



Castaic Area Town Council Land Use Meeting  
Monday, July 1, 2024  
6:30 PM

AGENDA

Meeting Location:

Remote Via Zoom:

<https://us02web.zoom.us/j/83425062660?pwd=XnJCPbnzhUhDrNljS5qZQa1001FRZz.1>

Meeting ID: 834 2506 2660

Passcode: 896402

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Contact:

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In General, any document provided to a majority of the members of the Town Council Land Use Committee 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 Land Use 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](http://castaictowncouncil.org)

ROLL CALL – Members \_\_\_\_\_ Call to Order: \_\_\_\_\_

REGION I	Rod Shreckengost		
REGION II	Steve Lee		
REGION III	Lloyd E. Carder II		
REGION IV	David Preach		
REGION V	Martin Euredjian		

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

Motion: First: \_\_\_ Second: \_\_\_ Vote: \_\_\_ / \_\_\_ / \_\_\_

Hearing Session

This is the time set aside for individuals wishing to address the Land Use Committee on matters not listed on the agenda. State Law prevents the committee 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 committee 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.

- A. Advance Requests to speak. \_\_\_
- B. Estimated number of guests in attendance, all parties, excluding Land Use members. \_\_\_



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## AGENDA

### DISCUSSION/ACTIONS ITEMS/NEW BUSINESS

#### **Project Description**

The Proposed Project is a request for a Solid Fill Conditional Use Permit (CUP) for Planning Area 4 (PA-4) within the Valencia Commerce Center (VCC) to accept approximately 1.35 million cubic yards (mcy) of dirt from construction projects in the region (Proposed Project). PA-4 comprises approximately 33.3 acres and is located in unincorporated Los Angeles County, west of Commerce Center Drive, generally bounded by Franklin Parkway to the north and west, Castaic Creek to the south, and the Logix office building to the east (Project Site).

PA-4 was previously graded as a borrow site associated with approved Parcel Map (PM) 26363, which was part of the buildout of VCC. The proposed Solid Fill CUP to accept soil at PA-4 would bring the elevation of the graded pad up to the elevation of adjacent Franklin Parkway, consistent with the development grades anticipated in the VCC Master CUP. The Proposed Project includes a ministerial revision to the rough grading plan for PM 26363 to compact and level the soil upon acceptance.

The acceptance of fill at PA-4 will not generate any new truck trips because the fill will be received from ongoing construction projects that require soil export. Therefore, the truck trips associated with these soil export projects will occur regardless of whether the soil is accepted at PA-4. Providing PA-4 as another potential receptor site increases optionality and may reduce the distance that some soil export trips will need to travel compared to traveling to other available receptor sites.<sup>2</sup>

The origin of the accepted soil material is anticipated to come from ongoing construction projects in the region such as Metro's I-5 North County Enhancements Project over a period of approximately three years. The haul trucks would utilize SR 126 from I-5 and exit via an existing right-turn at Wolcott Way utilizing an existing dedicated deceleration/right-turn lane. From Wolcott Way, trucks would proceed onto Franklin Parkway and enter the site via an existing right-turn from Franklin Parkway. Empty trucks would exit the site via an existing left-turn onto Franklin Parkway and return to SR 126 via a protected left-turn at the signalized intersection at Wolcott Way. The truck usage would have a negligible impact on these local roadways.

Assessor's Parcel Number(s) 3271-002-038 (por) and 2866-002-061, Valencia Commerce Center PA-4

**Owner:** The Newhall Land and Farming Company

**Presenting:** Alex Herrell, Senior Vice President, Entitlements, Fivepoint. [alex.herrell@fivepoint.com](mailto:alex.herrell@fivepoint.com)

**Los Angeles County Case No: RPPL2023005350.** The subject property is zoned M-1-1/2-DP (Light Industrial-Development Program). No change of zone is requested.



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A.1. Motion: First: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_/\_\_\_/\_\_\_

Final comments or questions from audience guests on agenda matters only 3-minute limit per speaker. Request to Speak forms required.

**NOTICE:**

Next Castaic Area Town Council Land Use Committee Meeting: August 5th, 2024, if needed.  
Next Castaic Area Town Council Meeting: July 17<sup>th</sup>, 2024

**ADJOURNMENT:**

Motion: First: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_/\_\_\_/\_\_\_ Time: \_\_\_