

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: March 20, 2025

HEARING DATE: April 2, 2025 **AGENDA ITEM:** #7

PROJECT NUMBER: PRJ2024-000339

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2024000460 and Administrative Housing Permit No. RPPL2024000463

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 29021 Bouquet Canyon Road

OWNER: ROYCE LILY OF THE VALLEY LLC

APPLICANT: Inspire Communities

PUBLIC MEETINGS HELD: N/A

CASE PLANNER: Christopher Keating, Regional Planner
CKeating@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-000339, Conditional Use Permit (“CUP”) No. RPPL2024000460 and Administrative Housing Permit (“AHP”) No. RPPL2024000463, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NO. RPPL2024000460 AND ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing 182-unit mobilehome park (“MHP”) and the appurtenant facilities in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone within the Antelope Valley East Zoned District pursuant to Los Angeles County (“County”) Code Sections 22.16.030.C (Zones A-1, A-2, O-S, R-R, and W, Use Regulations), 22.140.370 (Mobilehome Parks), and 22.120.075.
- Administrative Housing Permit (“AHP”) to grant a density bonus of 4.59 dwelling units per acre (“du/acre”), or 149 bonus units, and a waiver modifying the required rear and front yard setback development standards, associated with the continued operation and maintenance of an existing 182-unit mobilehome park pursuant to County Code Sections 22.120.075 (Mobilehome Park Density Bonus), 22.16.030.C and 22.166.040 (Administrative Housing Permits).

B. Project

Inspire Communities (“applicant”) requests a CUP and AHP to authorize the continued operation and maintenance of an existing 182-unit mobilehome park on a 32.57-acre site (“Project”) named Lily of the Valley. No new buildings or modifications to the MHP are proposed.

The Project is located at 29021 Bouquet Canyon Road (“Project Site”) within the A-1-1 Zone in the Sand Canyon Zoned District. The Project Site is comprised of two parcels: Assessor’s Parcel Numbers (“APN”) 2812-005-007 and 2812-005-006. The Project Site is a 32.57-acre trapezoid-shaped parcel development with mobilehome units, appurtenant facilities, and ground-mounted solar system to serve the MHP.

The MHP is comprised of 182 mobilehome units on the 32.57-acre site with an existing density of 5.59 du/acre. The MHP includes community amenities such as a clubhouse for community events, a pool, basketball court, playground, and a laundry room. There are no garages; tenants currently park in covered parking spaces adjacent to their mobilehome unit. Forty-six (46) guest parking spaces are required pursuant to County Code Section 22.112.070 (General Site Regulations, Parking, Required Parking Spaces) and 98 paved guest parking is provided. Three hundred sixty-four (364) total parking spaces are required for the MHP pursuant to County Code Section 22.112.070 and 364 off-street parking spaces are provided for the tenants. The MHP has two points of access to Bouquet Canyon Road, an 80-foot right-of-way (“ROW”) and designated as a Secondary Highway on the County Master Plan of Highways. Bouquet Canyon Road along the Project Site is currently improved with 36 feet of paving.

The MHP has been in operation since the 1960s. There are no records of previous land use approval from the original construction, but building permit records indicate the MHP was established in 1962. Zoning Exception Case (“ZEC”) 9281 was granted on March 31,

1970 providing a 25-year deferment for the MHP to receive a CUP pursuant to County Code Section 22.16.030.C. The MHP was granted five consecutive five-year extensions in 1995, 2000, 2005, 2010, and 2015. The MHP’s request for an additional five-year extension (RPPL2020000830) in 2020 was denied as the authority to grant time extension permits for mobilehome parks [County Code Section 22.52.500.L (Mobilehome parks – Applicability of permit conditions, Renewals)], was removed as part of the update to Title 22 (Planning and Zoning) of the County Code on February 28, 2019. There is no grant term proposed for the CUP because the Project is residential housing.

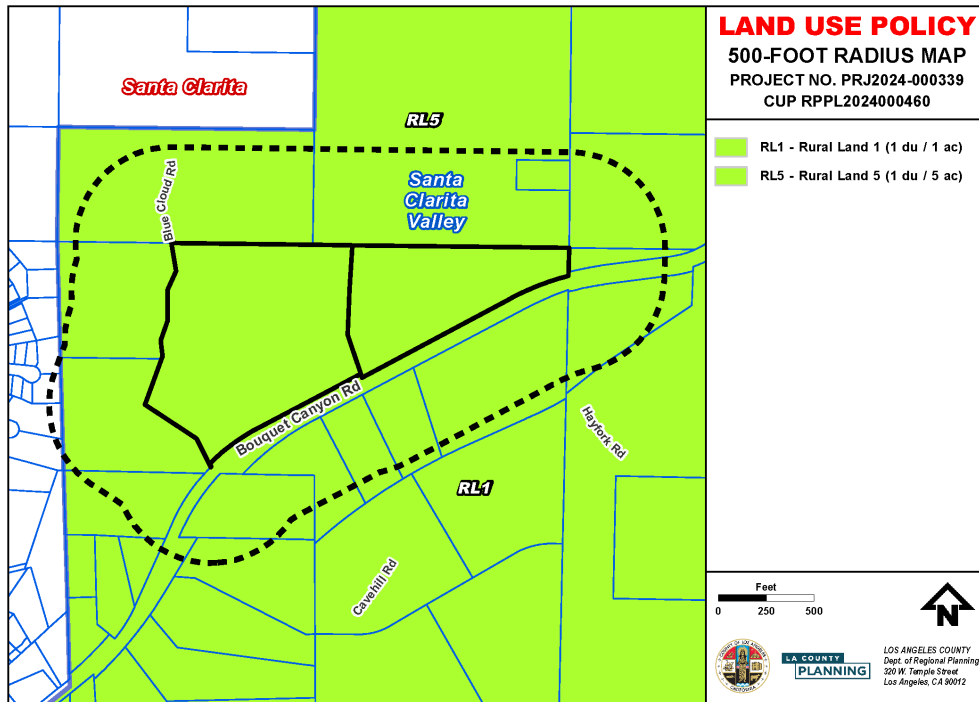
Currently, the density of the MHP exceeds what is allowed under the Santa Clarita Valley Area Plan (“Area Plan”), a component of the General Plan. The permitted density is 1 du/ac or 33 dwelling units. The AHP is included in the entitlement request to comply with the existing land use designation density of 1 du/acre pursuant to County Code Section 22.120.075 (Mobilehome Park Density Bonus). The existing density of the MHP is 5.59 du/acre. The MHP does comply with the required two points of access to Bouquet Canyon Road, which is a mapped Secondary Highway, satisfying this requirement. The proposed Project is to continue and maintain the existing MHP without any proposed modifications, while authorizing the existing density of 5.59 du/acre through a density bonus granted by the AHP and modifying existing development standards through the CUP and AHP pursuant to County Code Section 22.140.370.C (Mobilehome Parks, Modification) to conform with current requirements. The CUP modifies existing development standards for screening requirements pursuant to County Code Section 22.140.370.C (Mobilehome Parks, Modification). The AHP requests a waiver to modify development standards for the front and rear yard setback requirements, reducing the front yard setback requirement from 20 feet to nine (9) feet, and the rear yard setback requirement from 15 feet to no rear yard setback.

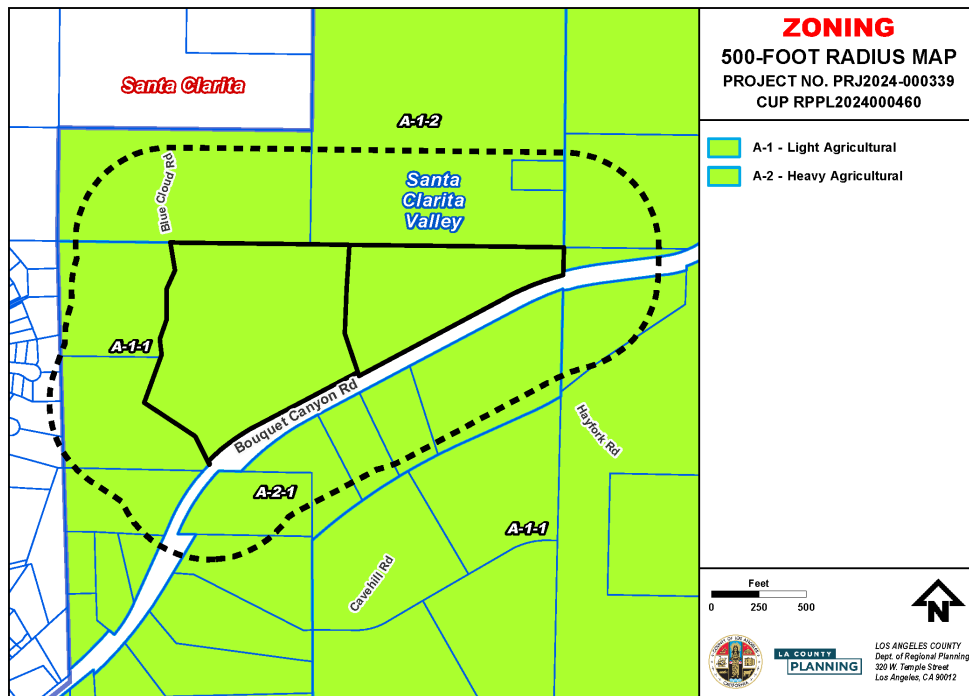
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL1 (Rural Land 1 – One Dwelling Unit per Acre)	A-1-1	Mobilehome Park, Ground-Mounted Solar
NORTH	RL5 (Rural Land 5 – One Dwelling Unit per Five Acres), City of Santa Clarita	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), City of Santa Clarita	Single-Family Residences (“SFRs”), Storage, Vacant Land
EAST	RL1	A-1-1	Vacant Land
SOUTH	RL1	A-2-1 (Heavy Agricultural – One	SFR, Farming

		Acre Minimum Required Lot Area)	
WEST	RL1, City of Santa Clarita	A-1-1, City of Santa Clarita	Vacant Land, SFR





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7339	A-1-1	May 6, 1958

B. Previous Relevant Cases for APNs 2812-005-007 and 2812-005-006

CASE NO.	REQUEST	DATE OF ACTION
ZEC No. 9281	Provided deferment for the MHP to receive a CUP pursuant to County Code Section 22.16.030.C. Originally expired on March 31, 1995 and received five, five-year extensions	Approved on March 31, 1970; Expired on March 31, 2020
RPPL2015000276	Five-year extension to ZEC. No. 9281	Approved on January 14, 2016; Expired on March 31, 2020
RPPL2016005368	Revised Exhibit "A" ("REA") to add 72,538 square feet of ground-mounted solar accessory to the MHP	Approved on February 15, 2017

RPPL2020000830	Five-year extension to ZEC. No. 9281	Denied on March 18, 2020
RPPL2021001521	Request for a Zoning Verification Letter	Completed on February 23, 2021

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None	NA	NA

ANALYSIS

A. Land Use Compatibility

The Project is considered compatible with the surrounding land uses as it has been operating as a mobilehome park since the 1960s without problems or known issues. The existing MHP is located on a 32.57-acre site, with the existing 182 mobilehome units and other appurtenant facilities located on APN No. 2812-005-007. The ground-mounted solar system to serve the MHP is located on the adjacent parcel, APN No. 2812-005-006. The Project is accessible via Bouquet Canyon Road, a mapped Secondary Highway with an 80-foot ROW, to the south of the MHP. The ROW is currently improved with 36 feet of paving. The only existing land uses surrounding the Project Site are SFRs on large lots between two and eight acres in size, with the nearest SFR being located approximately 160 feet from the MHP. There are three (3) SFRs in total within the 500-foot radius of the Project Site, with the rest of the lots presently vacant.

B. Neighborhood Impact (Need/Convenience Assessment)

The continued operation and maintenance of the existing MHP is appropriate at this location and will not be likely to result in nuisances or conflicts with surrounding properties. The Project has existed in the neighborhood since the 1960s without any documented issues. The Project will not result in any physical or operational changes to the existing facility. Additionally, the MHP will continue to provide much needed housing stock while adding diversity to it, especially as an affordable alternative to traditional housing options for the area.

