



COUNTY OF LOS ANGELES  
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ANDREA SHERIDAN ORDIN  
County Counsel

December 7, 2010

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#12 12-07-10

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Agenda No. 7  
07/27/10

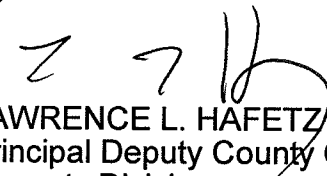
**Re: GENERAL PLAN AMENDMENT NUMBER 2009-00009-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the above-referenced application for a general plan amendment to facilitate a residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots on 2,173 gross acres, located north of the City of Santa Clarita in the Sand Canyon Zoned District. At the completion of the hearing, your Board indicated an intent to approve the general plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN  
County Counsel

By   
LAWRENCE L. HAFETZ  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

  
JOHN F. KRATTLI  
Senior Assistant County Counsel

LLH:sh  
Enclosure

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
RELATING TO THE ADOPTION OF GENERAL PLAN AMENDMENT  
NO. 2009-00009-(5)**

**WHEREAS**, section 65350, et seq., of the California Government Code provides for the adoption and amendment of a jurisdiction's general plan; and

**WHEREAS**, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

**WHEREAS**, the permittee, Pardee Homes, LLC, proposes to develop a clustered hillside residential development of 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The development also includes the proposed construction of an 11.6-acre school site, a network of privately-maintained paseos and trails, and one public trail; and

**WHEREAS**, in connection with the proposed development, the permittee has requested the approval of this General Plan Amendment No. 2009-00009-(5) ("Plan Amendment") to amend the County Master Plan of Highways, a part of the General Plan, to delete Cruzan Mesa Road, a designated limited secondary highway, and to realign Whites Canyon Road through the development site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway. The realigned portion of the road will be named Skyline Ranch Road and will continue to be a designated secondary highway; and

**WHEREAS**, Vesting Tentative Tract Map No. 060922 ("Vesting Map") is a related request to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres; and

**WHEREAS**, Conditional Use Permit Case No. 04-075-(5) ("CUP I") is a related request to ensure compliance with the requirements of: (a) hillside management development in urban and non-urban areas; (b) density-controlled development; and (c) on-site grading exceeding 100,000 cubic yards. CUP I also authorizes the development of an on-site temporary materials processing facility during project construction; and

**WHEREAS**, Conditional Use Permit Case No. 2009-00121-(5) ("CUP II") is a related request to authorize an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill; and

**WHEREAS**, Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit") is a related request to authorize removal of one non-heritage oak tree from the site; and

**WHEREAS**, Highway Realignment Case No. 2009-00001-(5) ("Highway Realignment Case") is a related request to authorize the realignment of Whites Canyon Road, a designated proposed secondary highway, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, and renaming the realigned portion of the road to Skyline Ranch Road. As required by the Los Angeles County Code ("County Code"), the Highway Realignment Case was initially presented to the County Interdepartmental Engineering Committee ("IEC") for consideration, which recommended approval of the matter. The instant Plan Amendment will effectuate the Highway Realignment Case by amending the County Master Plan of Highways within the General Plan; and

**WHEREAS**, the County Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of the Plan Amendment, Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case on July 27, 2010; and

**WHEREAS**, the Board finds as follows:

1. The site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
2. The site is irregularly-shaped, approximately 2,173 gross acres in size, and is in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres of the site have slopes of 0 - 25 percent, 644 acres of the site have slopes of 25 - 50 percent, and 755 acres of the site have slopes of 50 percent and greater.
3. Access to the site will be from Skyline Ranch Road from the west, a proposed 84-foot to 94-foot-wide secondary highway, which will traverse the site to Sierra Highway, a 100-foot major highway.
4. The site falls within the following zoning classifications: A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area); A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area); A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area); and A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which all were established by Ordinance No. 7339 and became effective on June 6, 1958.
5. The surrounding properties are zoned as follows:  

North:	A-1 and A-2-1;
East:	A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City-zoned property;
South:	A-2-1 and City-zoned property; and
West:	A-2-1 and City-zoned property.

6. Surrounding land uses are as follows:

- North: Vacant property and single-family residences;
- East: Vacant property, single-family residences, industrial and commercial uses;
- South: Vacant property, single- and multi-family residences, industrial and commercial uses, and a school; and
- West: Vacant property and single-family residences.

