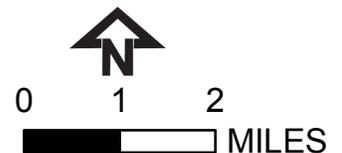
ON: _____

CHANGE TO LAND USE CATEGORIES

SANTA CLARITA VALLEY AND ANTELOPE VALLEY AREA PLANS



OVERVIEW MAP



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

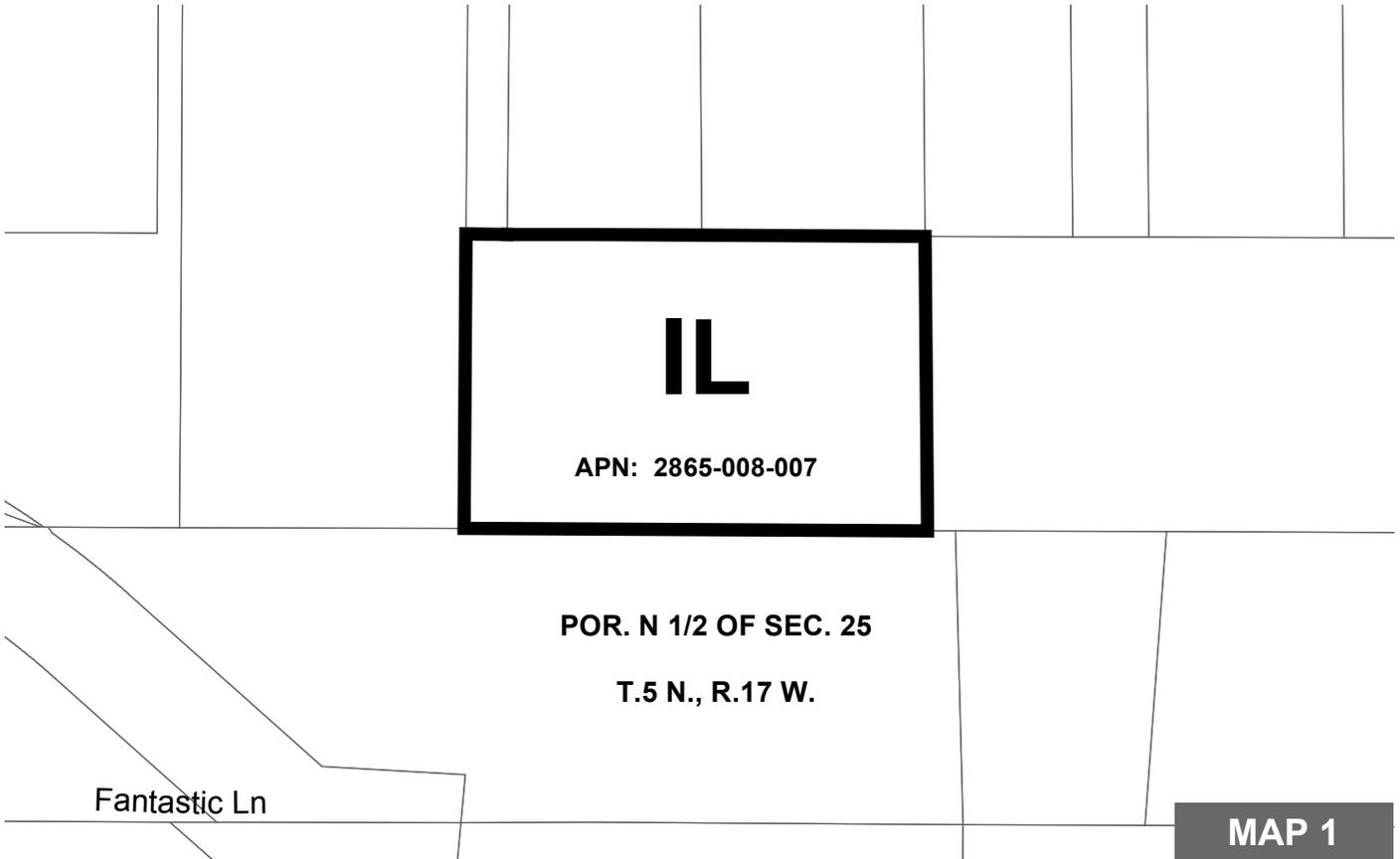
COUNTY ZONING MAP
291H097 291H101
264H109 249H165

AMENDMENT TO COUNTYWIDE GENERAL PLAN
SANTA CLARITA VALLEY COMMUNITY
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY H30 TO CATEGORY IL

(PROPOSED: LIGHT INDUSTRIAL)