C. Design Compatibility

As currently developed, the Project is designed to be compatible with the surrounding area. The existing facility does not have record of any prior land use approval, but has been operating as early as 1962. During that time, mobilehome parks were allowed as by-right development. The Project was also established before development standards were adopted for mobilehome parks in Title 22 (Planning and Zoning) of the County Code. The density of the park exceeds what is allowed under the current Area Plan, adopted in 2018. The AHP seeks to allow an density of 5.59 du/acre, from 1 du/acre as set forth in the Area Plan. The MHP does not have to set aside any units as affordable. The CUP will grant a modification to the screening requirement and the AHP will grant a waiver to modify the

setback requirements in the front and rear of the property. All the buildings in the MHP are one-story high and will not likely conflict with surrounding properties as the physical appearance of the development is maintained and will remain unchanged.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permit, Findings and Decisions) and 22.166.040.C (Administrative Housing Permit, Findings and Decisions) of the County Code. The Burden of Proof form submitted by the applicant is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (“CEQA”) section 15301 and the Los Angeles County Environmental Guidelines. The Project is an existing 182-unit mobilehome park with no modifications or expansion of the development footprint, and will have no significant effect on the environment. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. County Public Works: Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.
2. County Fire Department (“Fire”): Recommended clearance to public hearing with conditions in a letter dated November 22, 2024.
3. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated July 3, 2024.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

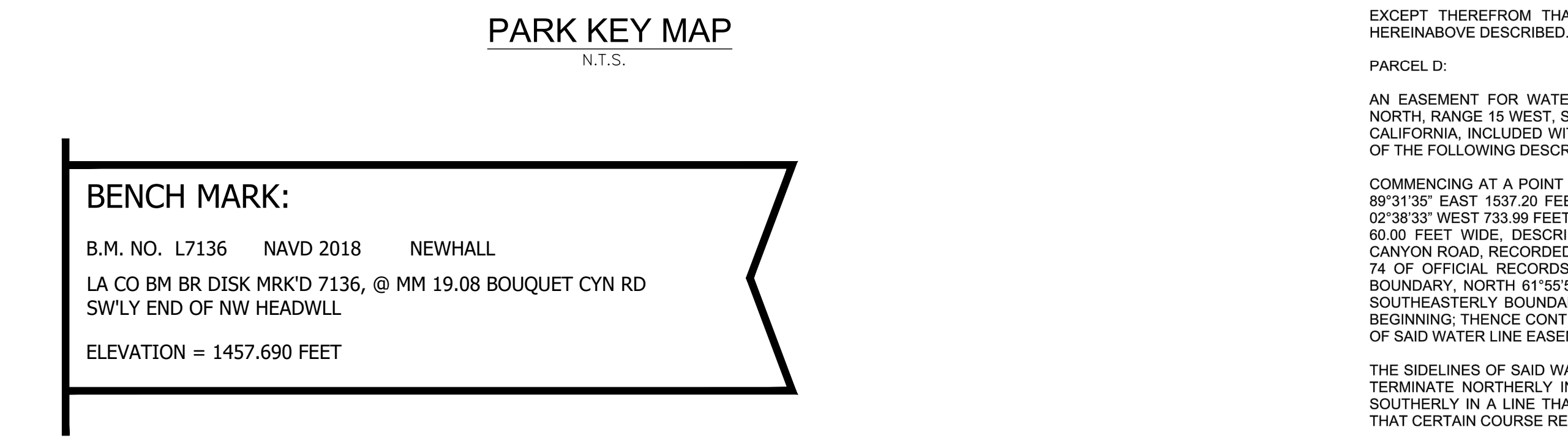
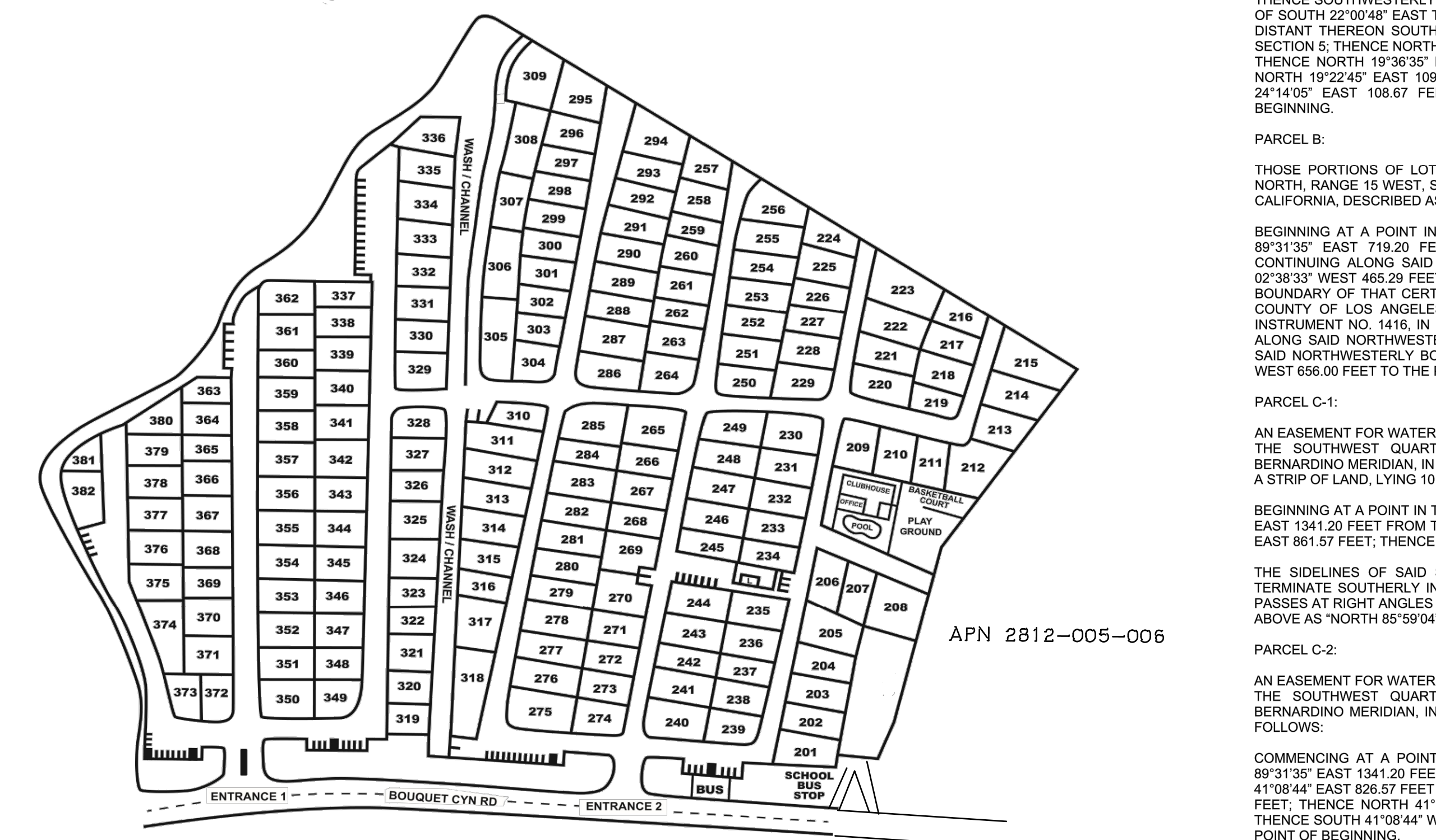
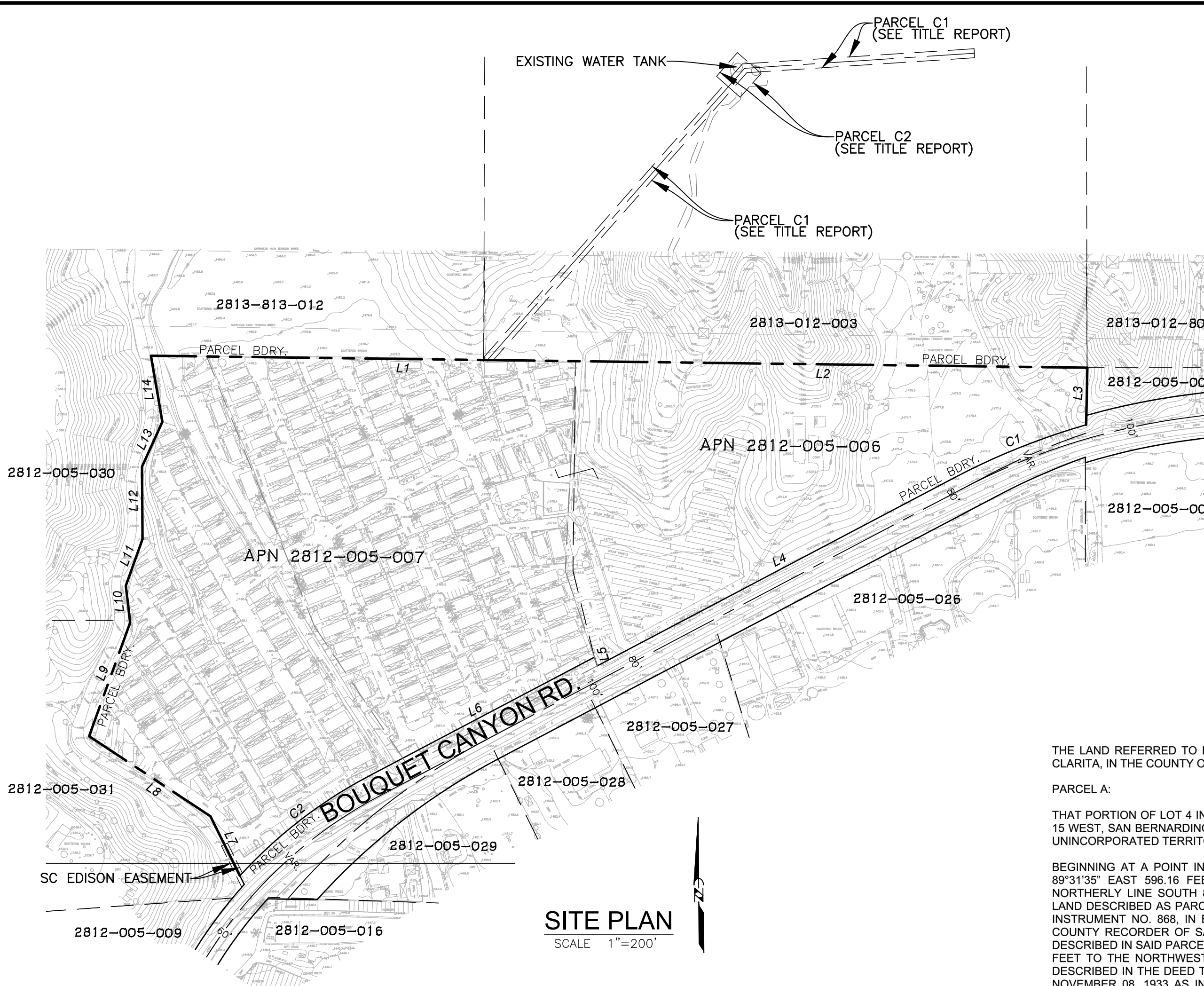
C. Public Comments

Staff has not received any comments at the time of report preparation.

