



CASTAIC AREA TOWN COUNCIL

REGULAR MEETING OF THE LAND USE AND COMMUNITY STANDARDS COMMITTEE

MINUTES

Monday, May 2nd, 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
Steve Teeman	Region 3
Jeff Preach	Region 4
Jim D'Addario	Region 5, Secretary

COMMITTEE MEMBERS ABSENT:

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 March 7th, 2016

Motion by Mr. Preach, 2nd by Mr. D'Addario: 4-1 to approve, Mr. Teeman abstain.

HEARING SESSION

Number of guests in attendance (excluding project applicants):26

Advance Requests to Address the Committee: 7

Comments and/or questions on Agenda items

There were none.



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PRESENTATION & REPORTS

Development Description and Presentation

1. **“The Reserve at Hasley Canyon”** (the “RESERVE”) Tract Map: 072630 (APN: 3247-029-017, 3247-033-004, 3247-37-017, 3247-052-004)

The Reserve at Hasley Canyon (the “RESERVE) is an assembly of approximately 166 acres and two land ownerships, comprised of 46 single-family- detached lots; these lots are approximately 2 acres average in size, with anticipation of building one – and two –story homes in which are approximately 2,800 to 4,800 square foot in size. The Vesting Tentative Map (VTM) for Hasley Canyon supports the General Plan that has been presented.

Mr. Arthur L. Lorenzini, Jr (presenting) along with Mike Conley

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

Motion to approve project tract map as presented: (3/17/2016) with the below recommendations:

1. Developer to put a cul-de- sac at the top of the development.
2. Developer to check and coordinate with the horse trail people.
3. Developer will work with neighbors regarding flood control down to Hasley Canyon.
4. Developer will comply with the Castaic Community Standards District.
5. Developer will abide by County Dust Control Ordinance during construction.
6. Developer will put up one extra sign notice to Public Notice sign.
7. Developer to meet separately with Joe Delarni.
8. Developer to work on culvert size to help the Wildlife Corridor at the top of the development.



CASTAIC AREA TOWN COUNCIL

REGULAR MEETING OF THE LAND USE AND COMMUNITY STANDARDS COMMITTEE

Motion: Mr. Jeff Preach Second: Mr. Steve Teeman

Motion Approved: by 5-0 vote

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, June 1st, 2016

Next Castaic Area Town Council Town Hall Meeting is Wednesday, May 18th, 2016

Next Castaic Area Town Council's Regular Meeting of the Land Use and Community Standards Committee is Monday, June 6th, 2016

ADJOURNMENT

Chairman James Idleman requested adjournment of the meeting.

Motion: Mr. D'Addario
to approve

Second: Mr. Teeman

Time: 8:48 P.M VOTE: 5-0

Jim D'Addario, Secretary

James Idleman, Chairman

Date Approved



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REGULAR MEETING OF THE LAND USE AND COMMUNITY STANDARDS COMMITTEE

Attachment

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

i. Committee Discussion:

- a. **Steve Teeman:** Concerns with culvert, access, separate between homeowners property, wildlife thoroughfare, Widen culvert enough for wildlife, adding more cars to Hasley. Turning onto Hasley is dangerous as is. He is also concerned with the width of the properties which doesn't abide by the intent of the CSD, liability issue with the trails, construction traffic, dust control,
- b. **Sandy Holguin:** concern with multiple accesses to development.
- c. **Stacy Court:** Concern with access to trails.
- d. **Jeff Preach:** Happy with project, very good to build homes for schools and businesses.
- e. **Jim D'Addario:** cost of homes will be in the \$million + range, No parks with project, rural standards will apply, what are benefits to project?

ii. Developer comments:

- a. Rod/developer can put in a change link fence.
- b. Bridal trails on West (Left) side.
- c. Emergency access goes through Hasley Estates.
- d. Developer is getting a traffic study commissioned.
- e. Gated community not supported by Fire, there is a review process and the letter from Fire is not definitive.
- f. Water goes into basin, treated and released after 36 hours. They are not changing the volume of water.
- g. Oak trees will be replaced at 3 to 1 (10 removed).
- h. No new water tank or drilling for a well. Supported by District 36.
- i. Working with county on sewers which will tie in with Hidden Valley Court.
- j. Trails will be HOA owned.
- k. Will make sure to abide by all dust control parameters.
- l. Community benefits are alternate route for water system loop, students for schools, open space, and view shed protections.
- m. No EIR, just mitigate negative declaration.
- n. Grading: 1.2 Million yards on site.
- o. 46 homes proposed (vs 67 allowable)
- p. Construction start if all goes as planned Summer 2017.



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iii. Guest comments:

- a. **Rod Meyer:** Owns 116 acres @ end of property. Concerns: encroachment, wants wall between his property; about one way in, was told he couldn't build because of that.
- b. **Tricia Howel:** Concerns about Dark Sky, Rural Standards, Bridal Trails (which side), flow of water from property, oak tree removal, and secondary access.
- c. **Manny Santana:** Owns property in Val Verde. Concerns with trespassing, his property is located at end of project.
- d. **Al Fortune:** Concern with single point of ingress and egress, sewer and utilities.
- e. **Tim Patterson:** Concerns with water availability, drought, all homeowners are being told to conserve water which doesn't make sense to add homes then; also concern with line-of-sight to see homes from his property.
- f. **Suzanne Ceglia:** Concerns with homeowners are responsible for wash, not Arizona crossing. Responsible for cleanout of two big culverts. Concerns that there is no plan to widen Hasley Canyon. Water runoff is a big concern.
- g. **Lloyd Carder:** Concerned with the lot size (minimum widths) and that they don't conform to horse properties, trails must be open and not HOA owned (county owned vs HOA to avoid liability questions). Concerns with water availability.
- h. **Flow Lawrence:** Likes the project, make sure to comply with CSD, 75% open space, equestrian, concerns about equestrian access, fire access, trails and liability- can they be deeded to LA County parks & recreation? Concerns with water flow.
- i. **Joe Delarni:** Lives near cul-de-sac. When will be construction? Will trails be open to all.