



# CASTAIC AREA TOWN COUNCIL

## REGULAR MEETING OF THE LAND USE AND COMMUNITY STANDARDS COMMITTEE

### *MINUTES*

Monday, March 7th, 2016  
7:00 P.M. Board Room

#### **CALL TO ORDER**

The regular meeting of the Land Use and Community Standards Committee of the Castaic Area Town Council was called to order at 7:05 P.M. by Chairperson James Idleman, at the Castaic Union School District Office, 28131 Livingston Avenue, Valencia, CA 91355.

#### **ROLL CALL**

##### **COMMITTEE MEMBERS PRESENT:**

James Idleman	Chairperson
Sandy Holguin	Region 1
Stacy Court	Region 2
Jeff Preach	Region 4
Jim D'Addario	Region 5, Secretary

##### **COMMITTEE MEMBERS ABSENT:**

Nick, Region 3

#### **PLEDGE OF ALLEGIANCE**

James Idleman led the Pledge of Allegiance.

#### **APPROVAL OF AGENDA**

N/A

#### **APPROVAL OF MINUTES**

The Minutes of the Regular Meeting of December 9th, 2014  
Only one of the current members was on Land Use at the time of the meeting.  
No vote taken. Notes were submitted into record.

#### **HEARING SESSION**

**Number of guests in attendance (excluding project applicants):52**

**Advance Requests to Address the Committee:14**

**Comments and/or questions on Agenda items**  
There were none.



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### PRESENTATION & REPORTS

#### Development Description and Presentation

#### 1. “The Reserve” Vesting Tentative Tract Map NO. 072680

The Reserve at Sloan Canyon is a 187 – acre assemblage of six distinct properties: the Reserve lies east of the new Castaic High School, and west of the currently existing residential and commercial uses. The main access to the new Castaic High School bisects the Reserve and joins the new Castaic High School to the I-5 freeway. The Reserve at Sloan Canyon is comprised of 139 single-family-detached lots: these lots are approximately 11,000 gross square feet (more or less 1/4 acres), anticipated one and two story homes that are 2,800 square feet in size to 4,200 square feet in size. The preliminary open space plan is approximately 75% (or 141 +/- acres) of generally contiguous open space provided by The Reserve at Sloan Canyon.

Mr. Arthur L. Lorenzini, Jr (presenting)

- i. Committee Discussion – See attachment
- ii. Developer comments – See attachment
- iii. Guest comments – See attachment

Motion to approve project tract map as presented:

Motion: Ms. Sandy Holguin

Second: Ms. Stacy Court

Mr. Preach Abstained

**Motion Approved:** by 2-1 vote, Mr. D’Addario opposing

#### 2. Sterling Ranch Estates (Tract Map 60257, 62000)

Sterling Ranch Estates consist of two projects, processed concurrently under one (1) EIR, the first under Tentative Tract Map 60257 is 110 +/- acres proposing 231 single family lots, an approximate 15,000 square foot commercial structure, with an approximate 5 acre community park. The second part is under Tentative Tract Map 62000, on 94 acres of land consisting of 21 estate lots, the remainder of land to be dedicated for open space. The current zoning and land use is; LA R1, H5 & H2, C2 and RL5. The developer intends to meet all open space requirements as per the recently approved OVOV. This project is consistent with LA County Zoning and (OVOV) Land Use, Castaic Area Community Standards and Val Verde Area 7,000 square foot lot size and average 10,000 square foot or larger.

Mr. R. Hunt Williams (presenting)

- i. Committee Discussion – See attachment
- ii. Developer comments – See attachment
- iii. Guest comments – See attachment



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Motion to approve project as presented with the following recommendations:

1. Project conforms to the Castaic Community Standards District
2. Developer meets with Val Verde organizations (Val Verde Civic Association and Val Verde Land Use Committee) before the Town Council meeting.
3. Bridge and Thoroughfare fees from project are applied to the bridge at the Del Valle water crossing.

Motion: Mr. Preach

Second: Mr. D'Addario

**Motion Approved:** by 4-0 vote

### 3. Commercial Storage Regulations (possible CSD addendum)

Information to be discussed at CATC Meeting in March.

#### CORESPONDENCE/COMMITTEE INFORMATION/DISCUSSION

None were submitted.

#### ITEMS FOR POSSIBLE DISCUSSION, FUTURE CONSIDERATION AND/OR UNDER PREPARATION

1. Commercial storage regulations

**Notices:**

Next Castaic Area Town Council Agenda Meeting is Wednesday, April 7th, 2016

Next Castaic Area Town Council Town Hall Meeting is Wednesday, March 16, 2016

Next Castaic Area Town Council's Regular Meeting of the Land Use and Community Standards Committee is Monday, April 4th, 2016

#### ADJOURNMENT

Chairman James Idleman requested adjournment of the meeting.