Report Reviewed By: 
Samuel Dea, Supervising Regional Planner

Report Approved By: 
Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

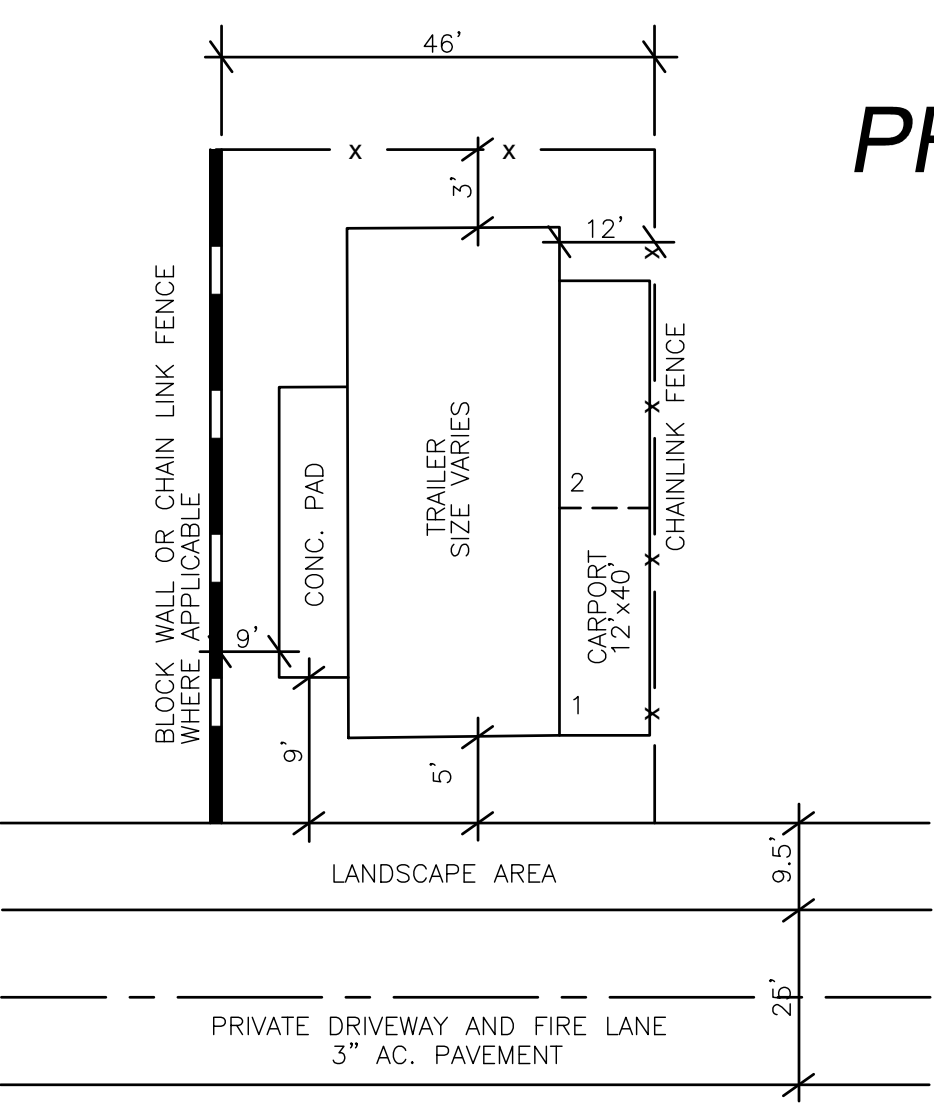


Parcel Line Table

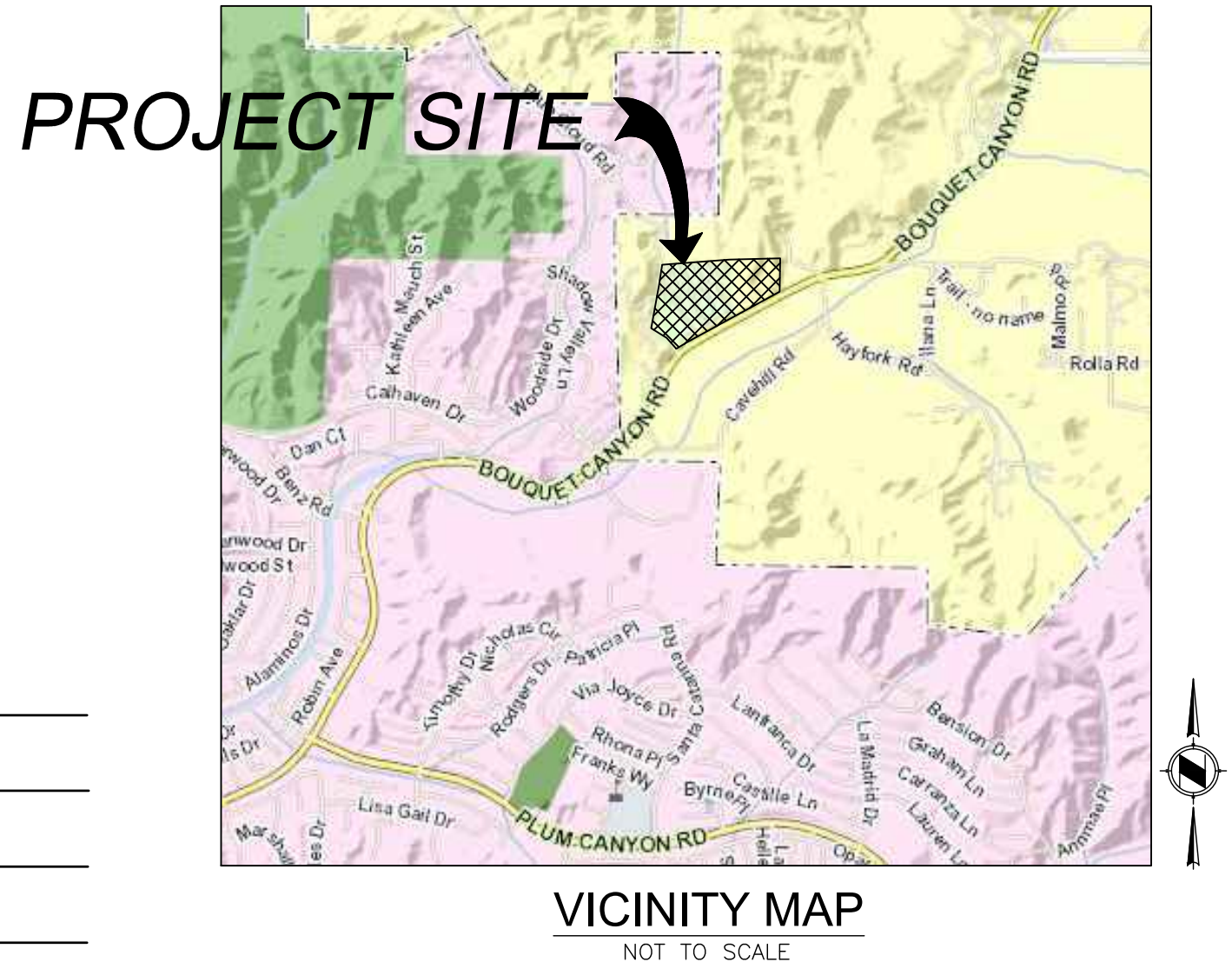
Line #	Length	Direction
L1	941.44'	S89° 16' 07"E
L2	1133.32'	S89° 16' 07"E
L3	126.55'	S01° 14' 18"W
L4	893.29'	N62° 12' 40"E
L5	20.26'	S18° 39' 22"E
L6	564.60'	N62° 12' 40"E
L7	147.13'	N26° 21' 47"W
L8	321.87'	N56° 36' 37"W
L9	267.77'	N19° 51' 53"E
L10	82.27'	N06° 40' 37"W
L11	109.70'	N19° 38' 13"E
L12	160.71'	N00° 21' 47"W
L13	108.67'	N24° 29' 33"E
L14	148.66'	N09° 46' 25"W

Parcel Curve Table

Curve #	Length	Radius	Delta	Tangent
C1	316.05'	1530.00'	011°50'07"	158.59'
C2	363.08'	1049.92'	019°48'49"	183.37'



TYPICAL MOBIL HOME SITE
N.T.S.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF SANTA CLARITA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL A:
 THAT PORTION OF LOT 4 IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN UNINCORPORATED TERRITORY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID SECTION 5, DISTANT THEREON SOUTH 89°31'35" EAST 596.16 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°31'35" EAST 123.04 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 'A' IN THE DEED TO DWIGHT M. KENDALL, ET AL., ON MAY 16, 1968 AS INSTRUMENT NO. 888, IN BOOK D4003, PAGE 540 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID PARCEL 'A', SOUTH 21°58'35" EAST 656.00 FEET AND SOUTH 34°06'46" EAST 371.67 FEET TO THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND, 60.00 FEET WIDE, DESCRIBED IN THE DEED TO COUNTY OF LOS ANGELES, FOR BOUQUET CANYON ROAD, RECORDED NOVEMBER 08, 1933 AS INSTRUMENT NO. 1416, IN BOOK 12495, PAGE 74 OF OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY BOUNDARY TO A LINE HAVING A BEARING OF SOUTH 22°00'48" EAST THAT PASSES THROUGH A POINT IN SAID NORTHERLY LINE OF SECTION 5 DISTANT THEREON SOUTH 89°31'35" EAST 334.04 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 26°37'15" WEST 168.62 FEET; THENCE NORTH 56°52'05" WEST 321.87 FEET; THENCE NORTH 19°36'35" EAST 267.77 FEET; THENCE NORTH 06°56'05" WEST 82.27 FEET; THENCE NORTH 19°22'45" EAST 109.70 FEET; THENCE NORTH 00°37'15" WEST 160.71 FEET; THENCE NORTH 24°14'05" EAST 108.67 FEET; THENCE NORTH 07°53'05" WEST 151.69 FEET TO THE POINT OF BEGINNING.

PARCEL B:
 THOSE PORTIONS OF LOTS 3 AND 4 IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID SECTION 5, DISTANT THEREON SOUTH 89°31'35" EAST 719.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89°31'35" EAST 818.00 FEET; THENCE SOUTH 02°38'33" WEST 465.29 FEET; THENCE SOUTH 18°54'50" EAST 234.00 FEET TO THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND, 60.00 FEET WIDE, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, FOR BOUQUET CANYON ROAD, RECORDED NOVEMBER 08, 1933 AS INSTRUMENT NO. 1416, IN BOOK 12495, PAGE 74 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY BOUNDARY SOUTH 61°55'55" WEST 474.21 FEET; THENCE LEAVING SAID NORTHWESTERLY BOUNDARY, NORTH 34°06'46" WEST 371.67 FEET; THENCE NORTH 21°58'35" WEST 656.00 FEET TO THE POINT OF BEGINNING.

PARCEL C-1:
 AN EASEMENT FOR WATER AND WATER LINE PURPOSES OVER THAT PORTION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 89°31'35" EAST 1341.20 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE NORTH 41°08'44" EAST 861.57 FEET; THENCE NORTH 85°59'04" EAST 510.22 FEET.

THE SIDELINES OF SAID STRIP OF LAND ARE TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE OF SECTION 32 AND EASTERLY IN A LINE THAT PASSES AT RIGHT ANGLES THROUGH THE EASTERLY TERMINUS OF THAT CERTAIN COURSE RECITED ABOVE AS "NORTH 85°59'04" EAST 510.22 FEET".

PARCEL C-2:
 AN EASEMENT FOR WATER AND WATER LINE PURPOSES OVER THAT PORTION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 89°31'35" EAST 1341.20 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 41°08'44" EAST 826.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 48°51'16" WEST 35.00 FEET; THENCE NORTH 41° 08' 44" EAST 70.00 FEET; THENCE SOUTH 48° 51' 16" EAST 70.00 FEET; THENCE SOUTH 41°08'44" WEST 70.00 FEET; THENCE NORTH 48°51'16" WEST 35.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF PARCEL C-1 HEREINABOVE DESCRIBED.
 PARCEL D:
 AN EASEMENT FOR WATER LINE PURPOSES OVER THAT PORTION OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 15.00 FEET WIDE, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID SECTION 5, DISTANT THEREON SOUTH 89°31'35" EAST 1537.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 02°38'33" WEST 733.99 FEET TO THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND, 60.00 FEET WIDE, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES FOR BOUQUET CANYON ROAD, RECORDED NOVEMBER 08, 1933 AS INSTRUMENT NO. 1416, IN BOOK 12495, PAGE 74 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY BOUNDARY, NORTH 61°55'55" EAST 64.20 FEET; THENCE SOUTH 25°57'12" EAST 60.04 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID BOUQUET CANYON ROAD BEING ALSO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 25°57'12" EAST 635.00 FEET TO THE SOUTHERLY TERMINUS OF SAID WATER LINE EASEMENT.

