



TEJON RANCH COMPANY

December 10, 2014

Los Angeles County Regional Planning Commission
320 West Temple Street, Room 1350
Los Angeles, CA 90012

Chair: Esther L. Valdez
Vice Chair: Laura Shell
Commissioner: David W. Louie
Commissioner: Curt Petersen
Commissioner: Pat Modugno

RE: Hillside Management Area (HMA) Ordinances – December 10 Regional Planning
Commission Hearing Agenda Item 6

Madam Chair and Commissioners:

Thank you for the opportunity to provide comments on the proposed HMA Ordinance that is integrated into the General Plan hearing process. We are major landowners in both Los Angeles County and Kern County and our property is included in the approved Antelope Valley Area Plan (AVAP).

In Chapter 8 of the Antelope Valley Area Plan, it references that the Master Plan Project, Centennial, which is a part of the West Economic Opportunity Area, will need to complete a Specific Plan and submit a completed application before being approved. The purpose of this Specific Plan is to “ensure that development in the area occurs in an orderly and sustainable way, and that the required infrastructure and public utilities are in place at a master-planned level before these new developments are established.”

This detailed planning effort that will be put into the Specific Plan will be efficient enough to account for all mitigation measures needed. The Hillside Management Ordinance specifies that “A Conditional Use Permit (CUP) will be required for any development located wholly or partially in an HMA, except for: Development located within any adopted Specific Plan, provided that such development complies with the provisions of that Specific Plan”

We respectfully request that: 1) Tejon Ranch’s project, Centennial, be exempt from the Hillside Management Ordinance and required CUP if a Specific Plan is adopted over the project 2) the project Specific Plan guides the development for the project and the mitigation that will be required.

Respectfully submitted,

Greg Medeiros
Vice President, Community Development
Tejon Ranch Company

cc: Mark Child, Deputy Director of Advance Planning, County of Los Angeles
Edel Vizcarra, Planning Deputy, Fifth Supervisorial District
Greg S. Bielli, President & Chief Executive Officer, Tejon Ranch Company