- 7. The project will be consistent with the A-1, A-1-1, A-1-10,000, and A-2-1 zoning classifications, where applicable. Single-family residences are permitted in the A-1 and A-2 zones pursuant to sections 22.24.070 and 22.24.120 of the County Code, respectively. Moreover, although the project's proposed lot sizes are less than what is otherwise required in the A-1-1, A-1-10,000, and A-2-1 zones, respectively, the permittee is seeking CUP I for density-controlled development to allow the project's dwelling units to be concentrated in a portion of the property with smaller lot sizes. The project's remaining acreage, outside the clustered development, will be reserved as permanent open space.
- 8. The existing site consists of vacant land, part of which was previously subdivided by recorded Tract Map Nos. 49433, 49434, and 49467. One such tract, Tract Map No. 49467, was a subdivision approved to create 200 single-family lots on 360 acres within the Cruzan Mesa area. This tract was never developed. As part of this project, the underlying lots within these recorded tract maps will be merged into one open space lot, Lot No. 1293.
- 9. The site falls within the following land use categories in the Santa Clarita Valley Area Plan ("Area Plan"), a component of the General Plan: Hillside Management ("HM"); Non-Urban 2 ("N2"); Urban 1 ("U1"); Urban 2 ("U2"); Urban 3 ("U3"); and Floodway/Flood Plain ("W"). These land use categories would authorize a maximum of 1,302 dwelling units for non-urban and urban hillside residential development, and thus the proposed 1,260 dwelling units for the project are consistent with these Area Plan categories.
- 10. The project will provide approximately 1,770 acres of open space (approximately 81 percent of the project area) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project will thus be consistent with the minimum 25 percent open space requirement for urban hillside projects under the County Code and the 70 percent open space requirement for non-urban hillside projects. All open space will be designated as permanent open space and will comply with density-controlled development requirements.
- 11. The project and its proposed density are consistent with the adopted General Plan and zoning designations for the site, and are consistent with the surrounding communities.

12. An Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff of the County Department of Regional Planning ("Regional Planning") determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the project.
13. The County Regional Planning Commission ("Commission") conducted its own duly-noticed public hearing to consider the project on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. On March 24, 2010, after hearing all testimony, the Commission certified the final EIR, approved the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case, and recommended approval of the Plan Amendment to the Board.
14. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board of the Plan Amendment, the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case were called up for review by the Board along with the request for the Plan Amendment.
15. On July 27, 2010, the Board conducted a duly-noticed public hearing for the project, which included consideration of the Plan Amendment, Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case. At the conclusion of said hearing, the Board certified the final EIR and indicated its intent to approve the Plan Amendment and related entitlements.
16. In 1980, the County adopted 61 SEAs to help preserve rare plants and animals. In 2000, the County prepared an updated study of the County SEAs ("2000 SEA Update Study"). The 2000 SEA Update Study proposed to more than double the existing acreage of the County SEAs and to designate a new Cruzan Mesa Vernal Pools SEA within and surrounding the project site.
17. The proposed SEA includes mesas, canyons, steep interior slopes, a seasonally flowing wash, and two regionally-serving vernal pool complexes with the potential to support a variety of special status plants and animals, including the endangered fairy shrimp.
18. After release of the 2000 SEA Update Study, the permittee, in consultation with Regional Planning, conducted an extensive land assembly effort involving approximately 36 different property owners to purchase privately-owned property within the SEA.
19. Mystery Mesa is a landmark setting within the site, and due to its remarkable views, Mystery Mesa has been an important movie and television filming location for 40 years, being vital to the regional economy. A tract map has been recorded

for 200 homes on Mystery Mesa, but after its recordation, the County proposed to include Mystery Mesa within the proposed SEA.