PARCEL E:
 AN EASEMENT FOR THE DIGGING OF A WATER WELL AND THE EXCLUSIVE USE THEREOF OF SAID WATER WELL OVER THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 00°22'43" WEST 968.33 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3300.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 41°10'05" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°23'48" AN ARC DISTANCE OF 258.99 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°17'32" EAST 311.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°17'32" EAST 75.00 FEET; THENCE NORTH 00°42'28" EAST 75.00 FEET; THENCE PARALLEL WITH SAID LAST MENTIONED NORTH LINE, NORTH 89°17'32" WEST 75.00 FEET; THENCE SOUTH 00°42'28" WEST 75.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL F:
 AN EASEMENT FOR INGRESS AND EGRESS AND PIPE LINE PURPOSES, BEING A STRIP OF LAND 20.00 FEET WIDE, OVER A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 5, ALL IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 'E' ABOVE, BEING THE WESTERLY TERMINUS OF THAT CERTAIN COURSE RECITED IN SAID PARCEL 'E' ABOVE AS "NORTH 89°17'32" WEST 75.00 FEET"; THENCE NORTH 15°00'00" WEST TO THE SOUTHEAST BOUNDARY LINE OF THAT CERTAIN STRIP OF LAND 60.00 FEET WIDE, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, FOR BOUQUET CANYON ROAD, RECORDED NOVEMBER 08, 1933 AS INSTRUMENT NO. 1416, IN BOOK 12495, PAGE 74 OF OFFICIAL RECORDS OF SAID COUNTY.

THE SIDELINES OF SAID INGRESS, EGRESS AND PIPE LINE EASEMENT TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHWESTERLY IN SAID SOUTHEASTERLY BOUNDARY LINE OF BOUQUET CANYON ROAD AND SOUTHEASTERLY IN THE NORTHERLY AND WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID PARCEL 'E' DESCRIBED ABOVE.
 PARCELS D, E AND F DESCRIBED ABOVE ARE TO BE APPURTENANT TO AND FOR THE BENEFIT OF THE LAND DESCRIBED IN PARCELS B, C-1 AND C-2 ABOVE, AND ANY PARTS OR PORTIONS THEREOF.

PARCELS D, E AND F BEING SUBJECT TO TERMS, COVENANTS, CONDITIONS AND PROVISIONS FOR TERMINATION ALL AS SET OUT IN THAT CERTAIN INSTRUMENT ENTITLED GRANT OF EASEMENTS, AGREEMENT AND COVENANTS AMONG ADJACENT LANDOWNERS DATED APRIL 19, 1968 AND RECORDED MAY 16, 1968 AS INSTRUMENT NO. 887 OF OFFICIAL RECORDS.
 PARCEL G:
 THAT PORTION OF LOT 3 IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOUNDED SOUTHEASTERLY BY THE CENTER LINE OF BOUQUET CANYON ROAD, 60 FEET WIDE, AS DESCRIBED IN THAT CERTAIN DEED TO THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 08, 1933 AS INSTRUMENT NO. 1416, IN BOOK 12495, PAGE 74 OF OFFICIAL RECORDS, OF SAID COUNTY AND BOUNDED WESTERLY BY THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A IN THE DEED TO DWIGHT M. KENDALL, ET AL., RECORDED MAY 16, 1968 AS INSTRUMENT NO. 868, IN BOOK D4003, PAGE 540 OF OFFICIAL RECORDS OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 5, T4N, R15W, S.B.M., SHOWN AS N 89°23'00" W ON R.S. 186 / 90 AND SHOWN AS S 89°16'07" E ON THIS MAP.

GENERAL NOTES

1. AREA 30.92 AC. GROSS
2. EXISTING ZONING DESIGNATION.....A-1-1 (LIGHT AGRICULTURE)
3. EXISTING COMMUNITY/AREA PLAN..... SANTA CLARITA VALLEY RLI
4. DEVELOPMENT TYPE.....MOBILE HOME PARK
5. TOTAL NUMBER OF LOTS1
6. TOTAL NUMBER OF PARKING SPACES REQUIRED..... 410
7. TOTAL NUMBER OF PARKING SPACES PROVIDED..... 462
8. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS '5'
9. TOTAL NUMBER OF MOBIL HOME UNITS/SITE.....182

LEGEND

- EXISTING WALL
- - - TRACT BOUNDARY LINE
- - - EXISTING CONTOURS
- - - EXISTING ELEVATION
- (w) - - - EXISTING WATER LINE
- (s) - - - EXISTING SEWER LINE
- x - - - EXISTING FENCE
- C - - - CUT/FILL LINE
- STREET LIGHT
- CENTER LINE
- DRWY - DRIVEWAY
- EL/ELEV - ELEVATION
- EX./EXIST. - EXISTING
- FL - FLOW LINE
- FS - FINISH SURFACE
- GB - GRADE BREAK
- HP - HIGH POINT
- MIN. - MINIMUM
- MH - MANHOLE
- PE - PAD ELEVATION
- FF - FINISHED FLOOR

SHEET INDEX

SHEET	DESCRIPTION
1	EXISTING SITE PLAN, LEGAL DESCRIPTIONS & NOTES
2	DETAILED EXISTING SITE PLAN

OWNER/DEVELOPER:
ROYCE LILY OF THE VALLEY, LLC
 80 S LAKE AVE SUITE 702 PASADENA, CA 91011
 Ph: (626) 688-8837

LEGAL DESCRIPTION:
 A.P.N. 2812-005-006
 A.P.N. 2812-005-007

CUP EXHIBIT "A"
LILY OF THE VALLEY
MOBILE HOME PARK & SOLAR FARM
 29021 & 29069 BOUQUET CANYON RD. SANTA CLARITA VALLEY
 IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
 800 Royal Oaks Dr., Suite 140, Monrovia, California 91016
 Ph: (626) 578-7000, Fax: (626) 578-7373
 http://www.ldcinc.com

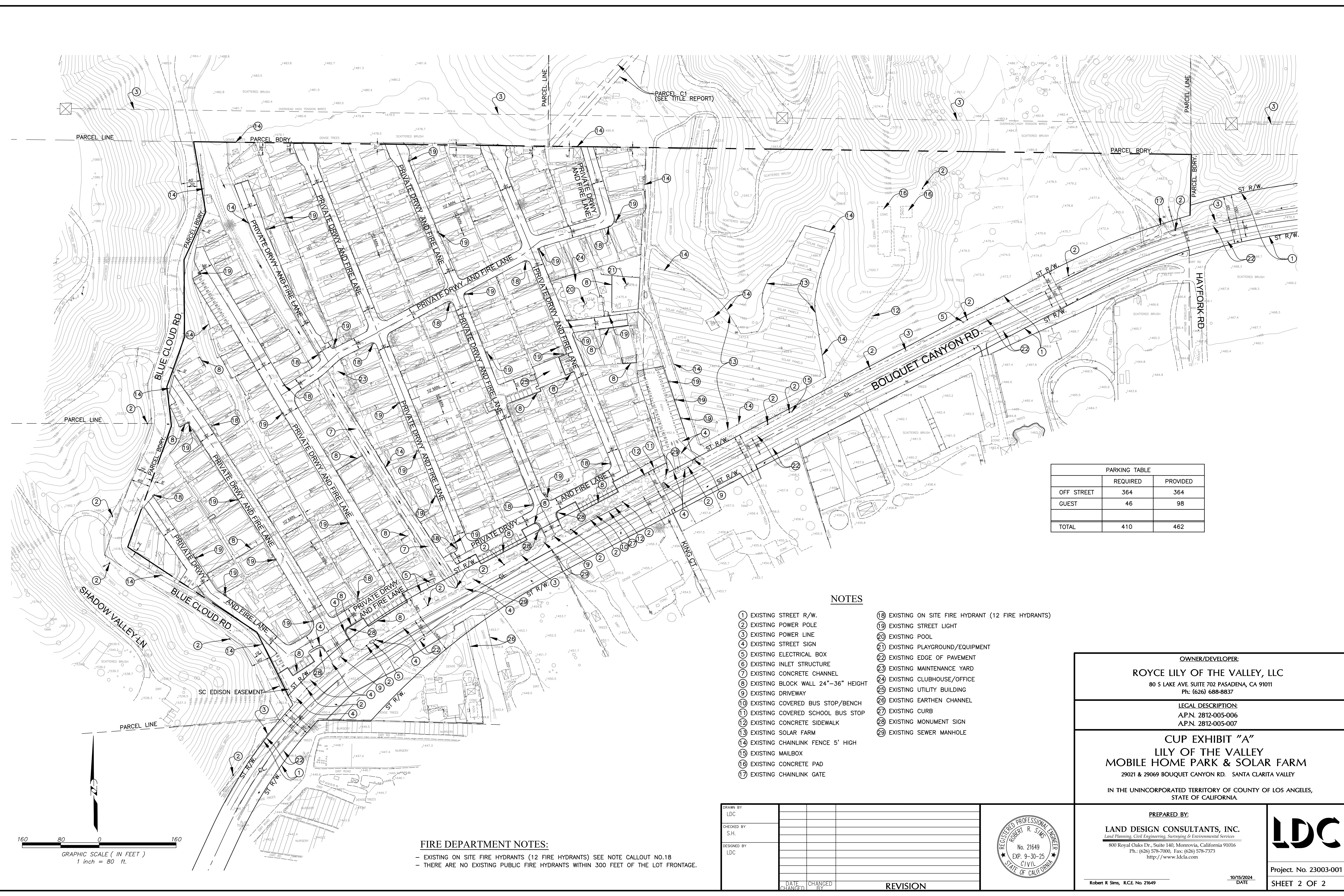
Robert R Sims, R.C.E. No. 21649

10/15/2024
DATE

Project No. 23003-001
SHEET 1 OF 2

DATE	CHANGED BY	REVISION





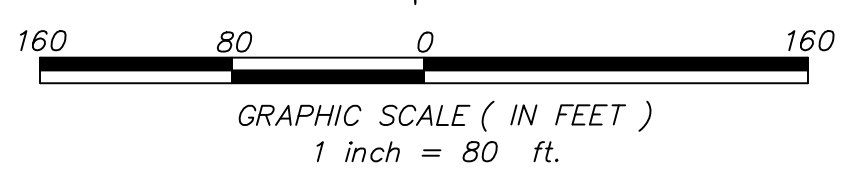
PARKING TABLE		
	REQUIRED	PROVIDED
OFF STREET	364	364
GUEST	46	98
TOTAL	410	462

NOTES

- ① EXISTING STREET R/W.
- ② EXISTING POWER POLE
- ③ EXISTING POWER LINE
- ④ EXISTING STREET SIGN
- ⑤ EXISTING ELECTRICAL BOX
- ⑥ EXISTING INLET STRUCTURE
- ⑦ EXISTING CONCRETE CHANNEL
- ⑧ EXISTING BLOCK WALL 24"-36" HEIGHT
- ⑨ EXISTING DRIVEWAY
- ⑩ EXISTING COVERED BUS STOP/BENCH
- ⑪ EXISTING COVERED SCHOOL BUS STOP
- ⑫ EXISTING CONCRETE SIDEWALK
- ⑬ EXISTING SOLAR FARM
- ⑭ EXISTING CHAINLINK FENCE 5' HIGH
- ⑮ EXISTING MAILBOX
- ⑯ EXISTING CONCRETE PAD
- ⑰ EXISTING CHAINLINK GATE
- ⑱ EXISTING ON SITE FIRE HYDRANT (12 FIRE HYDRANTS)
- ⑲ EXISTING STREET LIGHT
- ⑳ EXISTING POOL
- ㉑ EXISTING PLAYGROUND/EQUIPMENT
- ㉒ EXISTING EDGE OF PAVEMENT
- ㉓ EXISTING MAINTENANCE YARD
- ㉔ EXISTING CLUBHOUSE/OFFICE
- ㉕ EXISTING UTILITY BUILDING
- ㉖ EXISTING EARTHEN CHANNEL
- ㉗ EXISTING CURB
- ㉘ EXISTING MONUMENT SIGN
- ㉙ EXISTING SEWER MANHOLE

FIRE DEPARTMENT NOTES:

- EXISTING ON SITE FIRE HYDRANTS (12 FIRE HYDRANTS) SEE NOTE CALLOUT NO.18
- THERE ARE NO EXISTING PUBLIC FIRE HYDRANTS WITHIN 300 FEET OF THE LOT FRONTAGE.



OWNER/DEVELOPER:
ROYCE LILY OF THE VALLEY, LLC
 80 S LAKE AVE SUITE 702 PASADENA, CA 91011
 Ph: (626) 688-8837

LEGAL DESCRIPTION:
 A.P.N. 2812-005-006
 A.P.N. 2812-005-007

CUP EXHIBIT "A"
LILY OF THE VALLEY
MOBILE HOME PARK & SOLAR FARM
 29021 & 29069 BOUQUET CANYON RD. SANTA CLARITA VALLEY
 IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA.

