

# DRP Plans Filed - Santa Clarita Valley Planning Area

Between 09/28/2025 to 10/05/2025



Plan No./ Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
CUP Number of Plans: 1								
RPPL2025004241 PRJ2023-002950								

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	09/30/2025	<p>This application is for a Conditional Use Permit (CUP), Hillside Management Conditional Use Permit (HMCUP), and Oak Tree Encroachment permit to address any remaining issues associated with Notice of Violations RPCE2019002888 (APN 2865-021-015) and RPCE2019002892 (APN 2865-021-006) and Building Code Violation. The landowner has worked with Los Angeles County Regional Planning and Building and Safety Code Enforcement staff. Much progress has been made, and the approval of the CUP/HMCUP/OTP is intended to resolve any remaining concerns mentioned in the Notice of Violation. The property is called the 'Castaic Film Ranch' based on its intended future use.</p> <p>After Flying R, LLC's purchase of the property, a previous phase of I-5 improvement in the Santa Clarita Valley was under construction by a different contractor. This contractor crushed concrete paving into Certified Class 2 Road Base material and offered the excess material to local landowners. Thinking that Caltrans must have the right to deliver and dispose of the material and seeing the value to the ongoing maintenance of the existing onsite access roads to the continued operations of the property, Mike Ryan, Flying R, LLC managing member, accepted a portion of this material and initially stockpiled it onsite for future use.</p> <p>Over the past four years, this stockpiled base material has been used to maintain the onsite oil access roads. At the time, now-retired Building and Safety Grading Inspector Jim Gustin agreed that, as long as the material spread was less than one foot at a time, it was permitted in the code. Nonetheless, Building and Safety has recorded a grading violation on both parcels. In 2022, OHLA began exporting clean earth from the I-5 North County Enhancements project using existing nearby waste landfills as well as various private properties in the area. OHLA had the various landowners sign a Caltrans-provided release document. Castaic Film Ranch owner Mike Ryan believed the Caltrans authorization form meant that the government agencies had approval to move the material to his site. OHLA disposed of 293 truckloads of earth in one of the south-facing canyon draws</p>	26530 Tapia Canyon Road, Castaic CA 91384	2865021015		Soyeon Choi		5

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		on the ranch adjacent to the Detention Center fence line. Los Angeles County Code Enforcement learned of this and issued a stop-work order on August 31, 2022.			Jake Woxland Ron Druschen		A-2-2	
<b>Permits</b> <i>Number of Plans:</i> 9								
RPAP2025004710	09/29/2025	PV Solar GROUND mount, 28 modules, 11.48 kW/DC, 11.5 kW/AC, existing 400A MSP, 1 Tesla PowerWall3 + 1 expansion unit, essential loads subpanel	11375 Camino Del Sol, Santa Clarita CA 91390	3212008056	BRIGHT PLANET SOLAR INC dba BRIGHT OPS	Michelle Fleishman	A-1-2	5
RPAP2025004717	09/29/2025	PROPOSAL TO CONVERT EXISTING ATTACHED GARAGE INTO (ADU)	27727 W Quincy Street, Castaic CA 91384	2866015056	Pedro Perez	Christopher La Farge	R-1-5000	5
RPAP2025004735	09/30/2025	Convert unpermitted ADU back to a garage.	17025 Forrest Street, Canyon Country CA 91351	3231020013	GAYLE GARCIA	Christopher Keating	R-A	5
RPAP2025004745	09/30/2025	Remove and replace electrical service with new and install new 5 concrete Equipment pads. (330 sq ft, 24 sq ft, 75 sq ft, 64 sq ft, 85 sq ft).	28820 Chase Place, Valencia CA 91355	3271031015	Thom Bartczak	Christopher Keating	MPD-DP	5