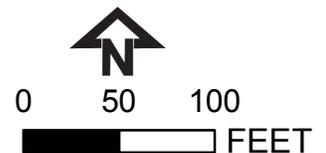


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

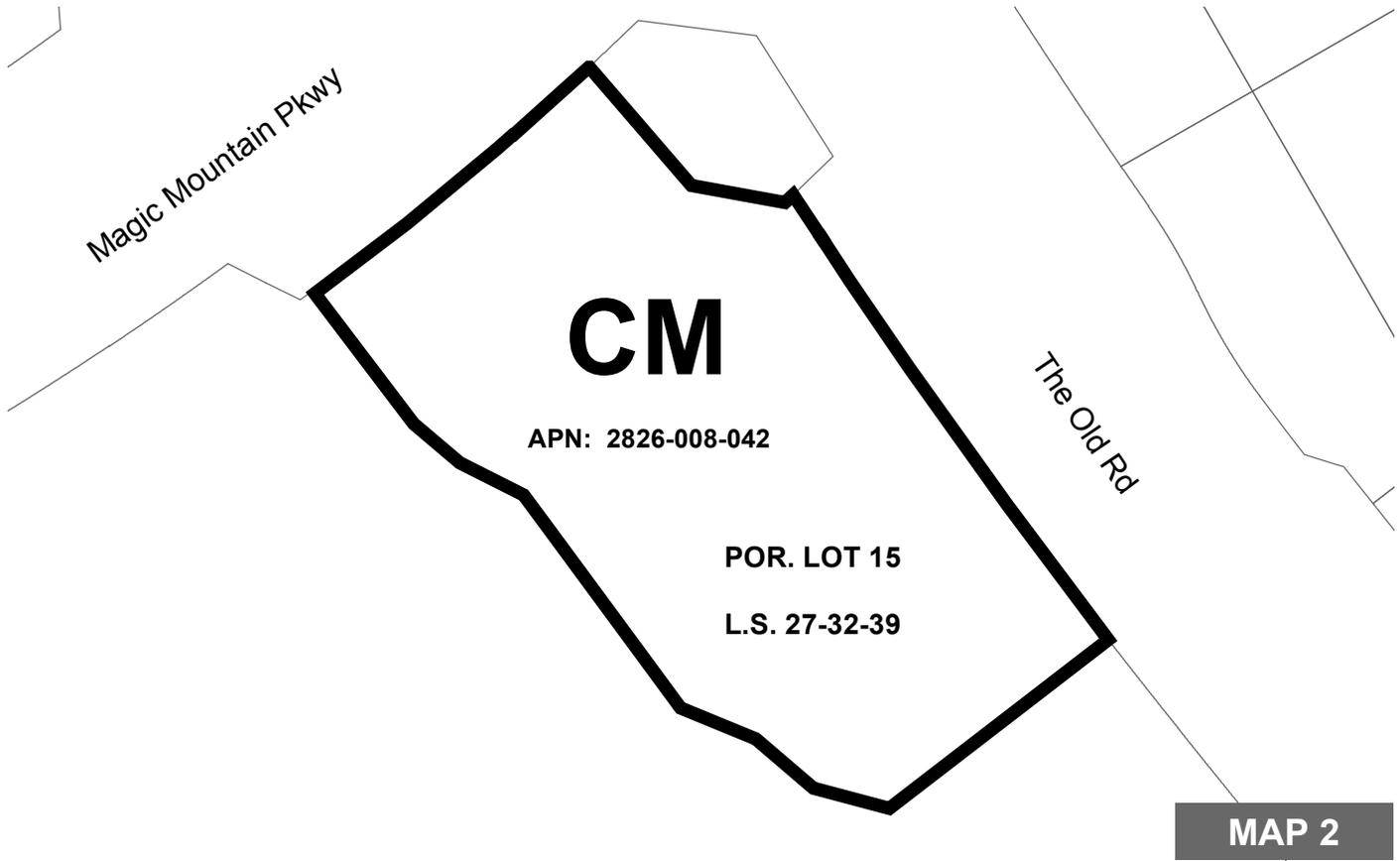
COUNTY ZONING MAP
291H097 291H101

AMENDMENT TO COUNTYWIDE GENERAL PLAN
SANTA CLARITA VALLEY COMMUNITY
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY H5 TO CATEGORY CM

(PROPOSED: MAJOR COMMERCIAL)

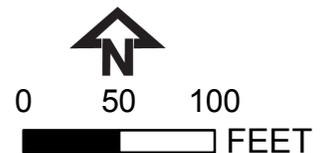


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_NEWHALL\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

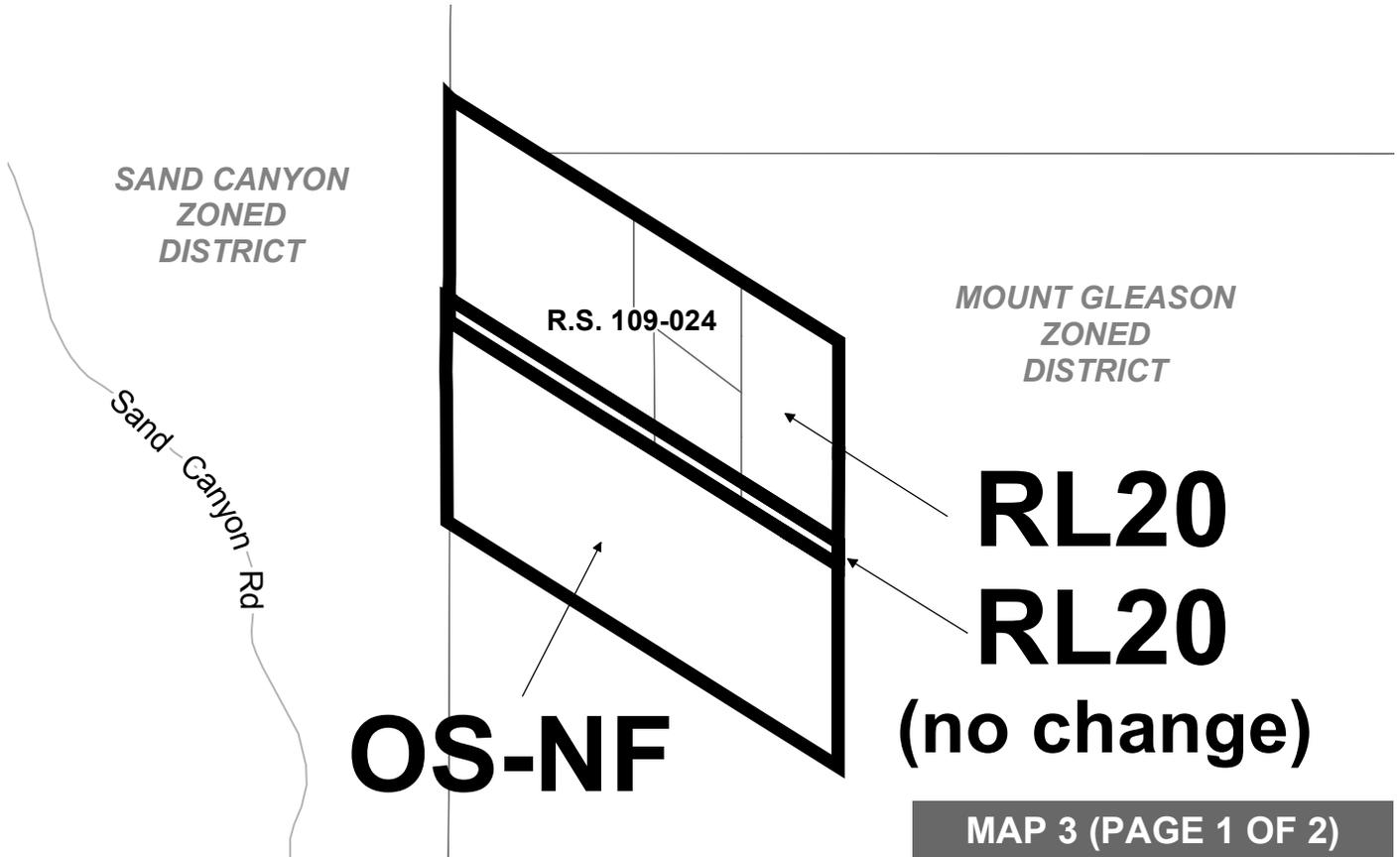
COUNTY ZONING MAP
264H109

AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY RL20 / OS-NF

(SEE NOTE ABOUT PARCEL SHIFT NORTH ON PAGE 2)



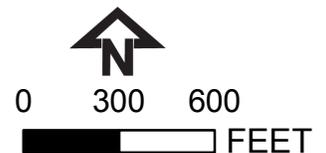
MAP 3 (PAGE 1 OF 2)

LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

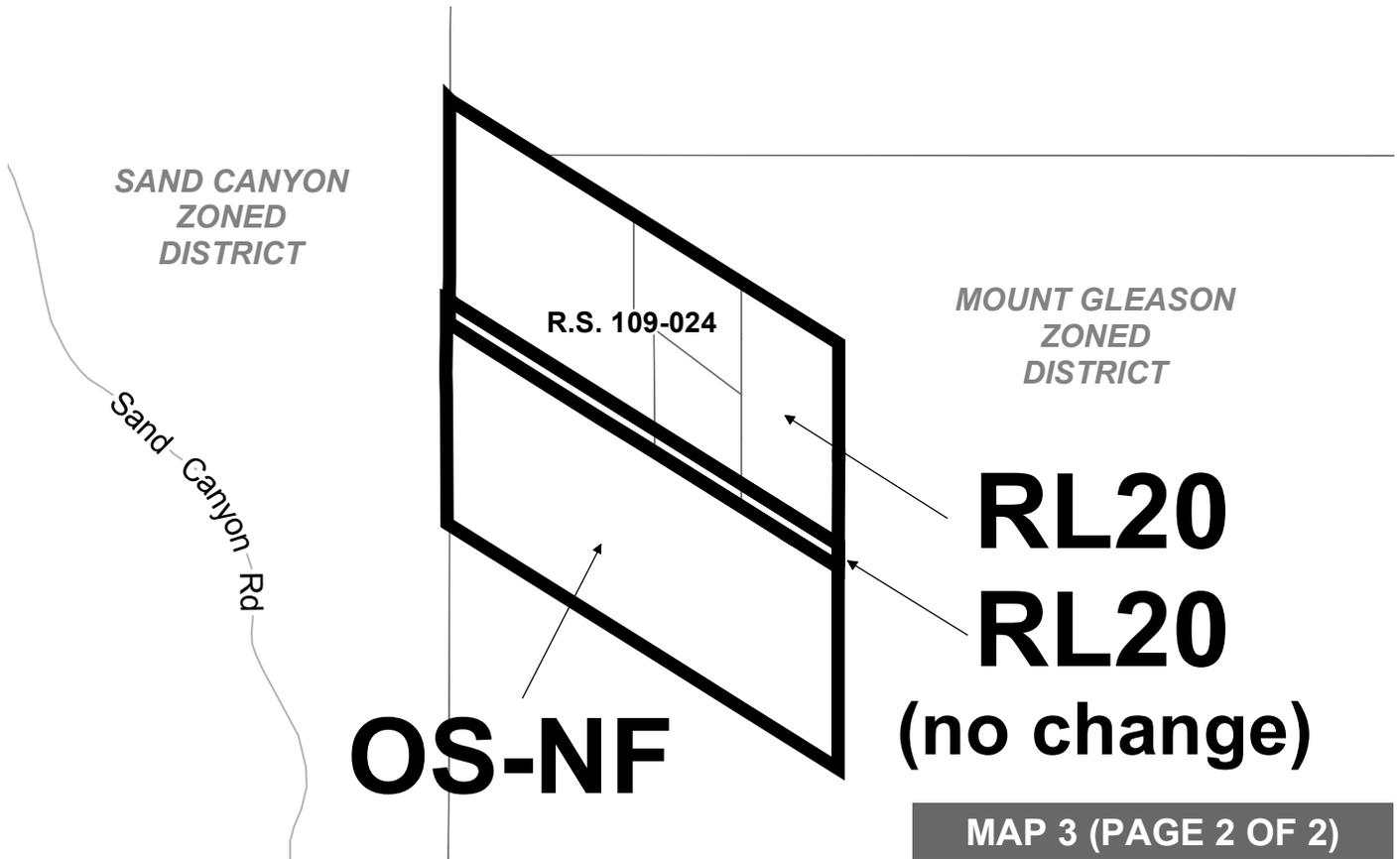
COUNTY ZONING MAP
249H165

AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES
PLAN AMENDMENT: RPPL 2017005805

ON: _____

CATEGORY RL20 / OS-NF

(SEE NOTE ABOUT PARCEL SHIFT NORTH ON PAGE 2)



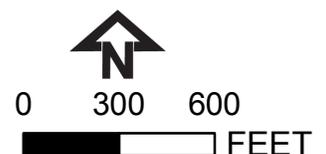
MAP 3 (PAGE 2 OF 2)

NOTE:

THIS RL20 CATEGORY WAS BASED ON AN A-2-2 ZONE THAT WAS ESTABLISHED THROUGH ORD. 7521 (ADOPTED 5/5/59), AND WAS INCORRECTLY MAPPED AT THAT TIME. THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND ASSESSOR HAVE UPDATED THE PARCELS TO THE CORRECT LOCATION AS DESCRIBED IN R. S. 109-024. THE NET RESULT OF THIS CHANGE IS THAT THE PARCELS SHIFTED NORTH 637.5 FEET FROM THEIR ORIGINAL POSITION.

LEGEND:

-  PLAN AMENDMENT AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 DOUG SMITH, CHAIR
 DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
 249H165

CHANGE OF PRECISE PLAN

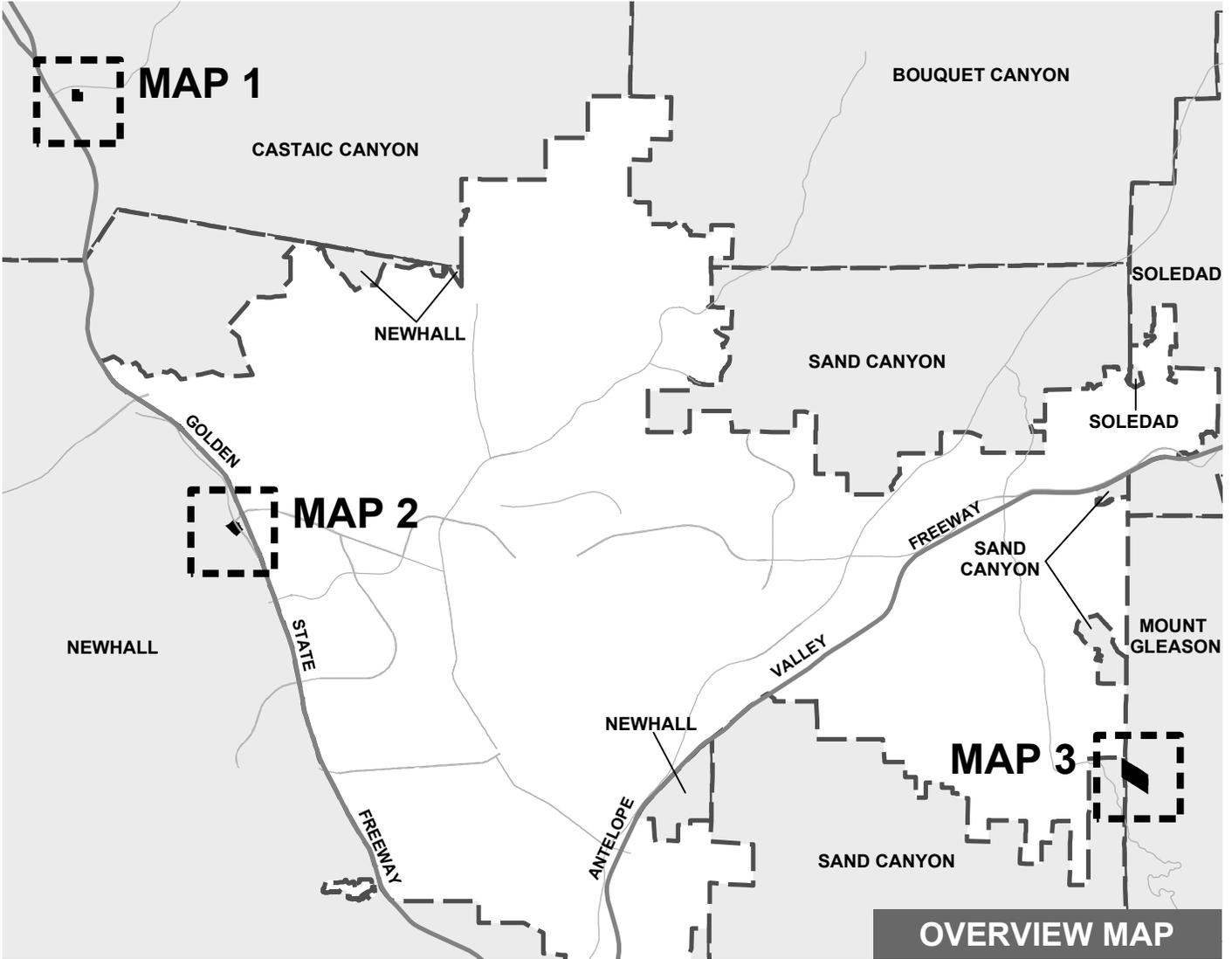
CASTAIC CANYON, MOUNT GLEASON, NEWHALL, SAND CANYON
ZONED DISTRICTS

ADOPTED BY ORDINANCE: _____

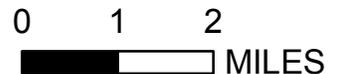
ON: _____

ZONING CASE: RPPL 2017005805

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



OVERVIEW MAP



DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805
 THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 DOUG SMITH, CHAIR
 DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
 291H097 291H101
 264H109 249H165