Motion: Ms. Stacy Court

Second: Mr. Jim D'Addario

Time: 9:45 P.M

VOTE: 3-0 to approve

\_\_\_\_\_  
Jim D'Addario, Secretary

\_\_\_\_\_  
James Idleman, Chairman

\_\_\_\_\_  
Date Approved



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### Attachment

#### 1. "The Reserve" Vesting Tentative Tract Map NO. 072680

##### i. Committee Discussion:

- a. **Jim D'Addario** asked specific questions about the project (see below a - n).
- b. **James Idleman** asked about enlarging debris basins for pocket parks (see below p.)

##### ii. Developer comments:

- a. The project is about ½ mile into the canyon from Jack-in-the-Box.
- b. Project conforms to CSD except for density and clustering. Developer entered into record the February 28th, 2011 letter sent by the town council to Regional Planning requesting a zone change with clustering, and a waiver from the Halsey Canyon CSD relating to lot size and zoning.
- c. 2 acre Park site is 1000 to 1500 feet from nearest home. Maximum community accessibility.
- d. Possible Improvements to Del Valle park \$280,000 from park fees.
- e. Met with neighbors (20)
- f. They are getting a negative declaration instead of an EIR which will include a traffic study.
- g. They do not have ties to the High School former property owners or have made a deal with them.
- h. Rural standards (rolled curbs, no lighting) will be enforce within the community.
- i. 1.2 million yards of cut and fill.
- j. 24 oak trees removed
- k. Protect Ridge Lines
- l. Contiguous open space 130 acres.
- m. Maintain wild life corridor.
- n. Pump station to HS, Newhall Water.
- o. There is currently one small pocket park within community.
- p. Can possibly look at enlarging debris basins for another pocket park.
- q. Grading is balanced on site.
- r. There are two tracts near this tract: Ion and Larwin.
- s. Park will be run by LA County Parks
- t. Home Owners Association will be formed. They will take care of trails.

##### iii. Guest comments:

- a. **Flo Lawrence**: likes the wild life corridor, 2 acre park, improvements to Del Valle park (maybe a dog park?), will raise property levels.
- b. **Bonnie Nikolai**: Concerns that a proper traffic study has not been conducted especially with the High School. She is not for Del Valle park expansion. Would like to see the park have baseball fields, double the oak trees to be planted, make sure all homes are low water usage with Grey Water system requirements.



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### 2. Sterling Ranch Estates (Tract Map 60257, 62000)

#### i. Committee Discussion:

- a. Sandy Holguin asked about traffic and flooding (see s below).
- b. Stacy Court has concerns about drainage and traffic issues. Might be used as a main road. Concerned with new traffic on Cromwell and Hunstock with additional homes. (see u below)
- c. Jeff Preach is in favor of the project with the condition of using the B&T fees be used specially for improvements to Hasley Canyon and Del Valle Road intersection.
- d. James Idleman: Is Park county or HOA maintained? Would be better if HOA took care of it.

#### ii. Developer comments:

- a. 5 Acre park (double requirement), multipurpose playing field, county run and maintained most likely.
- b. Purchased land in 1960
- c. Made six changes to development over the years.
- d. Both Land use and CATC approved in 2005/2006. Pulled back in 2007 because of the recession.
- e. Served by LA Waterworks 36, will require a water tank, water availability letter available.
- f. Del Valle Road will need re-alignment for project. It is substandard and very dangerous. Elevation change by 100'.
- g. Community has given input on multiple occasions.
- h. Willing to work with Val Verde Civic Association and their Land Use Committee.
- i. Wants input on lighting of the park.
- j. 1.3 million yards grading, balanced on site.
- k. EIR not distributed yet, need scoping meetings.
- l. Standard curb and gutters are proposed, by CSD rural standards.
- m. Conforms to CSD.
- n. Consistent with OVOV.
- o. Removing one oak tree
- p. 40% Natural Open Space
- q. Hiking trails throughout.
- r. Sewer system will come into Val Verde. Not sure what cost to residents it might be to hookup. It will take three to five years to start to build homes. There will be a sewer study.
- s. Community needs to give input. We are required to do a traffic study. How wide does the community want the road. Hasley/Del Valle bridge needs to be dealt with. B&T District \$19,800 per lot that could fix that intersection.
- t. No primary or secondary ridgelines.
- u. Traffic are concerns to be addressed in the traffic study/EIR.
- v. Long term plan for Newhall is to put a signal at Chiquita/126.
- w. Del Valle road would not be shut down during construction. Not required to build 4 lane highway to 126.
- x. Project will be sold off to a builder.



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- y. Will have a phasing map.
- z. Ridge on Silver Street will not be touched.
- aa. Not widening Hunstock or Cromwell.
- bb. Reason to raise road is for LA County standards.