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RPAP2025004746	09/30/2025	<p>On July 9, 2019, Los Angeles County Regional Planning Code Enforcement issued a Notice of Violation (NOV), Case Number RPCE2019002888, against the property at 26530 Tapia Canyon Road, Castaic, CA 91384 (APN 2865-021-015). This is a ten-acre parcel that the landowner has called the Brandon Parcel in honor of the Brando family that owned the property for several decades. The NOV cited that cargo storage containers and other unpermitted storage were on-site and unpermitted. The NOV also indicated that encroachments within the protected zones of one or more oak trees had occurred. The landowner, Mike Ryan of the Flying R LLC, hired Frank A. Madero, Certified Arborist #WE-3811A, to evaluate the Oak Trees in question and prepare an observation and recommended mitigation report. Mr. Madero’s Oak Tree Evaluation Report is dated October 23, 2019. The recommendations in the report were implemented.</p> <p>The Los Angeles County Fire Department, Forestry Division, inspected the oak trees and determined the mitigations to be adequate. Now, over six years later, the oak trees are thriving. Although all of the issues identified in the NOV have been cured, Code Enforcement has not cleared the property. Flying R LLC owns an adjacent parcel to the south (APN 2865-021-006). To address the NOV on that parcel, a Conditional Use Permit application has been filed, which includes both parcels owned by Fly R LLC. The CUP has been assigned a Project Number PRJ2023-002950 and CUP RPPL2025004241. Soyeon Choi is the assigned case planner.</p>	26530 Tapia Canyon Road, Castaic CA 91384	2865021015	Jake Woxland  Michael Ryan  Ron Druschen	Soyeon Choi	A-2-2	5

Plan No. / Project No.	Application Date	Description	Location	Parcel Number	Applicant	Planner	Zone Code	SD
RPAP2025004753	10/01/2025	-New Pool (782 Sq. Ft.)  2' 8"  -New Spa (55 Sq. Ft.) (Spillover All Around)  PL  -1' 9"  -New Inground fire pit area (2'6" Depth)  0'  (e) Driveway  9' 6"  -Fire Pit (7'-3" x 2')(60K BTU)  2'  6"  -New Aluminum Louvered patio (13'7) x (15'8")  Electrical Not Modified  5' Self Closing, Self Latching Access Gate opening outward away from the pool to meet Code  -New BBQ (10' LF) (80K BTU)  5' Self Closing, Self Latching Access Gate opening outward away from the pool to meet Code  Techko Model Alarms Per	27818 Focus Way, Stevenson Ranch CA 91381	2826186006		Anthony Richardson		5

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		S189A Door Code UL  Property Wall 6' height  - New two-tiered retaining walls (4' height and 2' height)  -New Electrical for Sauna			Daniela Osorio		Newhall Ranch	
RPAP2025004783	10/02/2025	New Pool & Spa Installation	29915 Shadow Place, Castaic CA 91384	2866044034	Thomas Reid	To Be Assigned Received		5
RPAP2025004789	10/02/2025	permit and project approval for a 1,280sqft new SFR construction		3270020005	Cesar Flores Zarate	To Be Assigned Received	R-1	5
RPAP2025004791	10/02/2025	RETAINING WALLS FOR MAIN HOUSE & FOR THE PAD, INTERIOR REMODEL AND 422 ADDITION TO THE MAIN HOUSE  (PLS ASSIGN TO CHRISTOPHER FARGE, HE WAS THE PREVIOUS PLANNER FOR THIS JOB (RPPL2023004413 & RPPL2023006152)	32521 Wagon Wheel Road, Santa Clarita CA 91390	3211003024	Pilar Mutuc	To Be Assigned Received	A-2-2	5
Site Plan Review - Ministerial Number of Plans: 1								
RPPL2025004255 PRJ2025-005008	10/01/2025	MINISTERIAL SPR FOR A DRIVE-THROUGH RESTAURANT	27524 The Old Road CA 91355	2826037022	Dana Sayles	Michelle Fleishman	C-3 C-3-U/C	5