

**PROJECT NUMBER**

96-044-(5)

HEARING DATE

February 12, 2025
(Appeal of Hearing
Officer's decision on
10/22/24)

PROJECT SUMMARY**REQUESTED ENTITLEMENT(S)**

Conditional Use Permit ("CUP") Modification No.
RPPL2019002028 ("CUP Mod")

OWNER / APPLICANT

Spring Canyon Recovery Acquisition LLC

MAP/EXHIBIT DATE

N/A

PROJECT OVERVIEW

The CUP Mod is a request to modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of CUP No. 96-044-(5) ("original CUP") to align with new and adjusted conditions approved under the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065) ("Fourth Amendment"), which was approved by the County Board of Supervisors on June 25, 2019.

LOCATION

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

ACCESS

Yellowstone Road

ASSESSORS PARCEL NUMBERS

514 parcels from recorded Tract Map Nos.
48086, 48086-01, 48086-02, and 48086-03

SITE AREA

548.1 Gross Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Soledad

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

H2 (Residential 2 – Up to 2 Dwelling Units Per
Acre)

ZONE

R-1-6,000 (Single-Family Residence - 6,000
Square Feet Minimum Required Lot Area), R-1-
7,000 (Single-Family Residence - 7,000 Square
Feet Minimum Required Lot Area), R-1-8,000
(Single-Family Residence - 8,000 Square Feet
Minimum Required Lot Area), R-1-10,000 (Single-
Family Residence - 10,000 Square Feet Minimum
Required Lot Area), R-1-15,000 (Single-Family
Residence - 15,000 Square Feet Minimum
Required Lot Area), R-1-20,000 (Single-Family
Residence - 20,000 Square Feet Minimum
Required Lot Area), and A-2 (Heavy Agricultural)

PROPOSED UNITS

492

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the previously certified Environmental Impact Report

KEY ISSUES

- Conform CUP conditions to the Fourth Amendment conditions of approval as required by Fourth Amendment Condition No. 20.
- Consistency with the Santa Clarita Valley Area Plan and General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions)
 - Section 22.158.050 (CUP – Findings and Decision Requirements)

CASE PLANNER:

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