

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: August 26, 2024

HEARING DATE: August 27, 2024 **AGENDA ITEM:** 5

PROJECT NUMBER: 96-044-(5)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) Modification No. RPPL2019002028PPL2019002028

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon

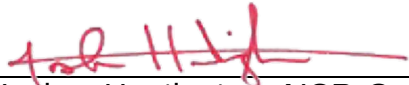
OWNER/APPLICANT: Spring Canyon Recovery Acquisition LLC

INCLUSIONARY HOUSING ORDINANCE (“IHO”): The Project is subject to the IHO.

CASE PLANNER: Marie Pavlovic, Senior Planner
mpavlovic@planning.lacounty.gov

SUPPLEMENTAL MATERIAL

This supplemental memo provides correspondence received subsequent to the transmittal of the Memo to the Hearing Officer. The attached comments include written correspondence from SCOPE, ultimately requesting records and for the continuance to October 22, 2024 to be granted, as well as two general project inquiries (Exhibit A).

Report
Reviewed By: 
Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBIT

Exhibit A	Public comments letter received between July 29 to August 26, 2024
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From: [SCOPE](#)
To: abodeck@planning.lacounty.gov; sjareb@planning.lacounty.gov; Joshua Huntington; Marie Pavlovic; Saraiya, Anish
Subject: Spring Canyon hearing officer Aug 27th Agenda 5
Date: Monday, August 26, 2024 11:28:15 AM
Attachments: [Comment Tract48086.pdf](#)

CAUTION: External Email. Proceed Responsibly.

Please find our comment letter for tomorrow's hearing, Item 5 Attached. Please acknowledge receipt.
Thank you.

SCOPE

Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-25-24

Honorable Hearing Officer, Steven Jareb
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 5 Aug 27th Hearing Officer Hearing related to Spring Canyon Development,
Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, sjareb@planning.lacounty.gov,
jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Mr. Jareb:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th that is proposed for continuation to Oct. 22nd. We submit this comment in an abundance of caution, and request that the extension be granted. In the meantime, we ask that issues brought up in this correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, is listed or posted. No recent information regarding actions taken by the department in the last 5 years is available on line. We were told by a planning department staff person that the Department is no longer posting department actions to the website so that actions can be reviewed by the public and that a public information request would have to be made. We have made that request, but much of the information has not yet been provided.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing.

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes.

Your agenda notice also is unclear as to how the previously approved 2019 conditions are to be changed. Please provide that information so that the public can make timely comments on this project.

We note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired and no further extensions can be approved.¹

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

Further illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time:

Environment

This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

¹ **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by [FindLaw Staff](#) (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by [Section 66456.1](#) shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with [Section 65864](#)) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

The fourth amendment project review should have been conducted as a “revised map” rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures.

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that “each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit...” It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

We appreciate that the hearing officer is asked to delay this hearing until Oct. 22nd, but we ask that these issues be addressed in the meantime.

In Our Public Records request, we asked for, but have not yet received:

1. Any time extensions granted for this project. (only an extension to August 2019 was provided)
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval. (It was stated that none occurred)
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval. (Not provided)
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval. (none provided)
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)
6. Any updated CEQA documentation (none provided)

We ask that these documents be provided well in advance of the Oct. 22nd hearing so that we can make timely and relevant comments.

Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

From: [SCOPE](#)
To: [DRP PRA](#)
Cc: [Marie Pavlovic](#)
Subject: (PRA 24-468) Re: Public records request - Spring Canyon Tract 48086
Date: Wednesday, August 14, 2024 9:18:13 PM
Attachments: [image.png](#)

CAUTION: External Email. Proceed Responsibly.

We note that today is less than two weeks away from a noticed hearing and hearing documents and materials have not thus far been posted on the website or provided to us as requested through a Public Records Act Request (PRA), even though they must now be available.

While your website states that the hearing MAY be continued, it does not say that it WILL or SHALL be continued, so we must be prepared to present our concerns at this hearing. However, you have not posted the background documents and information necessary to respond as stated in your PRA response or responded to our PRA request.

Please post these documents as required for public notice.

Please enter this email into the public record for this hearing.

Thank you

Lynne Plambeck

Santa Clarita Organization for Planning and the Environment

661 255-6899

-----Original Message-----

From: DRP PRA <pra@planning.lacounty.gov>

Sent: Aug 14, 2024 2:36 PM

To: exec-scope <exec-scope@earthlink.net>

Subject: (PRA 24-468) Re: Public records request - Spring Canyon Tract 48086

Hi,

Regional Planning's response to your request is as follows:

- Any time extensions granted for this project.