DRAWN BY LDC			
CHECKED BY S.H.			
DESIGNED BY LDC			
DATE CHANGED	CHANGED BY	REVISION	



PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
 800 Royal Oaks Dr., Suite 140, Monrovia, California 91016
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 http://www.ldca.com



Robert R Sims, R.C.E. No. 21649

10/15/2024
DATE

Project No. 23003-001
SHEET 2 OF 2

**PROJECT NUMBER**

PRJ2024-000339-(5)

HEARING DATE

April 2, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2024000460

Administrative Housing Permit No. RPPL2024000463

PROJECT SUMMARY

OWNER / APPLICANT

ROYCE LILY OF THE VALLEY LLC / Inspire Communities

MAP/EXHIBIT DATE

October 23, 2024

PROJECT OVERVIEW

The applicant, Inspire Communities, requests a Conditional Use Permit (“CUP”) and Administrative Housing Permit (“AHP”) to authorize the continued operation and maintenance of an existing 182-unit mobilehome park, Lily of the Valley, and appurtenant facilities on a property located at 29021 Bouquet Canyon Road in the unincorporated community of Saugus in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.

LOCATION

29021 Bouquet Canyon Road

ACCESS

Bouquet Canyon Road

ASSESSORS PARCEL NUMBER(S)

2812-005-007 and 2812-005-006

SITE AREA

32.57 Acres

AREA PLAN

Santa Clarita Valley

ZONED DISTRICT

Sand Canyon

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

RL1 (Rural Land 1 – One Dwelling Unit per Acre)

ZONE

A-1-1

PROPOSED UNITS

NA

MAX DENSITY/UNITS

1 du/acre

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1, Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.16.050 (Development Standards for Zones A-1 and A-2)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.370 (Mobilehome Parks)
 - 22.120.075 (Mobilehome Park Density Bonus)
 - 22.166.040 (Administrative Housing Permit)

CASE PLANNER:Christopher Keating
Regional Planner**PHONE NUMBER:**

(213) 647 - 2467

E-MAIL ADDRESS:

CKeating@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2024-000339-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000460
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public on April 2, 2025 in the matter of PRJ2024-000339, consisting of Conditional Use Permit (“CUP”) No. RPPL2024000460 and Administrative Housing Permit (“AHP”) No. RPPL2024000463. The CUP and AHP are referred to collectively as the “Project Permits.”
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Inspire Communities (“permittee”), requests the Project Permits to authorize the continued operation and maintenance of an existing 182-unit mobilehome park and the appurtenant facilities named Lily of the Valley (“Project” or “MHP”), on a property located at 29021 Bouquet Canyon Road (“Project Site”) in the unincorporated community of Saugus within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W, Use Regulations) and 22.140.370 (Mobilehome Parks).
4. **ENTITLEMENT(S) REQUIRED.** A CUP is required for a mobilehome park in the A-1-1 Zone pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W, Use Regulations). The CUP also authorizes modification of development standards for the existing mobilehome park related to screening requirements, as specified in Section 22.140.370.E (Mobilehome Parks, Development Standards) pursuant to County Code Section 22.140.370.C (Mobilehome Parks, Modification).
5. **ENTITLEMENT(S) REQUIRED.** An AHP is required to grant a density bonus for existing mobilehome parks exceeding the density allowed by the General Plan pursuant to County Code Sections 22.120.075 (Mobilehome Park Density Bonus), Sections 22.140.370.C (Mobilehome Parks, Modification), and 22.166.040.040 (Administrative Housing Permit) in order to comply with County Code Section 22.140.370.D (Mobilehome Park, Density). The AHP also grants a waiver to modify development standards for the front and rear yard setback requirements pursuant to County Code Section 22.166.040.C (Administrative Housing Permit, Findings and Decisions).

6. **LOCATION.** The MHP is located at 29021 Bouquet Canyon Road within the Sand Canyon Zoned District and Santa Clarita Valley Planning Area.
7. **PREVIOUS ENTITLEMENT(S).** The MHP has been in operation since the 1960s. There are no records of previous land use approval from the original construction, but building permit records indicate the MHP was established in 1962. Zoning Exception Case (“ZEC”) 9281 was granted on March 31, 1970 providing a 25-year deferment for the MHP to receive a CUP pursuant to County Code Section 22.16.030.C. The MHP was granted five (5) consecutive five-year extensions in 1995, 2020, 2005, 2010, and 2015. The MHP’s request for an additional five-year extension (RPPL2020000830) in 2020 was denied as the authority to grant time extension permits for mobilehome parks [County Code Section 22.52.500.L (Mobilehome parks – Applicability of permit conditions, Renewals)], was removed as part of the update to Title 22 (Planning and Zoning) of the County Code on February 28, 2019
8. **LAND USE DESIGNATION.** The Project Site is located within the RL1 (Rural Land 1 – One Dwelling Unit per Acre) land use category of the Santa Clarita Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
9. **ZONING.** The Project Site is located in the Sand Canyon Zoned District and is currently zoned A-1-1. Pursuant to County Code Section 22.16.030.C, a CUP is required for a mobilehome park.

10. SURROUNDING LAND USES AND ZONING

The following chart provides property data within a 500-foot radius:

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL5 (Rural Land 5 – One Dwelling Unit per Five Acres), City of Santa Clarita	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), City of Santa Clarita	Single-Family Residences (“SFRs”), Storage, Vacant Land
EAST	RL1	A-1-1	Vacant Land
SOUTH	RL1	A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area)	SFR, Farming
WEST	RL1, City of Santa Clarita	A-1-1, City of Santa Clarita	Vacant Land, SFR

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is comprised of two parcels: Assessor’s Parcel Numbers (“APN”) 2812-005-007 and 2812-005-006. The Project Site is a 32.57-acre trapezoid-

shaped parcel development with 182 mobilehome units, appurtenant facilities, and ground-mounted solar.

B. Site Access

Two points of access are provided by Bouquet Canyon Road, an 80-foot right-of-way (“ROW”) and designated as a Secondary Highway on the County Master Plan of Highways, to the south of the MHP. Bouquet Canyon Road is currently improved with 36 feet of paving.

C. Site Plan

The Site Plan depicts the 182-unit mobilehome park, appurtenant facilities, and ground-mounted solar. The MHP includes community amenities such as a clubhouse for community events, a pool, basketball court, playground, and a laundry room. There are no garages; tenants currently park in covered parking spaces adjacent to their mobilehome unit. Internal circulation roads are 33-foot-wide with no sidewalks. The ground-mounted solar serves the mobilehome park and is located to the east of the mobilehome units.

D. Parking

46 guest parking spaces are required pursuant to County Code Section 22.112.070 (General Site Regulations, Parking, Required Parking Spaces) and 98 paved guest parking is provided. 364 parking spaces are required for tenants pursuant to County Code Section 22.112.070 and 364 off-street parking spaces are provided for tenants.

12. CEQA DETERMINATION. Prior to the Commission’s public hearing on the Project, LA County Planning staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (“CEQA”) section 15301 and the County Environmental Guidelines. The Project is an existing 182-unit mobilehome park with no modifications or expansion of the development footprint, which will have no significant effect on the environment. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

13. PUBLIC COMMENTS. Staff has not received any comments at the time of report preparation.

14. AGENCY RECOMMENDATIONS.

- A. County Public Works (“Public Works”): Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.
- B. County Fire Department (“Fire”): Recommended clearance to public hearing with conditions in a letter dated November 22, 2024.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated July 3, 2024.

15. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspapers (Santa Clarita Valley Signal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On February 13, 2025, a total of 78 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 14 notices to those on the courtesy mailing list for the Sand Canyon Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the RL1 land use designation is intended for SFRs with a maximum of one dwelling unit per one gross acre ("du/acre"). At 182 dwelling units, or 5.59 du/acre, the Project exceeds the maximum density as the 32.57-acre Project Site allows for a maximum of 32.6 or 33 dwelling units. However, a Density Bonus is requested through the AHP to preserve the existing 182 mobilehome units pursuant to County Code Sections 22.140.370.C (Mobilehome Parks, Modification), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit) to conform with current requirements. Through the AHP, a Density Bonus is requested for 149 additional units in addition to the maximum of 33 units allowed for the Project Site. All units are market-rate housing. The granting of the density bonus would be consistent with the surrounding uses due to its scale and usage of the subject property is comparable to the land use designation. The Commission further finds that the Project promotes the provision of diverse land uses and preservation of existing housing stock at a compatible intensity within the existing site without resulting in any specific adverse impact upon public health, safety, or the physical environment, or any real property that is listed in the California Register of Historical Resources.

17. GOALS AND POLICIES. The Commission finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

- a. General Plan Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.
- b. General Plan Policy 3.1: Promote Mixed-Income neighborhoods and a diversity of housing types through the unincorporated Los Angeles County to increase choices for all economic segments of the population.
- c. General Plan Goal 6: Neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place.
- d. General Plan Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.
- e. General Plan Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.
- f. General Plan Goal 7: Protection against residential displacement.

- g. **General Plan Policy 9.2:** Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve, or modernize their homes and to remove health and safety hazards.

The continued operation of the MHP is consistent with these policies in the General Plan. The continued operation and maintenance of the existing MHP supports these policies. The MHP adds diversity to the existing housing stock while serving the Santa Clarita Valley region. Additionally, Housing Element Policy 6.1 was implemented through the Affordable Housing Preservation Ordinance, which included an addition of County Code Section 22.120.075 (Mobilehome Park Density Bonus) that allows legally established mobilehome parks to be eligible for density bonus if the existing density exceeds the maximum of the current density. This Project is consistent with this policy as it achieves the conservation of an existing, limited housing type that exists in the unincorporated area, without reducing the number of existing units or making other physical changes. Additionally, the MHP will continue to provide much needed housing stock while maintaining its diversity, especially as an alternative to traditional housing options for the area.

ZONING CODE CONSISTENCY FINDINGS

- 18. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1-1 zoning classification as mobilehome parks are permitted in such zone with a CUP pursuant to County Code Section 22.16.030.C.
- 19. REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.16.040 (Development Standards for Agricultural Zones). The MHP has a five (5) foot side yard setback, approximately nine (9) foot front yard setback, and no rear yard setback. The MHP has mobilehome units at or near the property line in the rear. The AHP will grant a waiver to modify the development standards to allow for the reduced front yard setback of nine feet and to allow for the reduced rear yard setback of zero feet, as existing. As modified, the MHP is consistent with this requirement.
- 20. HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.16.040. All mobilehome units are one story at approximately 14 feet tall, conforming with the 35 feet height limit in the A-1-1 zone.
- 21. PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The parking requirements for a mobilehome park is two standard spaces per mobilehome and one standard space for guests per four mobilehome units. Each unit provides two parking spaces adjacent to their unit. For a 182-unit mobilehome park, a total of 46 guest parking spaces are required, and 98 paved guest parking spaces are provided in parking lots around the perimeter of the property.

- 22. RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). All existing outdoor lighting will be fully shielded and comply with the maximum height of 20 feet for the Project Site area and 75 feet for an outdoor recreational activity area.
- 23. MOBILEHOME PARK DEVELOPMENT STANDARDS.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.140.370.E (Mobilehome Parks, Development Standards) as modified, as follows:
- a. **Access and Circulation.** The MHP currently provides two access points to a public street, Bouquet Canyon Road, to the south of the Project Site. Bouquet Canyon Road is a mapped Secondary Highway on the County Master Plan of Highways, and satisfies the required two points of access in accordance with County Code Section 22.140.370.E.1 (Mobilehome Parks Development Standards, Access and Circulation) for the Project Site. The existing access point from the public street is currently developed with sufficient improvements and paving to the satisfaction of Fire and Public Works for the size and scale of the MHP.
 - b. **Screening.** County Code Section 22.140.370.E.2 requires screening along public street frontages with a wall, fence, or landscaping at a minimum height of five feet. The MHP provides a short block wall along the front of the Project Site. In front of the block wall, the MHP has well maintained landscaping with bushes and trees. The CUP seeks a modification to the screening requirements pursuant to County Code Section 22.140.370.C (Mobilehome Parks, Modification) because a CUP was not required when the MHP was initially constructed and operating and the MHP was developed prior to the adoption of these requirements.
 - c. **Signs.** The MHP provides one wall-mounted sign on the front block wall, not exceeding 40 square feet in total sign area, to identify the MHP at the principal entrance. The existing sign, approximately ten square feet in total sign area, satisfies development standard requirements for mobilehome parks pursuant to County Code Section 22.140.370.E.3 (Mobilehome Parks Development Standards, Signs).