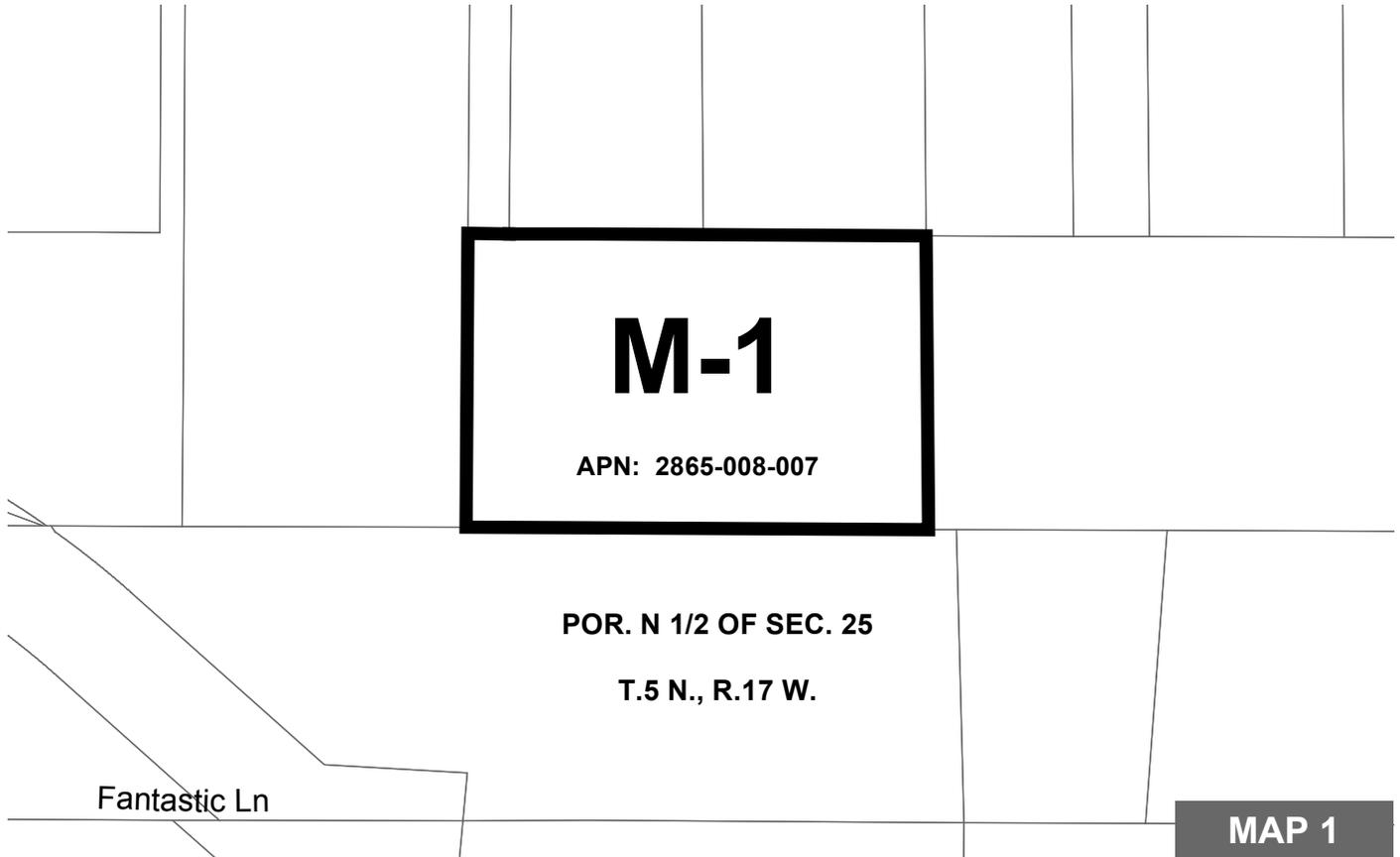
CHANGE OF PRECISE PLAN
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL 2017005805

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

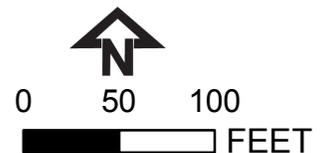


LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
291H097 291H101

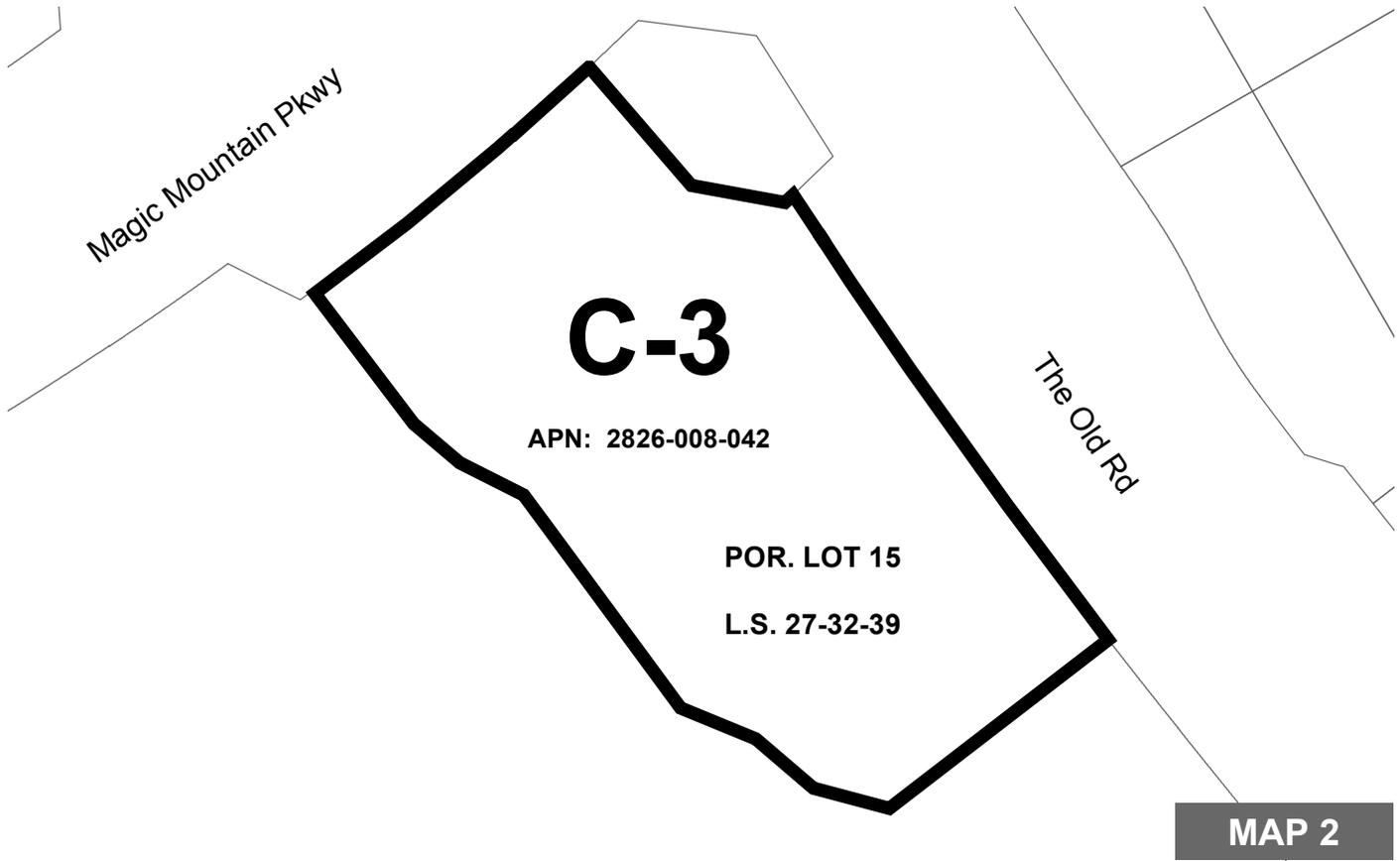
CHANGE OF PRECISE PLAN
NEWHALL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL 2017005805