### iii. Guest comments:

- a. **Flo Lawrence:** traffic concerns from Stacy. Have you gone to VVCA since 2007. Seems backwards, should meet with them first. Also agrees B&T funds should be used for bridge. Sewer, will it force residents to come on line? Sewer should come down from Chiquita Canyon, not up Del Valle. Want to see water availability letter. It will change the complexion of Val Verde. Will you stick with project all the way through.
- b. **Joe Ordway:** B&T concern, Park go into taxes to pay for, sewer system costs forced to hookup. Possibly ¼ value of my home.
- c. **Susie Evans:** Concerns will Del Valle be shut down? Been multiple fatalities at Chiquita/126. Will county put up a signal? Will home owners be told about about dump? Will Chiquita canyon be made into four lanes?
- d. **Greg Kimura:** (on behalf of several residents)
  - a. Intersection of Del Valle and Hasley will be severely impacted with traffic. Intersection needs to be approved.
  - b. Intersection will not be safe with the additional traffic. Also, new people will not know how to turn left from Del Valle to Hasley.
  - c. Del Valle will be improved by the developer, however it won't be done all the way to Hasley. The inconsistency will not look good and it'll make the road look like it wasn't done properly. Make it look consistent.
  - d. The grading at the industrial park caused a protected ridgeline to be destroyed. The developer said it was due to an engineering/geology study that was defective in that it did not recognize the sled area. Due to this, we do not want to have the same engineer or geologist working on this project.
  - e. With 252 additional homes, there will be a large impact to the YAL program at the park. The developer will need to compensate the community.
  - f. In addition, the community scholarship, bus pass program, events, summer camp, etc will be impacted as well. The developer will need to compensate the community.
  - g. The new residents may want to dictate change in Val Verde. The developer should minimize this impact to the community.
  - h. If a sewer system will be brought in, what will be required of existing homes? Will residents be required to tie in? What is the cost? Also additional taxes (property tax bill.)
  - i. Additional traffic on Halsey freeway exit will need to be addressed.
  - j. Additional traffic on Halsey Canyon Rd will need to be addressed.
  - k. The water pipes on Del Valle may not be able to handle the additional demands. Recommend developer put in new water lines.
  - l. In the past, developers have gone bankrupt, leaving the area looking horrible. Recommend a fund be created to insure that if the developer goes under, the land will be returned to the original state.



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- m.** Require that the developer complete all community amenities, such as parks, trails and green belts prior to the first house being sold.
  - n.** Require developer meet with community to come to an agreement with the community regarding parks, trails, green belts, water pipes, sewer system, modification to roads, etc prior to request to the county for approval of permit.
  - o.** Per CSD, minimum lot size must be 7,000sq ft.
  - p.** Require sidewalks to the parks and trail heads.
  - q.** Require developer to minimize impact to existing residents. Come to an agreement with community regarding days/hours of construction, road closure schedule, turning off utilities, etc, prior to request to the county for approval of permit.
  - r.** Follow OVOV requirement for dark skies.
  - s.** Any CSD waiver must be approved by the community. Require properly noticed meeting in Val Verde and Castaic.
  - t.** Residents demand developer come to Val Verde to make a presentation. Must make presentation to both Land Development Committee and Town Hall meeting.
- e. Bonnie Nikolai:** Happy with septic, don't want sewer hookup. Wants a gas station at commercial area, Soccer Fields, concerns with school busses, wants an elementary school in community, fix the Del Valle bridge, no four lane highway, town to remain rural as possible, wants homes to be varied like Val Verde, wants soil testing/pollution from oil, wants grey water and native plants as requirement for development. Solar for homes.
- f. Cynthia Kimura:** Ridgeline destruction because of slide at commerce center. What is assurance this will not happen again. Very disturbing because it was a protected ridgeline. What phases?
- g. Steve Lee:** Don't want tract homes, we are different. Fix Del Valle bridge. Respect the ridge, separate from Castaic. Smell of sewer. \$15k to \$75K to sell and dig up septic, no four lanes, more land between homes, low lighting, commerce center is closer than on map. Respect night stars.
- h. Jaime Briano:** In Val Verde for 45 years. Del Valle is fine. Septic is fine. Project should have been brought to Val Verde first.
- i. Erica Larsen:** VVCA Board Member. If there is an HOA, will there be roundabouts, will there be walls, what will we be seeing, how long will construction of the road take, Where are trees, path out to equestrian center, can we choose the stores, will there be a meeting room, is there still a historical building. Commerce center will have traffic. Bring phasing maps to VVCA, horse properties an option, EIR in Spanish.
- j. David Salinas:** concern with sewer hookup, traffic, Ridge behind silver street will it be removed? Is it possible to get a drainage channel there?
- k. Stephanie Ebria:** Resident for some time and was on the CATC. Industrial center expanded closer to Windsor. My concern is with lights. Hard to see skies. Promised trails and open space. Cromwell has an opening but is blocked. Are you going to widen Hunstock and Cromwell. Concern with sewage pumping going wrong way. Left turn dangerous on Hunstock. Horse trails going to be incorporated? Like to see open space permanent.
- l. Grant Young:** What is the timeline? Park before completion?