CONDITIONAL USE PERMIT FINDINGS

- 24. The Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The Project is consistent with the land use designation in the Area Plan which is intended primarily for low-density residential development and agricultural uses. The existing 182-unit mobilehome park provides critical housing supply in the Santa Clarita Valley. Additionally, the Housing Element identifies the preservation of naturally-occurring affordable housing, conservation of a diverse housing stock, and a housing stock that is accessible to all income levels as a

priority for the County. The AHP grants a 4.59 du/acre density bonus for the existing density of the MHP pursuant to County Code Section 22.120.075 (Mobilehome Park Density Bonus).

25. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The continued operation of the existing MHP will not have any adverse effect on the people in the surrounding area or public health, safety, or general welfare. The MHP has existed for more than 60 years without known problems or issues. It has provided affordable housing opportunities for the Santa Clarita Valley region. The parcels surrounding the MHP are sparsely developed with steep slopes. The existing MHP is sufficiently well-buffered with a block wall and landscaping. Therefore, no significant adverse impacts on the surrounding uses or neighbors in the vicinity is anticipated.
26. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The existing MHP is located within a 32.57-acre parcel. The 182-unit MHP meets the current height and walls requirements specified in Title 22 (Planning and Zoning) of the County Code, except as herein modified. The MHP does not meet the front or rear yard setback requirements, as current development standards require a 20-foot and 15-foot setback, respectively. The MHP has a five-foot side yard setback, a nine-foot front yard setback, and a zero-foot rear yard setback. All existing structures are less than 35 feet in height, which is the maximum permitted height in the A-1-1 zone. The Project is also developed with a block wall around the MHP perimeter. Each unit provides two (2) required parking spaces, in addition to the 98 guest parking spaces for the MHP, while current develop standards require 46 guest parking spaces. The AHP grants a waiver to modify development standards for the front and rear yard setback requirements. The CUP grants modifications to screening requirements. The existing access driveway was deemed sufficient by Fire and Public Works for the scale of the development and its continued operation.
27. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The existing MHP fronts Bouquet Canyon Road to the south, an 80-foot ROW and designated Secondary Highway on the County Master Plan of Highways. The MHP provides two points of access to Bouquet Canyon Road, satisfying the required two points of access in accordance with County Code Section 22.140.370.E.1 (Mobilehome Parks Development Standards, Access and Circulation) for the Project Site.

28. The Commission finds that a grant term is not necessary as the Project is considered a housing development and it would not be appropriate to include an expiration date to the CUP.

ENVIRONMENTAL FINDINGS

29. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities). The Project is an existing 182-unit mobilehome park with no modifications or expansion of the development footprint, and will have no significant effect on the environment. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The waiver is requested pursuant to County Code Section 22.166.040.C.1.b.

**PROJECT NO. PRJ2024-000339-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000460
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463**

**EXHIBIT C
FINDINGS
PAGE 9 OF 9**

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024000460** and **ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463** subject to the attached conditions.

ACTION DATE: April 2, 2025

**SD:CK
March 20, 2025**

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000339-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000460
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) and Administrative Housing Permit (“AHP”) to authorize the continued operation and maintenance of an existing 182-unit mobilehome park and appurtenant facilities (“Project”) on a 32.57-acre property located at 29021 Bouquet Canyon Road (“Project Site”), subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder's Office"). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$456.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one (1)** inspection. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS").

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost

established by LA County Planning at the time any additional inspections are required, whichever is greater.

8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the mobilehome park and satisfaction of Condition No. 2 shall be considered use of this grant.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A"

are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **May 31, 2025**.

16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

17. This grant shall authorize the operation and maintenance of an existing 182-unit mobilehome park with accessory uses on the Project Site as shown on the Exhibit "A".
18. The permittee shall provide two (2) parking spaces per mobilehome space and 46 guest parking spaces as depicted on the Exhibit "A".
19. The mobilehome park shall comply with all applicable state regulations.
20. The use of an outdoor public address system or similar acoustical device shall be strictly prohibited.
21. All fences and walls on the property shall be maintained in good condition and in compliance with the requirements of Section 22.110.070 (General Site Regulations, Fences and Walls) of the County Code.
22. Outside display and storage of material on the property shall be prohibited.
23. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to Sections 22.80.010 through 22.80.100 of the County Code.
24. This grant shall authorize the density bonus of 4.59 dwelling units per acre or 182 dwelling units.
25. This grant shall authorize the reduced front yard setback of nine (9) feet and waiver of the required rear setback.
26. This grant shall authorize the modification of the mobilehome park development standards to reduce the screening requirement of the mobilehome park.
27. The parcels known Assessor's Parcel Number ("APN") 2812-005-007 and 2812-005-006 shall be tied with the Los Angeles County Assessor's Office by **July 1, 2025**.

**CONDITIONAL USE PERMIT
FINDINGS**

Pursuant to Section 22.158.050 (Findings and Conditions), the Applicant shall substantiate the following:

B.1. The proposed use will be consistent with the adopted General Plan for the area.

The Applicant requests a conditional use permit to continue the operation, use and maintenance of the existing mobile home park that was most recently approved by RPPL2015000276 in 2016 for a 5-year time extension per previous Zoning Code Section 22.52.500L. The mobile home park has functioned in a similar capacity dating back to 1961 in a Zone Exception Case first approved by the Regional Planning Commission. On November 25, 1969, the Regional Planning Commission approved ZEC 9281-(5) to expand the mobile home park by adding 69 spaces to an already existing 112-space mobile home park.

The request for a conditional use permit to continue the use, maintenance, and operation of the mobile home park that is now a legal nonconforming use is a use that is consistent with the adopted General Plan 2035. The project site is located within the RL1 (Rural Land 1) land use designation of the Santa Clarita Valley Area Plan.

The **Land Use Element of the General Plan 2035** includes goals and policies relevant to the location of a mobile home park on agricultural land.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.

The location of the mobile home park on agricultural land in a rural community provides for a livable and healthy community for the residents who enjoy living in a non-urban environment, and yet have access to all the services and amenities that are found in the adjacent City of Santa Clarita. As the County experiences a shortage of housing, there is a need to maintain existing housing. The Housing Element notes that as of 2020 there are 10,505 mobile homes in the unincorporated County, while there were 10,911 mobile homes in 2000. The Housing Element identifies that the "lack of housing diversity is a common theme found throughout many

communities in unincorporated Los Angeles County.” The unincorporated County has been assigned a Regional Housing Needs Assessment of 90,052 units for the 2021-2029 Housing Element planning period. One of the key strategies of the Housing Element is to stabilize housing supply by the conservation of existing housing in order to maintain a healthy and diverse housing supply. Approving a conditional use permit to allow the continued use, maintenance and operation of the mobile home park is consistent with a key strategy to maintain existing housing, particularly that which is financially attainable for residents at all income levels.

Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.

The community in which the Applicant’s property is located is characterized by mostly residential uses and vacant land. To the immediate west, across Blue Cloud Road, the adjacent property is vacant land within the unincorporated County land. At a point less approximately 500 feet to the west, the properties in the City of Santa Clarita consist of a tract of single-family residences.

To the north, adjoining the project site, the properties are zoned A-1-2. One parcel is vacant and identified as government-owned. The other parcel is identified on the Assessor’s website as a single-family residence at 29149 Bouquet Canyon Road. To the east, the properties are zoned A-1-1 and remain vacant parcels. Further to the northeast is property zoned C-3 developed with a commercial use. To the south, across Bouquet Canyon Road, the properties are zoned A-2-1 and developed on one property with a commercial nursery and developed on other parcels as single-family residences.

The rural character of Bouquet Canyon is maintained by the existing developments. The Lily of the Valley Mobile Home Park was originally developed on a parcel approximately 20.84 acres in size, resulting in a density of approximately 8.7 units per acre. Pursuant to the lot tie of the approximately 10.8-acre adjacent site when a small-scale ground-mounted photovoltaic solar energy system was installed, the resulting density is now approximately 5.8 units per acre. Residents of the mobile home park appreciate the rural non-urban character of the community which is maintained by the vast amounts of open space on vacant parcels and the lack of typical urban services, which proves not to be inconvenient to residents due to the proximity of services available in the City of Santa Clarita.

Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.

The rural community is protected from encroachment of incompatible development as the existing development of the mobile home park is a residential land use compatible with agricultural land and the project does not propose to develop additional mobile home spaces. The project site is in close proximity to vast tracts of single-family developments within the boundary of the City of Santa Clarita. The immediately surrounding area within the unincorporated County land consists of a land use pattern consisting mostly of vacant land and single-family residences on large parcels, thereby maintaining the developed properties as compatible with a rural community.

Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.

The project site is in an agricultural area that consists of single-family residences, a nursery, and vast amounts of vacant land. The mobile home park is a residential use that is compatible with the neighborhood character and the natural environment. The mobile home park is well-maintained and occupied by all age groups that have been long-time residents. The property contains landscaping and plenty of trees that comply with requirements of previous County approvals. There are no oak trees on the subject property. The residential use of the mobile home park is not an incompatible land use where properties in the surrounding area are developed with residential uses apart from vast areas of vacant land. The mobile home park is compatible with and complements the neighborhood's rural character.

Goal LU 11: Development that utilize sustainable design techniques.

Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.

The mobile home park is served by a small-scale ground-mounted photovoltaic solar energy system that was installed on the Applicant's adjacent 10.8-acre parcel that has been lot tied to the parcel with the mobile homes. The Applicant developed the property with solar panels to facilitate a sustainable energy practice for the benefit of the residents.

The **2021-2029 Housing Element (Revised) of the General Plan 2035** includes goals and policies relevant to the location of a mobile home park on agricultural land.

Strategy 1: Ensure Housing Availability

The State recognizes that housing availability is an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to extremely low, very low, low, and moderate income households, and those with special needs. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.

Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.

Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.

On February 1, 2023, the California Department of Housing and Community Development released "Manufactured Housing Opportunity & Revitalization Program (MORE) Draft Guidelines," which offers a variety of eligible activities that are intended to keep Mobilehome Parks a sustainable source of affordable housing in California. Activities eligible for funding of local projects may be used to make improvements to a specific Mobilehome Park, including Acquisition, Conversion, Rehabilitation, Reconstruction, or Replacement of a Mobilehome Park, which is indicated in Section 300 as an activity of program funds awarded as loans to acquire, improve, or replace a Mobilehome Park. Although funding is primarily for non-privately-owned

mobile home parks, the intent of the Draft Guidelines is to ensure that affordable units remain obtainable in mobile home parks. Under Section 301, program funds may be awarded as a loan for the remediation of Mobilehome Parks Act deficiencies and violations to a private mobile home park owner if the loan will have a substantial benefit to low-income residents. The combination of various funding opportunities of loans to mobile home parks demonstrates a commitment by the State of California to ensure mobile home parks remain viable for housing. As such, approval of a conditional use permit to continue the operation, use and maintenance of the Lily of the Valley Mobile Home Park is essential to allow residents to remain at the project site and not be displaced at the end of the amortization period of February 28, 2024.

Program funds are awarded pursuant to Section 300 where 30% of the residents shall be low-income residents. Section 300.10 imposes affordability restrictions on the mobile home park such that recipients of funding may impose rent increases not to exceed the lesser of (1) the annual percentage change in the Consumer Price Index (CPI) or (2) five percent (5%) of the previous rent charged for the space. Lily of the Valley Mobile Home Park complies with Section 300.10.

Strategy 1 seeks to ensure housing remains available, which is an issue of vital importance on a statewide and Countywide basis. As the County places particular emphasis on providing housing opportunities for income levels ranging from extremely low to moderate income households, it is essential that a wide range of housing types, consistent with Strategy 1, is in sufficient supply to meet the needs of current and future residents. Maintaining the housing at Lily of the Valley Mobile Home Park accommodates all age groups in varying income levels.

Strategy 2: Ensure Housing Affordability

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. A variety of mechanisms should be explored to enhance affordability.

Goal 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.

Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.