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

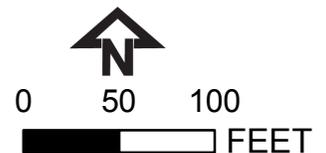


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LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



DIGITAL DESCRIPTION: \ZCOZD_NEWHALL\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

COUNTY ZONING MAP
264H109

CHANGE OF PRECISE PLAN

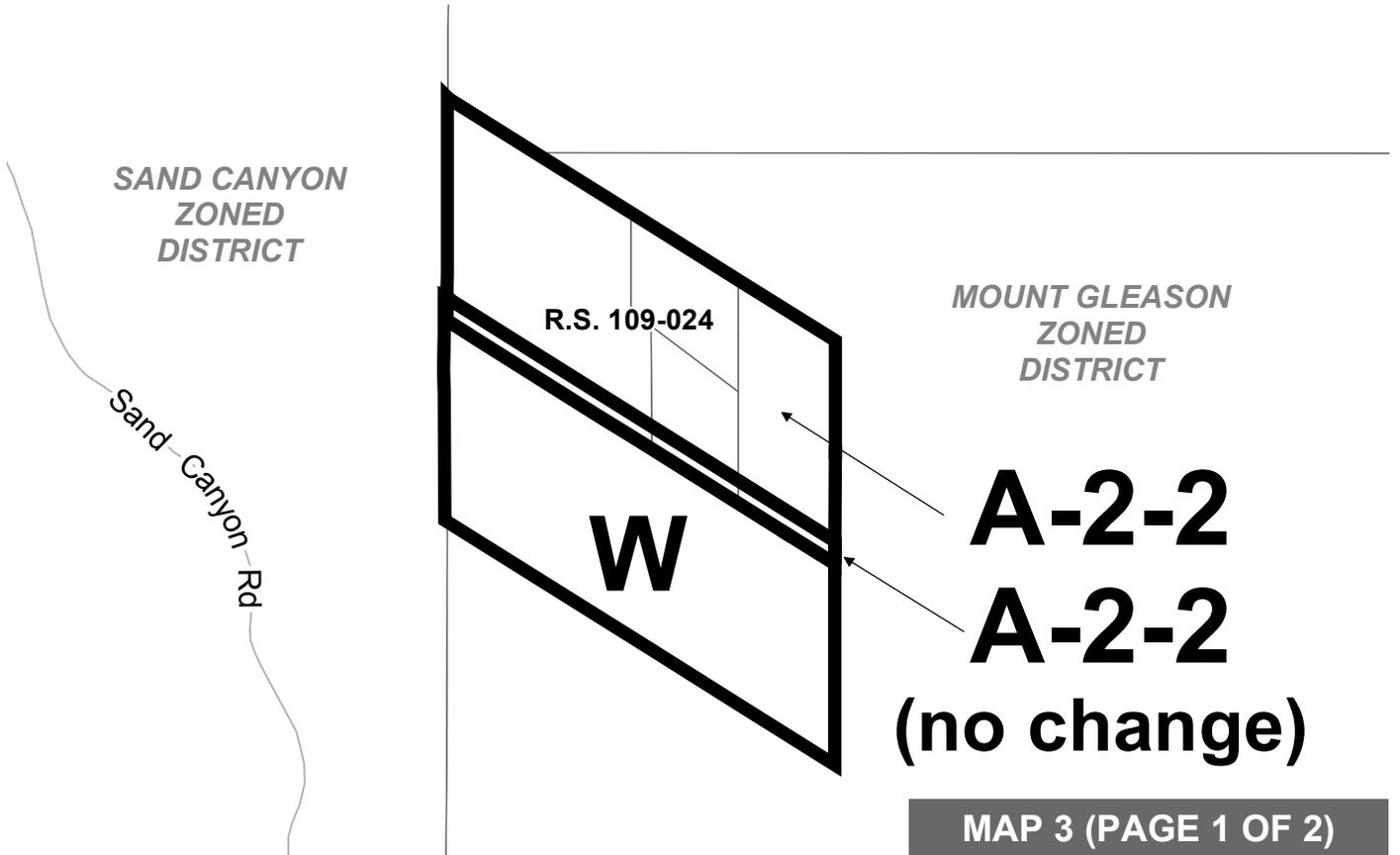
MOUNT GLEASON AND SAND CANYON ZONED DISTRICTS

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **RPPL 2017005805**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 (PAGE 1 OF 2)

LEGAL DESCRIPTION:

(PENDING)

LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



0 300 600
 FEET

DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
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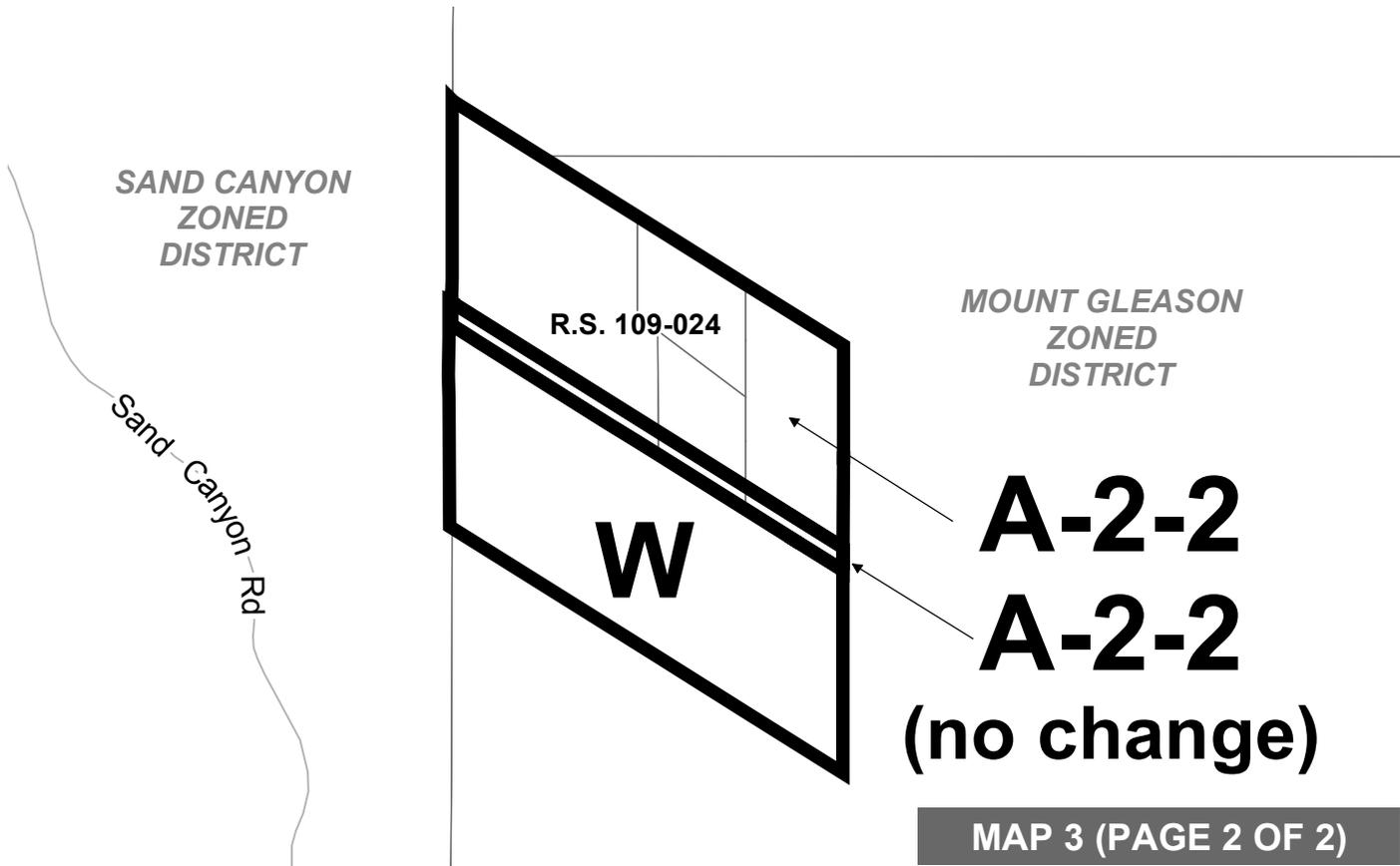
COUNTY ZONING MAP
249H165