20. The current County Master Plan of Highways proposes to extend Whites Canyon Road and to construct a new Cruzan Mesa Road through the proposed SEA. Both road connections would require substantial grading and landform alteration that are not supported by federal and state resource agencies because of unacceptable environmental impacts.
21. Because of the unacceptable environmental impacts associated with the planned development of Cruzan Mesa Road and extension of Whites Canyon Road, an alternative traffic circulation improvement was needed to connect Plum Canyon Road to Sierra Highway. The permittee, in cooperation with Regional Planning, designed the project and Skyline Ranch Road to provide this significant alternative highway connection.
22. The construction of Skyline Ranch Road will eliminate the need for the environmentally-damaging road connections through the proposed SEA and will provide a more appropriate highway connection closer to urban development. The elimination of Cruzan Mesa Road and realignment of Whites Canyon Road are consistent with the relevant recommendations by both state and federal agencies and County staff.
23. Skyline Ranch Road will provide an important highway connection between Plum Canyon Road and Sierra Highway and will eliminate the need for the environmentally-damaging planned extension of Whites Canyon Road.
24. Cruzan Mesa Road, a proposed limited secondary highway, is unnecessary for traffic and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the County Master Plan of Highways would not diminish the County's future right to require access in this area.
25. The project proposes no interconnecting streets from Skyline Ranch to existing adjacent neighborhoods, thereby preventing disturbance to existing residents from additional vehicle traffic.
26. Approval of the project is appropriate given its compliance with the General Plan and zoning, the environmental benefits associated with the project, and its proposed public amenities.
27. The proposed project is required to comply with the development standards of the A-1 zone pursuant to section 22.24.110 of the County Code, and A-2 zone pursuant to section 22.24.170 of the County Code, except as otherwise modified by CUP I.
28. The Plan Amendment is consistent with the goals and policies of the General Plan in that the project increases the supply and diversity of housing and

promotes the efficient use of land through a more concentrated pattern of urban development.

29. The technical and engineering aspects of the project have been resolved to the satisfaction of the County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health, and Regional Planning.
30. The site is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, except as otherwise modified and shown on the Vesting Map and Exhibit "A."
31. Compatibility with surrounding land uses will be ensured through the related Vesting Map, CUP I, CUP II, and Oak Tree Permit.
32. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
33. The Plan Amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in these findings of fact, the findings of fact for the related entitlements, as well as the environmental documentation for the project.
34. Modified conditions in the surrounding area warrant approval of the instant Plan Amendment.
35. Approval of the Plan Amendment is in the best interest of the public health, safety, and general welfare, because the area contains, and/or the project proposes, sufficient infrastructure and facilities to accommodate the development to include street improvements, water supply, sewer connection, fire flow, and fire access. The project is in conformity with good planning practices.
36. Approval of the Plan Amendment will enable implementation of the County Master Plan of Highways in the development of the subject property.
37. The applicant has satisfied the County "Burden of Proof" set forth in the County Code for the requested Plan Amendment.
38. A final EIR for the project was prepared for this project in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, which final EIR consisted of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the final EIR including Responses to Comments dated February 2010, the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010.
39. The Board reviewed and considered the final EIR, along with its associated Findings of Fact and Statement of Overriding Considerations ("Findings and

SOC"), and found that it reflects the independent judgment of the Board. On July 27, 2010, the Board certified the final EIR and adopted its associated Findings and SOC for the project.

40. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
41. The project is subject to California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

**THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:**

1. Certifies that the final EIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the final EIR, and that the final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project;
2. Certifies that at the conclusion of the hearing on the project it certified the final EIR and adopted the Findings and SOC, and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; certifies that it found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those Findings and SOC; certifies that it determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings and SOC;
3. Finds that the proposed Plan Amendment is consistent with the goals, policies, and programs of the General Plan; and
4. Approves General Plan Amendment Case No. 2009-00009-(5), amending the County Master Plan of Highways of the General Plan, as depicted in the attached Exhibit "A."



The foregoing resolution was on the 27th day of December, 2010, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.



SACHI A. HAMAI, Executive Officer-  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By   
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By   
Deputy