The Urban Institute’s Housing Finance Policy Center issued research report “The Role of Manufactured Housing in Increasing the Supply of Affordable Housing,” by Karan Kaul and Daniel Pang, released in July 2022. The U.S. housing market is facing a shortage of millions of homes, an outcome that has pushed homes out of reach for most low- and middle-income households. There is no single reason new housing production remains low. Broadly speaking, the supply shortage has five main causes: local and state zoning restrictions that favor detached single-family construction; stringent building codes that increase construction costs; chronic labor shortages in the construction sector; the high costs of building materials; and financing difficulties for affordable options, such as manufactured homes, accessory dwelling units, and home preservation.

The report notes that because “manufactured housing is inherently low-cost housing, it could be a part of the solution to the affordability crisis.” Manufactured homes cost significantly less than site-built housing. The quality and appeal of manufactured homes built to HUD standards has improved drastically. Yet, annual shipments of manufactured homes remain low by historical standards. An article from “The Conversation,” published July 28, 2022, noted that over 20 million Americans live in manufactured housing, more than in public housing and federally subsidized rental housing combined. Authors Zachary Lamb, Jason Spicer and Linda Shi take the position, contra many urban planners and affordable housing researchers, that manufactured housing parks are part of the solution to housing crises. As urban planning scholars, the authors say their research suggest that “misguided stereotypes blind scholars and policymakers to the possibility that mobile homes can help address the affordable housing crisis and climate change.” The authors note that manufactured home parks are often dismissed as rural and low-density, and therefore irrelevant to urban housing needs. However, 61% of all manufactured housing is in a metro urban area. The density of these communities, typically eight to 15 homes per acre, is often greater than nearby neighborhoods. With 182 mobile home space units, Lily of the Valley Mobile Home Park has an approximate density of 8.7 units per acre as the property was originally developed and an approximate density of 5.8 units per acre now that the adjacent parcel has been lot tied, thereby on the low end of typical density of mobile home parks. The Applicant recognizes the need to provide housing that is financially attainable for its residents of varying income levels.

Goal 5: Opportunities for acutely low, extremely low, very low, low, and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

The non-profit organization Prosperity Now published on October 1, 2019 an article that observed that “manufactured housing represents some of the largest stock of unsubsidized affordable housing in the United States with nearly 20 million Americans coming home to a manufactured house. With its modern amenities, affordable prices and community features, manufactured housing is an attractive option for prospective homeowners.” Prosperity Now observes that there is a stigma associated with manufactured housing where it seems the people who dwell within these communities have made such housing seem like a last resort rather than a desirable choice. Prosperity Now decided to bring back an anti-stigma campaign to address misconceptions around manufactured housing. False narratives may persist around manufactured housing, and yet the affordability of manufactured housing makes it possible to address the housing crisis. Manufactured housing is an attractive and affordable option for millions of American, and with only 10,505 mobile home units in the unincorporated County and 406 units having been lost between 2000 and 2020, the residents of the County would be well-served to not only preserve the existing mobile home units but to encourage the development of more mobile home communities that would serve a range of household incomes from low to moderate income levels.

A Peninsula Press article by Katie Kramon, published March 11, 2015, noted that “affordable housing for middle- and lower-income families is drying up by the month in California. Among the hardest hit are those living in mobile home parks. In the last decade, 4,792 mobile home lots in the state have vanished from the map according to data from the California Department of Housing and Community Development, with even more expected to disappear.” Los Angeles County was noted as the top county at-risk for the disappearance of affordable housing at 24,739 units, which the article attributed the California Department of Housing and Community Development as the source.

UCLA Law Review published an article by Soham Dhesi on September 25, 2018, entitled “Protecting Mobile Homes as Affordable Housing.” The author observes that homeownership has been falling, with a higher percentage of Americans renting their homes in recent years than

in 1965. Renting is hardly a better option. Nearly 25 percent of renters spend more than half of their income on rent. In Los Angeles County alone, renters had to earn four times the local minimum wage to afford the median rent.

Within this context, the author notes that “some say mobile homes can be the future of affordable housing. Mobile homes are priced as low as \$45,000, while the median price of a new single-family site-built home is \$323,000. The average price per square footage was only \$49 for mobile homes compared to \$107 for site-built homes in 2016. Given the price difference, census figures unsurprisingly report approximately twenty-two million Americans living in mobile homes. They provide affordable housing without subsidies, allowing some to own homes who otherwise could not.”

The Sonoma Index-Tribune, in an article by Chase Hunter published on January 10, 2023, noted that the City of Sonoma recognized the role of manufactured homes in its most recent Housing Element (2023-231), which states “mobile homes represent an important source of affordable housing in Sonoma.” According to Data USA, the City of Sonoma has a population of 11,082 with a 2020 Median Household Income of \$85,509, a 2020 Median Property Value of \$825,600 and a 2020 Poverty Rate of 8.89%. The article quotes Bonnie Joy Kaslan, president of Moon Valley Residential Community’s homeowner’s association, saying that manufactured homes are “practically the only affordable housing for lower- and middle-wage families.” The article also notes that after a dramatic rise in the cost of real estate and rent, “more individuals and young families have found hope in manufactured homes after being priced out of the market for houses and apartments.” The same dynamic of the real estate costs pricing out lower- and middle-income households applies equally to Los Angeles County as well as many other areas of the state.

With opportunities for low to moderate income households to attain and maintain affordable and adequate housing proving to be increasingly more difficult to achieve, the importance of preserving existing housing that is financially attainable to a range of income levels in the low to middle income categories is essential so that households are not displaced. Approval of a conditional use permit for the continued use, maintenance and operation of the 182-space Lily of the Valley Mobile Home Park will preserve financially attainable and adequate housing for low to moderate income households with a diverse population of all age groups.

Strategy 3: Stabilize Housing Supply

The conservation of existing housing maintains a healthy and diverse housing supply.

Goal 6: Neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place.

Policy 6.2: Ensure no net loss of affordable housing when new development occurs.

The California Department of Housing and Community Development produced “A Home for Every Californian: 2022 Statewide Housing Plan.” The Statewide Housing Plan is working towards three objectives to ensure every Californian has a safe, stable, and affordable home:

1. Keep Californians in their homes.
2. Produce more affordable and climate-smart housing.
3. Continue to act with urgency to address homelessness and housing need.

One may debate the success, or lack thereof, of efforts to produce more housing financially attainable to varying income levels or acting with urgency to address housing need. The Plan notes that its housing policy will not solve the housing crisis overnight, as well as observing that supply is far behind need and housing and rental costs are soaring. California has the least affordable housing in the U.S. California’s housing crisis, exacerbated by extreme supply and demand challenges, has resulted in decades of soaring housing and rental costs. In August 2021, the statewide median sales price of a single-family home reached a new record of \$827,940. The September 2021 Finance Bulletin of the California Department of Finance reported the statewide median price of existing single-family homes reached a new record of \$827,940 in August 2021—the fifth record high in the past six months. This was up 2.1 percent from July 2021 and up 17.1 percent from August 2020. The October 2023 Finance Bulletin, the most current available bulletin, reported the statewide median price of existing single-family homes increased to \$859,800 in August 2023, up 3.3 percent from July 2023 and up 2.4 percent from August 2022. The April 2023 Finance Bulletin reported the statewide median price of existing single-family homes increased to \$791,490 in March, up 7.6 percent from February 2023, but down 6.8 percent from March 2022. While market conditions may fluctuate, the price

of single-family homes remains stubbornly high and unaffordable for low- and middle-income households.

The Statewide Housing Plan's objective to keep Californians in their homes highlights the need to continue the operation, use and maintenance of the Lily of the Valley Mobile Home Park. In the section "Tracking Our Shared Progress," Objective 1 proposes: Keep Californians in Their Homes. "While building more affordable housing is critical to meeting California's housing needs, it is also important to maintain the affordability of the housing that the state already has." Mobile home housing is more financially attainable than traditional single-family homes, and maintaining the existing mobile homes at Lily of the Valley would preserve what is essentially financially attainable housing stock that is consistent with the Statewide Housing Plan objective to keep Californians housed.

Goal 7: Protection against residential displacement.

Prosperity Now, a non-profit organization, in its California Data Snapshot of December 2017, reported that in California, manufactured housing plays a small but important role in the housing market. There are nearly 520,000 manufactured homes in the state, accounting for 3.8% of the total housing stock. California faces major housing affordability challenges. A draft report by the California Department of Housing and Community Development outlines many of the state's housing problems: "low homeownership rates, new home production falling far short of demand and housing costs that are unaffordable for the majority of California renters." Nearly half (47%) of manufactured housing in California is affordable to very low-income households, compared to just 18% of the state's housing stock. Among very low-income households, both renters and owners of manufactured homes spend less on their housing costs than renters or owners of all housing types. By any metric, the availability of manufactured homes in a mobile home park offers more financially attainable housing options for people who wish to own their home and seek to rent space that does not cause them to be rent-burdened. Mobile home parks such as Lily of the Valley offer the opportunity for those of all income levels to afford a place of their own in a quiet and peaceful community.

Strategy 3 seeks to stabilize the housing supply by conserving existing housing in a healthy and diverse supply. Essential to stabilizing the housing supply is the protection of residents from displacement from their housing. The Applicant is committed to maintaining the mobile home park as a place where housing is financially attainable to varying income levels of

all age groups seeking to live in a manufactured housing lifestyle. The requested conditional use permit, if approved by the County, will provide protection from residential displacement for households that would find similar housing difficult if not impossible to locate elsewhere.

Strategy 4: Facilitate Construction and Maintenance of Quality Housing to Enhance Livability of Neighborhoods

The preservation and maintenance of existing housing, infrastructure, and facilities will serve to meet the overall goal of creating safe and healthy living environments.

Goal 8: Neighborhoods and housing environments that are livable, healthy, and safe for all residents.

Goal 9: An adequate supply of housing preserved and maintained in sound condition.

According to the Revised County of Los Angeles Housing Element (2021-2029), in unincorporated Los Angeles County, between, 2000 and 2020, single family residential units increased by 11,564 units (5.1 percent), multifamily residential units increased by 6,742 units (11.7 percent), and mobile home units decreased by 406 units. A majority (75.8%) of the housing stock in unincorporated Los Angeles County are single family homes. Multifamily housing accounts for approximately 20.8 percent of housing units in unincorporated Los Angeles County, with mobile homes making up the remainder (3.4%) of housing units. The lack of housing diversity is a common theme found throughout many communities in unincorporated Los Angeles County.

The unincorporated County has been assigned a Regional Housing Needs Assessment (RHNA) of 90,052 units for the 2021-2029 Housing Element planning period. One of the key strategies of the Housing Element is to stabilize housing supply by the conservation of existing housing in order to maintain a healthy and diverse housing supply. Approving a conditional use permit to allow the continued use, maintenance and operation of the mobile home park is consistent with a key strategy to maintain existing housing, particularly that which is financially attainable to residents of all age groups and income levels. The Housing Element calculates that housing stock increased by 17,900 units, including single-family and multifamily units, during the 20-year period between 2000 and 2020, which suggests the RHNA target of 90,052 units needed for the 2021-2029 planning period poses a significant challenge. That mobile home

units decreased by 406 units during 2000 to 2020 is an indication that affordable-type housing was lost.

The approval of a conditional use for the continued use, maintenance and operation of the Lily of the Valley Mobile Home Park's 182 units is necessary to maintain a supply of housing that is financially achievable to all age groups of different income levels. The mobile home park provides an environment that is livable, healthy, and peaceful for all residents. The intent of Strategy 4 to preserve and maintain existing housing, infrastructure, and facilities that serve to meet the overall goal of creating livable and healthy living environments would be achieved by the continued use, maintenance, and operation of the Lily of the Valley Mobile Home Park.

The **Air Quality Element of the General Plan 2035** includes goals and policies relevant to the location of a mobilehome park on agricultural land.

Goal 2: The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

Policy AQ 2.1: Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

The Mobility Element notes that "where and how land is developed can impact air quality, which impacts public health. People who live near major sources of air pollution are at a greater health risk. Sensitive receptors, or users of residences.....are particularly susceptible to the impacts of air pollution." The project site is in a rural area not close enough to any freeways that the site is impacted by vehicular air pollution, while the secondary highway of Bouquet Canyon Road does not generate the level of traffic found in urban or suburban communities. Additionally, the project site is in area where much of the land use is either vacant or developed mostly with single-family residences on large lots. The mobile home park also has plenty of vegetation and trees. According to the Air Quality Element, the mobile home park, as it is presently situated, is a sensitive use for residential purposes that is appropriately located to avoid major sources of pollution.

