

# *Windsor Pacific LLC*

*530 South Lake Avenue #810  
Pasadena, California 91101  
Telephone (213) 712-2357*

April 11, 2014

## VIA E-MAIL

Emma Howard  
Los Angeles County Department of Regional Planning  
320 West Temple Street, Room 1354  
Los Angeles, California 90012

Re: Draft SEA Ordinance

Dear Ms. Howard:

Thank you for this opportunity to comment on the draft SEA Ordinance.

Windsor Pacific LLC is the 50% owner of APN 3211-018-047, a five acre parcel in the Tick Canyon area of the Santa Clarita Valley (the "Lot APN 047").

I have used the Department of Regional Planning's GIS-NET3 Public interactive web portal to review the "Developed Areas" of the Santa Clarita River SEA. The GIS shows that many of the parcels near Lot APN 047 contain "Developed Area" but the GIS shows that no portion of Lot APN 047 contains "Developed Area". This appears to be an error.

Other lots appear to have been designated as "Developed Area" on the basis of developed homesites located on them. Perhaps the DRP was not aware that a homesite has been developed on Lot APN 047. Attached is an aerial photo from 2008 of Lot APN 047. The photo shows the homesite located on Lot APN 047, and also the homesites on some nearby lots. The homesite on Lot APN 047 should qualify as Developed Area just like the homesites on nearby lots. I can verify that the homesite located on Lot APN 047 was used as a home.

One of the nearby areas you used as the center point of a circle for a developed area is used for animal cages. If animal cages are considered "Developed Area," then a homesite for human beings, no matter how humble, should certainly be "Developed Area."

In addition, there is a large and well-maintained dirt access road that traverses the property generally from north to south. It is used by the owners of Lot APN 047 and by Southern California Edison. Southern California Edison regularly uses and grades the road, and has done so for decades, as far as I am aware. In the draft Ordinance, the term "Development" is

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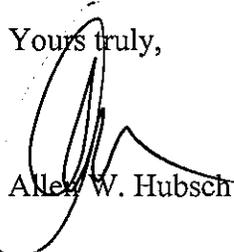
defined to include "any driveway, access road, street or highway." By definition, the access road is "Developed Area" and should be shown as "Developed Area."

Adjacent to the access road are cut and fill areas that were graded when the access road was originally constructed. In particular, the homesite shown in the 2008 aerial photo is located where fill was placed in the canyon to accommodate a curve in the graded access road. In the draft Ordinance, the term "Development" includes "alteration to topography" and "any grading amount." This is another reason the homesite and the road on Lot APN 047 should be shown as "Developed Area."

I respectfully request that you show the homesite appearing in the 2008 aerial photograph as the center point of a circle of "Developed Area" similar to the circle around nearby homesites. I also respectfully request that you clarify that the existing road is "Developed Area" along its entire length.

Thanks again.

Yours truly,



Allen W. Hubsch

Welcome to GIS-NET3 Public!

Map Layers List

- Layers Legend
- | Layer Name                                   | Visible                             |
|--|-------------------------------------|
| Freeway                                      | <input type="checkbox"/>            |
| Inland Waterbody                             | <input type="checkbox"/>            |
| Land Use - Catalina Zoning (Boundary)        | <input type="checkbox"/>            |
| Land Use - Catalina Zoning (Shading)         | <input type="checkbox"/>            |
| Land Use Policy - Comm. / Area Plan          | <input type="checkbox"/>            |
| Land Use Policy - General Plan               | <input type="checkbox"/>            |
| Leased Parcel (Marina Del Rey)               | <input type="checkbox"/>            |
| Master Plan of Bikeways (2012)               | <input type="checkbox"/>            |
| Master Plan of Highways                      | <input type="checkbox"/>            |
| Parcel Boundary                              | <input checked="" type="checkbox"/> |
| Parcel Fabric                                | <input type="checkbox"/>            |
| River, Channel, or Stream                    | <input type="checkbox"/>            |
| Rural Outdoor Lighting District (Dark Skies) | <input type="checkbox"/>            |
| Rural Outdoor Lighting District Changes      | <input type="checkbox"/>            |
| Safety Related Stations                      | <input type="checkbox"/>            |
| SCAG Existing Land Use (2005)                | <input type="checkbox"/>            |
| Scenic Highway                               | <input type="checkbox"/>            |
| SEA (Significant Ecological Area)            | <input type="checkbox"/>            |
| SEA Proposed - Developed Areas               | <input type="checkbox"/>            |
| SEA Proposed - DRAFT                         | <input type="checkbox"/>            |
| Section Line                                 | <input type="checkbox"/>            |
| Setback District Setbacks                    | <input type="checkbox"/>            |
| Sensitive Environmental Resources (SERA)     | <input type="checkbox"/>            |
| Significant Ridoelines                       | <input type="checkbox"/>            |

Filter Layers:  Clear

Search and Locate Tasks

Identify Query Location Select/Search Parcels Select/Search

Enter or choose name... Add Remove Go To

Named Extents/Bookmarks



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Map Layers List

Close Identify Query Location Select/Search Parcels

Enter or choose name... Add Remove Go To

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- Layers Legend
- | Layer Name                                   | Visible                             |
|--|-------------------------------------|
| Freeway                                      | <input type="checkbox"/>            |
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