Final maps TR48086, TR48086-1, TR48086-2, and TR48086-3 recorded creating 512 lots (attached). The last couple of time extension grants are provided on our website. Any other time extension grants will be provided electronically within 30 days.

Time extension from 08.03.2018 to
08.03.19: https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension-20180821.pdf

Time extension from 08.03.17 to
08.03.18: https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension.pdf

- All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.

No Subdivision Committee meetings have been held since June 25, 2019.

- A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.

The requested modifications will be provided in the hearing package to the Hearing Officer. The hearing package which will be posted to the Department's website two weeks prior to the hearing: <https://bit.ly/PRJ96-044> (same link provided in the hearing notice).

- 4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.

No other approvals have been granted by LA County Planning. Other approvals may have been issued by other Departments, please inquire those Departments.

- All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date.

It will take 30-60 days to provide all responsive communications. Records will be provided in batches on the last day of the month starting in September.

Any updated CEQA documentation.

An Addendum to the previously certified EIR has been prepared for the CUP Modification request which will be included in the hearing package. See Response No. 3 above for the posting date and link.

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

The hearing package to the Hearing Officer for the CUP Modification request will be posted to the link provided above. All other records will be provided electronically on the following dates:

Project/Case Materials, excluding communications: Within 30 days

Responsive Communications: September 30, 2024, October 31, 2024 (if necessary)

PUBLIC RECORDS REQUEST COORDINATOR

Email: pra@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: SCOPE <exec-scope@earthlink.net>

Date: Monday, August 5, 2024 at 15:21

To: DRP PRA <pra@planning.lacounty.gov>, abodeck@planning.lacounty.gov
<abodeck@planning.lacounty.gov>, Joshua Huntington
<jhuntington@planning.lacounty.gov>, Marie Pavlovic
<mpavlovic@planning.lacounty.gov>

Cc: Saraiya, Anish <ASaraiya@bos.lacounty.gov>

Subject: Public records request - Spring Canyon Tract 48086

CAUTION: External Email. Proceed Responsibly.

Please find our public records request attached.

SCOPE

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AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-5-24

Public Information Officer
Amy Bodek, Executive Director
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: California Public Records Act Request regarding information related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: pra@planning.lacounty.gov, abodeck@planning.lacounty.gov,
jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

To whom it may concern:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th, but no recent information regarding actions taken by the department in the last 5 years is available on line. We therefore request that we be provided with the following information related to this tract approval as follows:

1. Any time extensions granted for this project.
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date
6. Any updated CEQA documentation

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

If no documents exist that are responsive to this request, please provide us with written confirmation of that fact.

The California Public Records Act states that no charge may be made other than for actually copying of the documents requested. Please notify us if a charge will be made for providing these documents and the approximate amount of the charge

We would prefer to accept your response in digital form. OR, if these documents are located somewhere on you website, please direct us to that location (we spent several hours searching and could not find any of the requested documents.)

The California Public Records Act requires that these records be provided within 10 days.

Thank-you in advance your compliance with California Law and for your time and attention to this matter. Your help is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lynne Plambeck".

Lynne Plambeck
President
661 255-6899

From: [Mary Johnson](#)
To: [Marie Pavlovic](#)
Cc: [Candy Clemente](#); [Mary Johnson](#); [Don Henry](#); [Cliff Grimes](#); [Scott Keller](#); [Chris Yewdall](#); [Kathryn Segura](#)
Subject: Project No. 96-044-(5)
Date: Sunday, August 4, 2024 2:12:13 PM

CAUTION: External Email. Proceed Responsibly.

Hello Ms. Pavlovic:

We received a copy of the notice of a Conditional Use Modification for Project No. 96-044-(5). The Conditional Use Permit Modification No. is RPPL2019002028. I went on line to see what those modifications were and I'm unable to find them. Can you please send me an electronic copy of the requested modifications?

Thank you.

Mary Johnson, Secretary
Agua Dulce Town Council
33201 Agua Dulce Canyon Rd, Box 8
Agua Dulce, CA 91390
<http://www.adtowncouncil.com>

Meetings: 2nd Wednesday of the month (dark in August)
Via Zoom: Jan, Feb, Apr, May, July, Oct, Nov.
In Person/Hybrid: at Agua Dulce Women's Club: Mar, June, Sept, Dec (December Non-Business Meeting is In-Person Only)
6:30 PM-Administrative Meeting, 7:00 PM-Community Meeting
All meetings are open to the public

From: [Irma Briano](#)
To: [Marie Pavlovic](#)
Subject: Project No. 96-044-(5)
Date: Monday, July 29, 2024 3:05:21 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone please tell me about the future planning project. It's between Shadow Pines and Agua Dulce Canyon. Thanks