



Castaic Area Town Council Land Use Meeting

Monday, March 2nd, 2020

7:00 PM Board Room

Meeting Minutes

Meeting Location:

Castaic Union School District Office
 Board Room
 28131 Livingston Avenue
 Valencia, CA 91355

Contact:

Castaic Area Town Council
 P.O. Box 325, 28201 Franklin Way Castaic, CA 91383
 CastaicTownCouncil@gmail.com
 CastaicTownCouncil.org

In General, any document provided to a majority of the members of the Town Council regarding any item on this agenda will be made available for public inspection at the meeting except that meeting minutes will be made available by contacting the Town Council Secretary. A nominal fee may be charged to cover the cost for copies. Approved minutes can be viewed at the Town website at castaictowncouncil.org

In compliance with the Americans with Disabilities Act, if you need special assistance, disability-related modifications or accommodations, including auxiliary aids or services, in order to participate in public meetings of the Castaic Area Town Council, please contact the Castaic Area Town Council. Notification of 5 working days prior to the meeting will enable the Town Council to make reasonable arrangements to ensure accommodation and accessibility to this meeting.

ROLL CALL – Members 5 Call to Order: 7:00pm

REGION I	Lea Lanfranco	X
REGION II	Abigail DeSesa	X
REGION III	Lloyd E. Carder II	X
REGION IV	Robert Kelly	X
REGION V	Bonnie Sander	X

A. PLEDGE OF ALLEGIANCE

B. APPROVAL OF AGENDA – Comments and/or questions on Agenda items.

Motion: To Approve Agenda First: Lloyd Carder II Second: Bonnie Sander Vote: Approval 5-0

Hearing Session

This is the time set aside for individuals wishing to address the Town council on matters not listed on the agenda. State Law prevents the Council from acting on any matter not listed on the agenda, or from discussing any such matter in any detail. Speakers, who must have submitted their “Request to Speak” form prior to the start of the meeting, should limit their comments to a maximum of 3 minutes per speaker, 20 minutes per topic, and should only expect the Council to take their comments under advisement for possible future discussion and/or action. If an individual wishes to speak on a matter that is on the agenda, they will be called upon when the item is brought up. Request to Speak Forms are located in the back of the room and can be quietly submitted to any Council Member.

A. Advance Requests to speak. 2

B. Estimated number of guests in attendance, all parties, including Land Use members. 10



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DISCUSSION/ACTIONS ITEMS/NEW BUSINESS

Property Address: **30995 Stone Creek Road, Castaic**

Assessors Parcel # 3247-026-019

Project CUP Code #2019-003665-(5)

Size: 80 Acres

Zoning: A-2-2 (Heavy Agricultural, Two-Acre Minimum Required Lot Area)

Presenting: Mr. Ron Koester, CRC enterprises

Owner: M/M Jennings

(661) 297-2336

The proposed project is an on-site grading project with an estimated 118,320 cubic yards (CY) of grading (63,200 CY of cut plus 55, 120 CY of fill) for a single-family residence within a Hillside Management Area (HMA). Grading will be balanced on site. The proposed residence is a 4,282-square foot one-story structure with attached 770-square foot garage, 765-square foot covered patio and 200-square foot covered porch.

A conditional use permit (CUP) is required for this project because the amount of grading exceeds 15,000 CY within an HMA.

Key Issues:

- Consistency with the Los Angeles County ("County") General and Area Plans
- Satisfaction of the following Sections of Title 22 of the County Code:
 - o 22.158.050 (CUP Findings Requirements)
 - o 22.104 (Hillside Management Requirements)
 - o 22.80.050 (Rural Outdoor Lighting Standards)
 - o 22.174.060 (Oak Tree Permit Burden of Proof Requirements) (Possible)
 - o 22.16.030-B (Principal Use Regulations in A-2 Zone)
 - o 22.312 (Castaic Area)



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A.1.1. Motion: To Approve project: First: Lloyd Carder Second: Abigail DeSesa
Vote: 5-0

Conditions for approval:

1. Conform to CSD Landscaping in accordance with hillside management.
2. Horse trail access to utilize non-slip surface for crossing.
3. County to consider easement for old growth oaks next to property, including utilities.
4. Submit maps and grading plan as presented in meeting (1/15/2020)
5. 5 Acre maximum grading.

Developer Presentation:

1. Single Family dwelling on five acres (only 6% of property)
2. No blue line stream, does not cross stream
3. No debris basin
4. All grading on-site.
5. 20' wide driveway on existing dirt road
6. No impact on oak trees
7. Only rural outdoor lighting, per county standard
8. Conforming to CSD
9. Not near ridgeline.
10. With 80 acres, have right put in sub-division in future. No intent at this time.

Community reaction:

Overwhelming support from community members that attended.

Speakers included:

1. Mr. Dan Reilly: Knows owners and approves of project. Please save oak trees and grant easement.
2. Mr. Steven Keefe: Knows owners and approves of project. If road is damaged during construction, wants to make sure it gets repaired. For easement as well.



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NOTICE:

Next Castaic Area Town Council Land Use Committee Meeting: May 4th.

ADJOURNMENT:

Motion to adjourn First: Lloyd Carder II Second: Lea Lanfranco
Vote: 5-0, Time: 8:10pm