CHANGE OF PRECISE PLAN
MOUNT GLEASON AND SAND CANYON ZONED DISTRICTS
ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL 2017005805

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



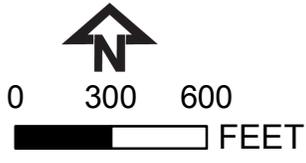
MAP 3 (PAGE 2 OF 2)

NOTE:

THIS A-2-2 ZONE WAS ESTABLISHED THROUGH ORD. 7521 (ADOPTED 5/5/59), AND WAS INCORRECTLY MAPPED AT THAT TIME. THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND ASSESSOR HAVE UPDATED THE PARCELS TO THE CORRECT LOCATION AS DESCRIBED IN R. S. 109-024. THE NET RESULT OF THIS CHANGE IS THAT THE PARCELS SHIFTED NORTH 637.5 FEET FROM THEIR ORIGINAL POSITION.

LEGEND:

-  ZONE CHANGE AREA
-  PARCELS



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THE REGIONAL PLANNING COMMISSION
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COUNTY ZONING MAP
249H165

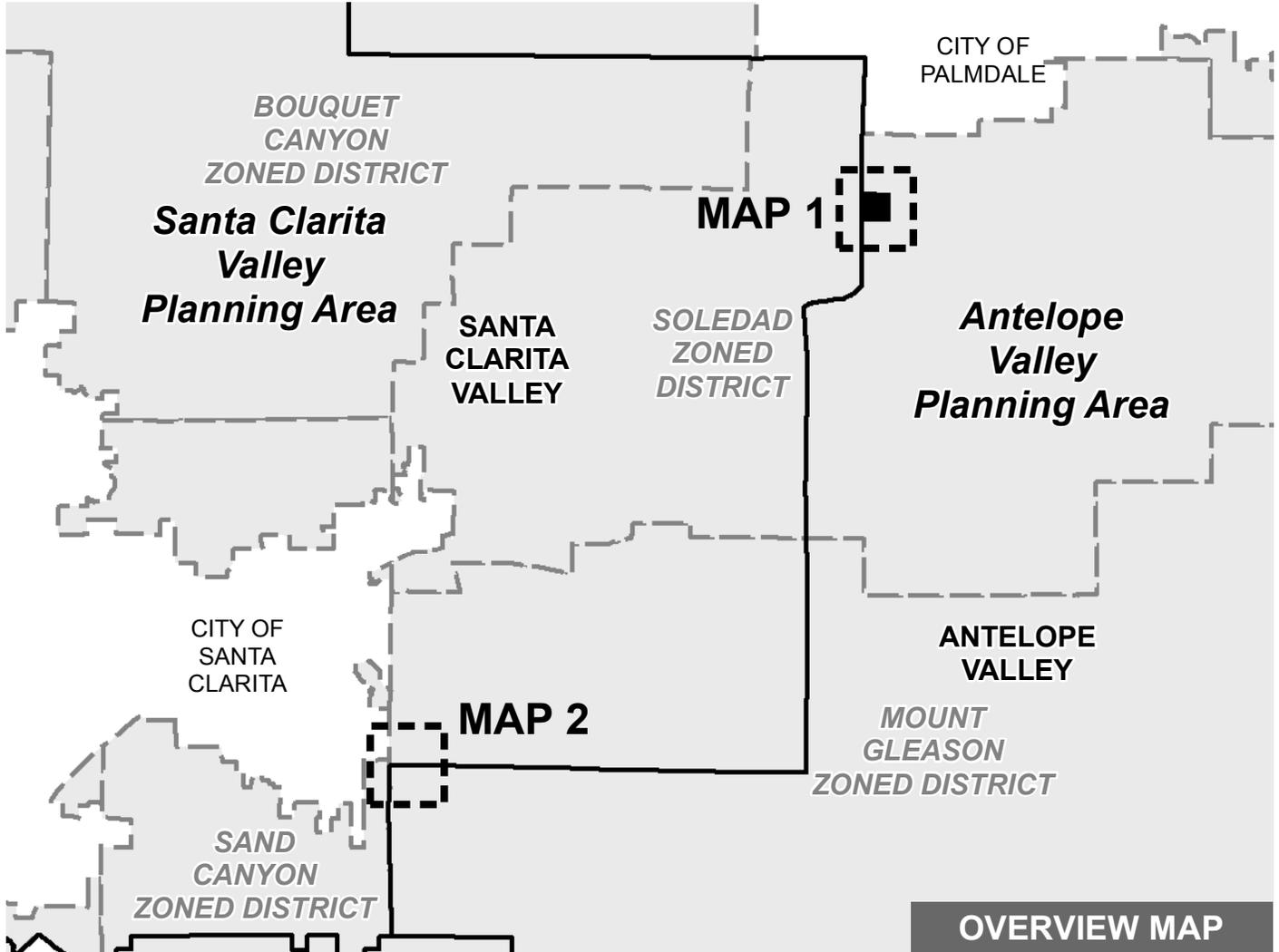
AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

ON: _____

CHANGE TO ADOPTED PLANNING AREAS

REALIGNMENT OF SANTA CLARITA VALLEY AND ANTELOPE VALLEY PLANNING AREAS
AND COMMUNITY BOUNDARIES



0 1.5 3

Miles

COUNTY ZONING MAP
249H165 300H209 300H213
303H209 303H213

DIGITAL DESCRIPTION: \ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
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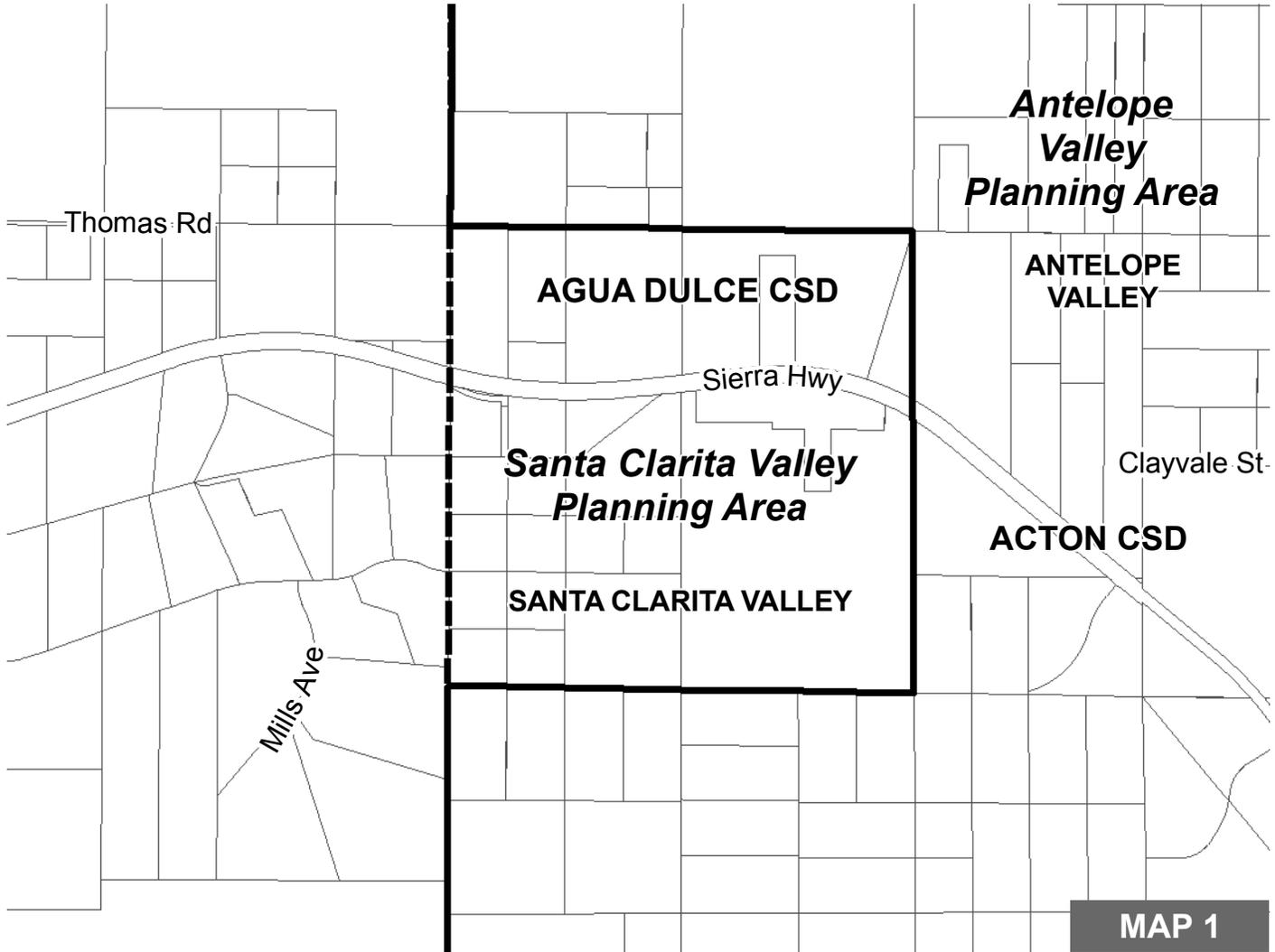
AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

ON: _____

CHANGE TO ADOPTED PLANNING AREAS

REALIGNMENT TO FOLLOW BOUNDARIES BETWEEN THE
AGUA DULCE AND ACTON COMMUNITY STANDARDS DISTRICTS (CSD)



LEGEND:

-  Updated Planning Area / Community Boundary
-  Previous Planning Area / Community Boundary
-  Parcels



0 500 1,000

Feet

COUNTY ZONING MAP

300H209 300H213

303H209 303H213

DIGITAL DESCRIPTION: \ZCO\ZD_SOLEDAD\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

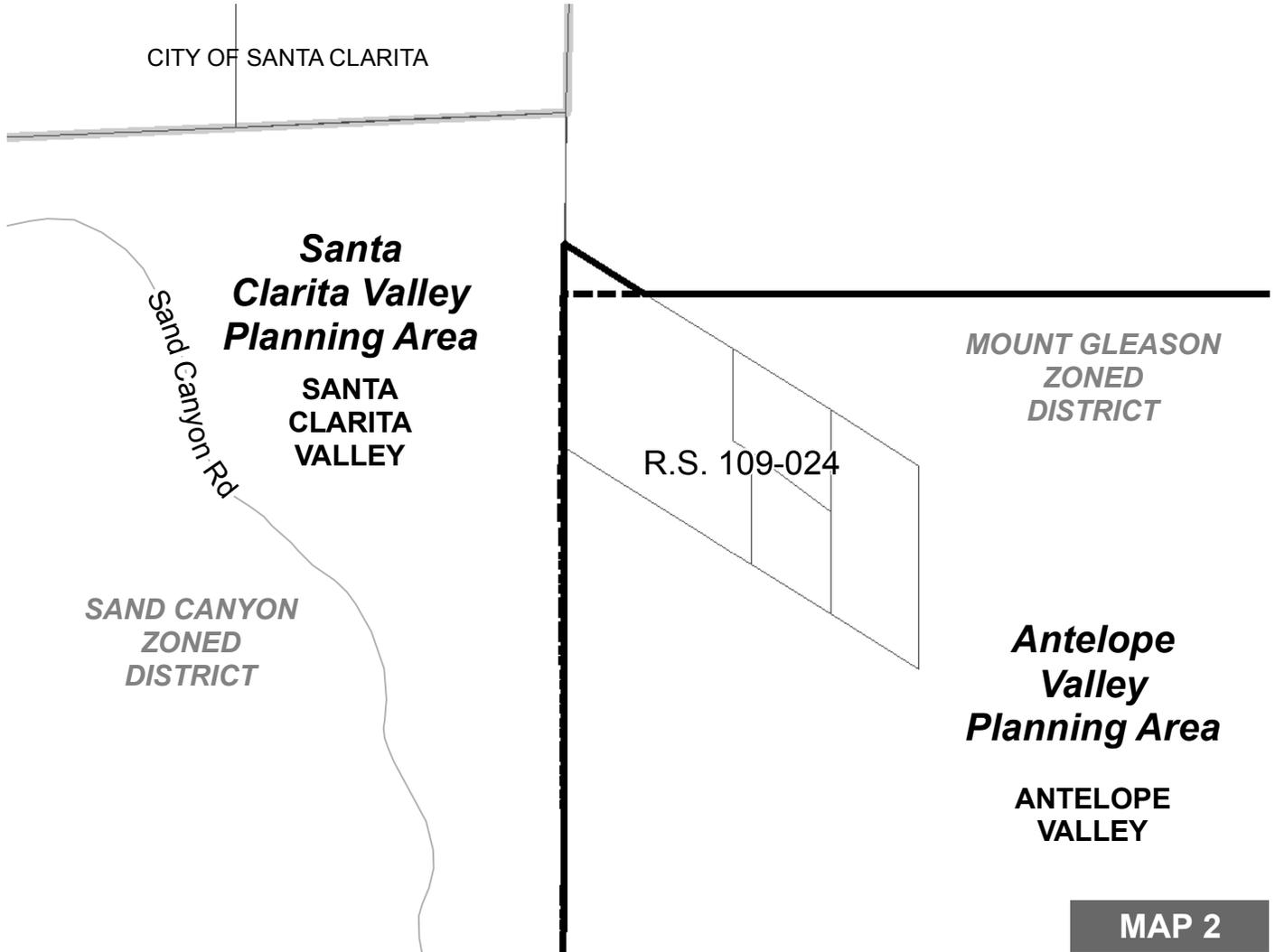
AMENDMENT TO COUNTYWIDE GENERAL PLAN
ANTELOPE VALLEY AND SANTA CLARITA VALLEY COMMUNITIES