Attachment

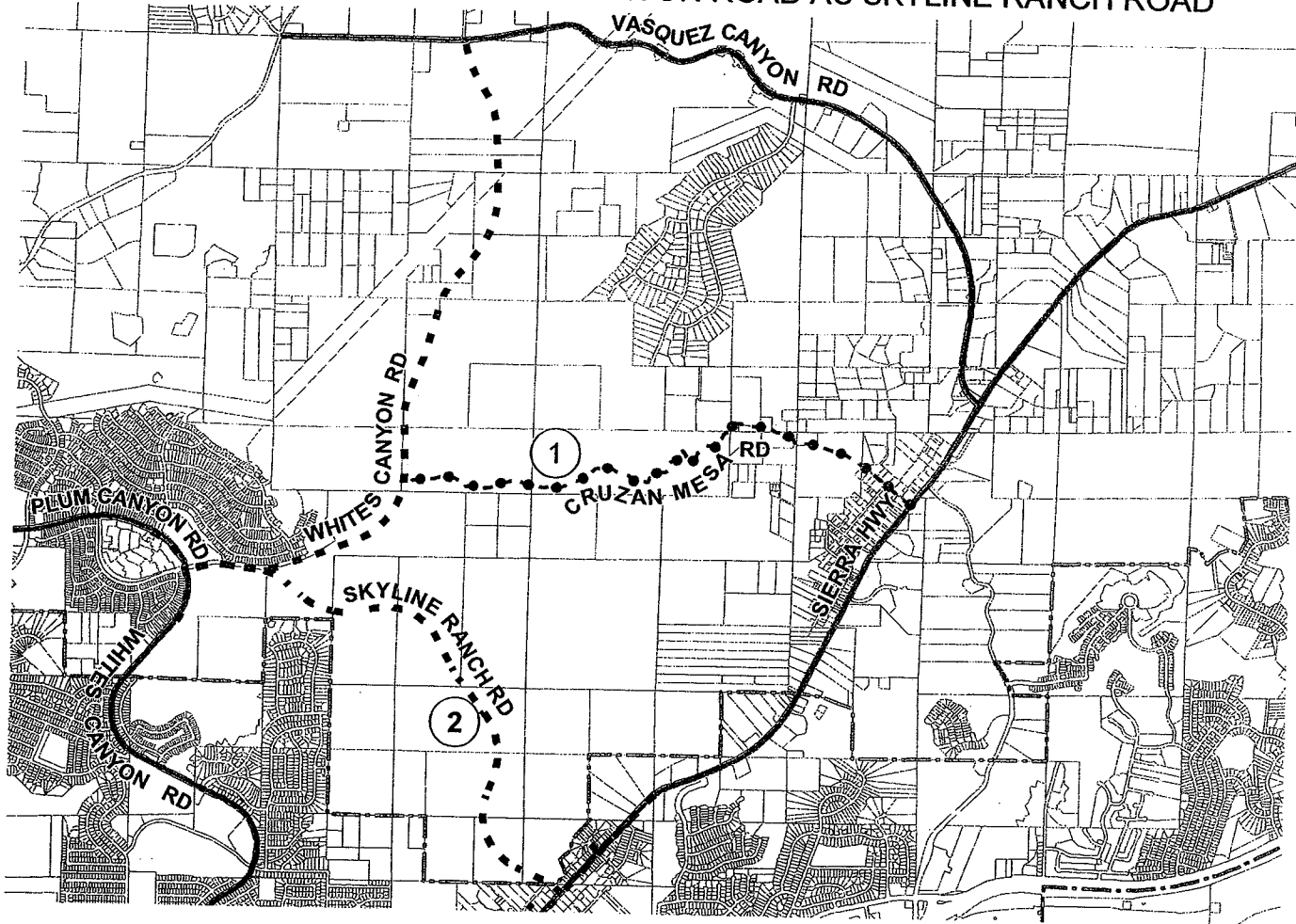
AMENDMENT TO COUNTYWIDE GENERAL PLAN  
 SANTA CLARITA VALLEY COMMUNITY

**PLAN AMENDMENT: 200900009**

ON: \_\_\_\_\_

**CHANGE TO ADOPTED HIGHWAY PLAN**

DELETE PROPOSED CRUZAN MESA ROAD AND  
 REALIGN PROPOSED WHITES CANYON ROAD AS SKYLINE RANCH ROAD



**HIGHWAY PLAN AMENDMENTS:**

- ① DELETE PROPOSED LIMITED SECONDARY HIGHWAY CRUZAN MESA ROAD.
- ② — REALIGN PROPOSED SECONDARY HIGHWAY WHITES CANYON ROAD AS SKYLINE RANCH ROAD FROM PLUM CANYON ROAD TO SIERRA HIGHWAY.

**LEGEND:**

- MAJOR HIGHWAY - EXISTING
- - - SECONDARY HIGHWAY - PROPOSED
- LIMITED SECONDARY HIGHWAY - PROPOSED
- PARCELS
- - - - - CITY BOUNDARY

**DIGITAL DESCRIPTION:** VCOZD\_SAND\_CANYON

THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR

