



PROJECT NUMBER **HEARING DATE**
 96-044-(5) October 22, 2024

REQUESTED ENTITLEMENT(S)
 Conditional Use Permit (“CUP”) Modification No. RPPL2019002028 (“CUP Mod”)

PROJECT SUMMARY

OWNER / APPLICANT Spring Canyon Recovery Acquisition LLC	MAP/EXHIBIT DATE N/A
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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 (“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
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ASSESSORS PARCEL NUMBERS 514 parcels from recorded Tract Map Nos. 48086, 48086-01, 48086-02, and 48086-03	SITE AREA 548.1 Gross Acres
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GENERAL PLAN / LOCAL PLAN Santa Clarita Valley Area Plan	ZONED DISTRICT Soledad	PLANNING AREA Santa Clarita Valley
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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)
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PROPOSED UNITS 492	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT N/A
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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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