PLAN AMENDMENT: RPPL 2017005805

ON: _____

CHANGE TO ADOPTED PLANNING AREAS

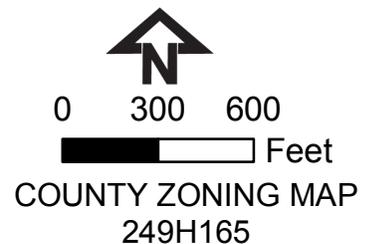
REALIGNMENT TO FOLLOW CORRECTED PARCEL BOUNDARIES
FOR RECORD OF SURVEY MAP, BOOK 109, PAGE 24



MAP 2

LEGEND:

-  Updated Planning Area / Community Boundary
-  Previous Planning Area / Community Boundary
-  Parcels
-  City Boundary



DIGITAL DESCRIPTION: \\ZCO\ZD_MOUNT_GLEASON\2017005805

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DOUG SMITH, CHAIR
DENNIS SLAVIN, ACTING PLANNING DIRECTOR

**RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2017003368-(5)
ADVANCE PLANNING NO. RPPL2017005805**

WHEREAS, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350), the County of Los Angeles (“County”) is authorized to adopt amendments to its General Plan and elements thereof; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), the County is authorized to adopt amendments to Title 22 of the County Code (“Zoning Ordinance”);

WHEREAS, in 2012 the County Board of Supervisors (“Board”) adopted Plan Amendment No. 2009-00006-(5) which amended both the County General Plan and the Santa Clarita Valley (“SCV”) Area Plan, and Zone Change No. 2009-00009-(5) which amended the County Code and rezoned properties within the SCV Area Plan to ensure zoning consistency; and

WHEREAS, pursuant to Part 2 of Chapter 22.16 of the County Code, the County is authorized to adopt zone changes; and

WHEREAS, the County Regional Planning Commission (“Commission”) has conducted a public hearing in the matter of an amendment to the SCV Area Plan, the Antelope Valley (“AV”) Area Plan and the General Plan relating to the Santa Clarita Valley Area Plan Maintenance Project (“Project”) on August 30, 2017 and November 8, 2017; and

WHEREAS, the Regional Planning Commission finds as follows:

1. In November 2012, the Board adopted a comprehensive update to the SCV Area Plan. Developed jointly with the City of Santa Clarita, the effort, also known as “One Valley One Vision,” was in recognition of the mutual need to coordinate land uses, development, infrastructure, and the conservation of natural resources and other common planning objectives for the SCV. The SCV Area Plan Update encompassed approximately 427.5 square miles, and included revised area plan policies and land use policy map, and zoning consistency.
2. The Commission initiated the Project on May 17, 2017 to address maintenance and certain fixes as well as corrections to unintentional errors in the years following a plan’s adoption.
3. The Project scope includes a Plan Amendment and Zone Change Ordinance, as follows:

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**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
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- a. Correction of an error made to plan and zoning designations for Assessor Parcel No. 2865-008-007 in the community of Castaic, to be consistent with the existing use;
 - b. Correction of an error made to plan and zoning designations for Assessor Parcel No. 2826-008-042 in the community of Valencia, to be consistent with the existing use;
 - c. Adjustment of the boundary between the SCV Area Plan and the Antelope Valley (“AV”) Area Plan, to include the entire Agua Dulce Community Standards District within the SCV Area Plan; no land use category or zone changes are proposed;
 - d. Correction of the location of Assessor Parcel Nos. (APN) 3210-024-004, 3210-024-003, 3210-024-002, and 3210-024-001 in the Sand Canyon area within the AV Area Plan to be consistent with plan and zoning designations matching the mapped Assessor information, and adjust the plan boundary between the SCV Area Plan and AV Area Plan to avoid any split lots; and
 - e. Incorporation of the Castaic Area Multi-Use Trails Map into the SCV Area Plan and General Plan; the Castaic Area Multi-Use Trails Map as previously adopted by the Board in October 2016.
4. Pursuant to California Environmental Quality Act (CEQA) Guidelines §15378 and §21065, this action is not considered a project and therefore not subject to CEQA. CEQA Guidelines §15378 and CEQA statute §20165 define the term “project” as the whole of an action which has the potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment. This amendment would not have the potential to result in a direct or indirect physical change in the environment as all of the components undertaken for this effort are administrative and for the purpose of correcting errors discovered after the adoption of the SCV Area Plan.

If determined otherwise, this proposed amendment would be exempt pursuant to CEQA Guidelines §15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This amendment would not have the potential for causing a significant effect on the environment as it correctly implements what was approved on November 27, 2012 with the adoption of the SCV Area Plan and Environmental Impact Report as certified by the Board.

5. Pursuant to the provisions of Section 22.60.174 and 22.60.175 of the County Code, the public hearing notice was published in The Santa Clarita Valley Signal and The Antelope Valley Press on July 22, 2017. Staff also mailed more than 400 hearing notices on July 13, 2017, including those properties affected by a plan or zoning designation, within 1,000 feet of such change, and on the Department’s courtesy list. Staff also informed members of the Agua Dulce Town Council on May

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**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
DRAFT RESOLUTION
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10, 2017, the Acton Town Council on May 15, 2017, and the City of Santa Clarita on August 9, 2017.

6. California Senate Bill 18 (SB18) added Section 65352.3 to the Government Code requiring that prior to the adoption of or any amendment to a county's general plan, the county shall conduct consultations with California Native American tribes that are listed by the Native American Heritage Commission ("NAHC") for the purpose of preserving or mitigating impacts to identified cultural resources located within the county's jurisdiction. From the date the Native American tribe is contacted, the tribe has 90 days in which to request a consultation, unless a shorter timeframe has been agreed to by the tribe. Nine tribes were listed on the NAHC consultation list for the project area, and have been contacted by staff. Two tribes have contacted staff to date. The consultation timeframe is required to be completed prior to Board adoption of these amendments.
7. On August 30, 2017, the Commission held a duly-noticed public hearing for the project. The Commission continued the matter to November 8, 2017 to allow for consultation with the appropriate Native American tribes.
8. On November 8, 2017, the Commission held the continued public hearing for the project. A presentation was given by Department staff.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider Project No. 2017003368-(5), which includes Advance Planning No. RPPL2017005805 to amend land use designations and change zoning within the Santa Clarita Valley Area Plan, amend the boundaries of the Santa Clarita Valley Area Plan and the Antelope Valley Area Plan and related General Plan Planning Areas Framework Map, and incorporate the Castaic Multi-Use Trails Map into the Santa Clarita Valley Area Plan and General Plan; and
2. Determine that the proposed amendments and associated zone changes are not considered a project pursuant to California Environmental Quality Act guidelines and statutes; and
3. Find all components of Advance Planning No. RPPL 2017005805 are consistent with the Santa Clarita Valley Area Plan, the Antelope Valley Area Plan and the General Plan; and therefore
4. Adopt all components of Advance Planning No. RPPL 2017005805.

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**REGIONAL PLANNING COMMISSION
PROJECT NO. 2017003368-(5)
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I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on November 8, 2017.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Starr Coleman
Deputy County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: November 8, 2017

MC:SMT:RDM
10/26/17

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