The Santa Clarita Valley Area Plan's guiding principles for development includes mobility, which proposes that "An integrated transit system shall serve the Valley (rail, bus, shuttle, other)

offering convenient alternatives to the automobile, minimizing congestion, and providing access to regional transportation systems, such as Metrolink.” Even though the project site is in a rural area, the City of Santa Clarita Transit operates bus route 4 with a stop at Bouquet Canyon Road and Blue Cloud Road, which is in front of the project site’s mobile home park. Bus route 4 traverses the central area of the City of Santa Clarita with stops at the College of the Canyons, River Oaks Shopping Center, Westfield Valencia Town Center, McBean Regional Transit Center, and ending with stops at the Newhall Community Center and the Newhall Metrolink Station. The mobile home park is consistent with Goal M 4 and Policy M 4.10 of the Mobility Element as Bus route 4 links a community-level transportation system to the multimodal network of the McBean Regional Transit Center and the Newhall Metrolink System, which provides public transit access to other areas of Los Angeles County.

The **Santa Clarita Valley Area Plan** includes guiding principles, goals, objectives, and policies relevant to the location of a mobile home park on agricultural land:

The Santa Clarita Valley Area Plan is a component of the Los Angeles County General Plan. All of its maps, goals, policies, and implementing actions must be consistent with the Countywide chapters and elements of the General Plan. Development in the Santa Clarita Valley shall be consistent with these guiding principles as agreed upon by the City of Santa Clarita and the County of Los Angeles:

- The Valley shall contain a mix of housing types that meet the diverse needs of residents, and offer choices for the Valley’s population and lifestyles (e.g., ages, education, income, etc.) that are appropriate and consistent with their community character. This shall include a combination of single- and multi-family, owner occupied and rental units within each community, and mixed-use (i.e., integrated housing with commercial or office uses) development in key activity centers
- Multi-family housing developments shall contain adequate recreational and open space amenities on-site and be designed to ensure a high quality living environment. Their architectural treatment and building massing shall complement the characteristics of surrounding single-family residential neighborhoods.

Given that the Santa Clarita Valley’s population consists of residents of varying age, income and education levels, a mix of housing types is essential to meet the diverse needs of residents who require options for different affordability levels in homeownership. Lily of the

Valley Mobile Home Park provides ownership opportunity for all age groups who seek financially attainable housing and a quiet community in which to reside and enjoy life in a rural environment that is nevertheless in proximity to an urban area that has much to offer in the way of services and amenities.

Similar to a multi-family development or a planned community, Lily of the Valley Mobile Home Park provides recreational amenities on-site for the enjoyment of the residents and their guests. The mobile home park contains recreational facilities that are clustered in a common area for the convenience of the residents. These facilities include a swimming pool, basketball court and playground with equipment suitable for different age groups. A clubhouse affords residents the ability to reserve space for a private party or reception. The clubhouse contains a kitchen, two bathrooms, a living room with couches, chairs, TV, and a combination pool table/air hockey game, and the manager's office. A separate building contains a laundry facility with four washers and four dryers, along with storage for tools and equipment.

The Santa Clarita Valley Area Plan consists of updated plans referred to as "Valley of Villages," in recognition of the various communities and neighborhoods within the Santa Clarita Valley that wish to maintain their own distinctive character, while at the same time recognizing their place in the "big picture" plan for development within the entire planning area. The project site is in the Saugus area, which identifies its residential areas as located in Seco Canyon and Bouquet Canyon. The primary planning issues for Saugus include addressing traffic congestion in established neighborhoods, vehicular access to activity centers and freeways, the need for beautification and public amenities such as roadway landscaping, trails, and the need for enhanced commercial to serve a broader range of needs for Saugus residents.

The project site is located within the southernmost part of Bouquet Canyon in close proximity to the city limits of Santa Clarita. Traffic conditions, such as they may exist, are within the City of Santa Clarita. The proximity of the mobile home park to the City of Santa Clarita offers residents easy vehicular access to activity centers and to the Interstate 5 Freeway via Bouquet Canyon Road to Valencia Boulevard. Properties along Bouquet Canyon Road are primarily zoned A-1 and A-2, with some pockets of C-3 zoned parcels. A-1 and A-2 zoned parcels in the vicinity of the project site are developed mostly with single-family residences or remain undeveloped.

Chapter 1 of the Santa Clarita Valley Area Plan, “Introduction,” Section VIII, “How To Use The Santa Clarita Valley Area Plan,” notes that users should be guided by the following, including: **Non-Conforming Uses: All legally established uses in existence at the time of adoption of this Santa Clarita Valley Area Plan are deemed to be consistent with this Plan, although Zoning Ordinance provisions regarding Non-Conforming Uses may apply.** On March 9, 2020, the Land Development Coordinating Center, in RPPL2020000830, stated it could not process the request for an extension to ZEC 9281 to continue the operation of the Lily of the Valley Mobile Home Park pursuant to County Code Section 22.52.500L having been removed as part of the update to Title 22 of the County Code. As a result of the Code update as of February 28, 2019, the letter addressed to William Steele said that the “mobile home park is now considered a legal non-conforming use pursuant to Chapter 22.172 of the County Code.” The Lily of the Valley Mobile Home Park is a legally established use, pursuant to ZEC 5835, ZEC 7181 and ZEC 9281, that has been in existence since the adoption of Santa Clarita Valley Area Plan in 2012. The Applicant is requesting a conditional use permit to maintain the existing 182-space mobile home park in order to continue to provide housing financially attainable by varying income levels of all age groups.

Chapter XIV of the Land Use Element, “**Summary of Needs for Land Use Planning in the Santa Clarita Valley,**” identifies needs for land use planning which are addressed in the goals, policies, and Land Use Map portions of this element:

2. Ensure that the basic needs of residents and businesses are met and that public health, safety and welfare are protected through orderly and equitable designations of land uses throughout the Valley.

14. Provide sufficient land designated for adequate housing affordable to all segments of the Valley’s population.

Lily of the Valley Mobile Home Park has been a fixture in the community for more than sixty years, providing an option of reasonably priced housing for all age groups. A basic need for residents is the availability of housing, particularly when a shortage of housing exists in Los Angeles County, and this need for housing can be ensured by allowing the continued operation, use and maintenance of the mobile home park. The project site containing the mobile home spaces is approximately 31.64 acres in size and is developed with 182 spaces. The project site’s A-1 zoning permits a mobile home park with approval of a conditional use permit, and in

1969 the Regional Planning Commission granted an exception to Zoning Ordinance No. 1494 to add 69 spaces to an already existing 112-space mobile home park. In approving ZEC 9281, the Commission recognized that sufficient land was provided on the site for adequate housing financially attainable by all segments of the Santa Clarity Valley's population.

The California Department of Housing and Community Development (HCD) issued "California's Housing Future: Challenges and Opportunities – Final Statewide Housing Assessment 2025" in February 2018, which paints a dire need for more housing. The snapshot of housing affordability notes there is "a shortfall of more than one million rental homes affordable to extremely- and very low-income households and California's homeownership rate has declined to the lowest rate since the 1940s. In addition, California needs more than 1.8 million additional homes by 2025 to maintain pace with projected household growth." The report notes that for the past ten years, California has averaged less than 80,000 new homes annually, a rate that suggests the state is unable to generate the new housing needed to accommodate household growth, and that preservation of existing housing is essential. Manufactured homes constitute a meaningful portion of the housing stock, estimated at about 500,000 housing units. Manufactured housing is considered by HCD as one of the alternative housing models that can contribute to addressing housing supply and affordability in California. Approval of a conditional use permit for the Lily of the Valley Mobile Home Park preserves existing housing that is reasonably priced for all age groups.

Chapter XV of the Land Use Element, "**Goals, Objectives and Policies,**" identifies the goals, objectives and policies which apply to land use, including:

Goal LU-3: Healthy Neighborhoods

Health and safe neighborhoods for all residents.

Objective LU-3.1 Provide for a diversity of housing types available to provide safe and suitable homes for all economic levels, household sizes, age groups, and special needs groups within the community.

Policy LU-3.1.2: Provide a mix of housing types within neighborhoods that accommodates households with varied income levels.

Policy LU-3.1.5: Promote development of housing that is affordable to residents, including households with incomes in the very low, low, and moderate income

classifications, through provision of adequate sites on the Land Use Map, allowance for density bonuses and other development incentives.

The residents of Lily of the Valley are all age groups seeking housing that fits their income levels. When the mobile home park sought 5-Year Extensions under the previous Zoning Code Section 22.52.500L, the Applicant provided documentation that it complied with the Code's requirement that it did not have excessive rent increases. The Applicant also complied with the requirements of the California Department of Housing and Community Development to assure that excessive rent increases have not been imposed on the tenants of mobile home spaces. During the time that the Department of Regional Planning granted these 5-Year Extensions, documentation of not having excessive rent increases was submitted as requested by the Department. Approval of the requested conditional use permit would allow the residents to continue to reside at the facility that they deem to be attainable for their income levels.

The Urban Institute's research report "The Role of Manufactured Housing in Increasing the Supply of Affordable Housing" notes that alleviating housing shortages can be achieved by pivoting to lower-cost alternatives to site-built housing, such as manufactured homes. The Urban Institute found that demand for manufactured housing remains healthy and manufactured housing could play an increasingly larger role in the market "as prices for site-built homes rise beyond what middle-income families can afford." The report also points out that the "affordability advantage of manufactured housing creates opportunities for households with low incomes to become homeowners." The appeal of Lily of the Valley Mobile Home Park is that persons of various income levels, age groups and household sizes have the ability to become mobile homeowners living in a community that provides suitable homes for their needs and well-being. Residents of the mobile home park consist of all age groups that seek the housing options at Lily of the Valley that are appealing due to their affordability.

"The State of the Nation's Housing 2022" report by the Joint Center for Housing Studies of Harvard University notes that with "an average sales prices of \$108,000 (excluding land) in 2021, manufactured housing provides an affordable homeownership option for moderate-income and entry-level buyers, as opposed to the national average sales price for new single-family homes of \$464,200 in 2021." Even though conditions may be encouraging for new homes being completed, the report notes that the "production of modestly priced homes remains a challenge." While the Harvard University report does not address manufactured housing or

mobile homes as an option, it mentions that “soaring prices have kept many would-be homeowners in rental housing, contributing to the already strong growth in renter households.” It should be noted that the average sales price for new single-family homes in Los Angeles County is far above the national average, which makes Lily of the Valley Mobile Home Park and similar properties even more necessary for residents in the County.

Mobile homes at Lily of the Valley Mobile Home Park allow opportunities for homeownership that would most likely not be available but for the affordability of mobile homeownership. Otherwise, owners of the mobile homes at Lily of the Valley would likely find themselves priced out of being able to own a traditional single-family residence. The report also finds that “the combination of rising prices and rising interest rates already took a toll on homebuying activity in early 2022. Indeed, the annualized pace of existing home sales fell from 6.5 million units in January to 5.6 million units in April, the lowest rate since June 2020.” The Applicant requests a conditional use permit to continue the use, maintenance, and operation of the 182-space mobile home park so that the residents remain housed, and if they were to be displaced their options to obtain suitable housing that is reasonably priced elsewhere would be extremely difficult if not impossible to find.

B.2. The requested use at the location proposed will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;**
- 2. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and**
- 3. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The Applicant is requesting approval of a conditional use permit for a 182-space mobile home park. Lily of the Valley Mobile Home Park has existed at this location for more than sixty years and has operated as a quiet and peaceful development in a rural community without violations from the County of Los Angeles. Residents of this mobile home park are drawn to this serene environment, in an area where there are wide open spaces, as a place where their health, peace, comfort and welfare are assured. Families with children find the mobile home park a welcoming place with its recreational facilities. Other residents are drawn to the calm

enjoyment of a well-maintained setting in a rural area where peace and tranquility are more attainable than in an urban area. That the mobile home park is surrounded by mostly vacant land to the north, east and west results in this development not adversely affecting the health, peace, comfort, or welfare of the residents residing in the surrounding area. The largest concentration of single-family homes is located approximately 500 feet to the west within the City of Santa Clarita. Properties in the unincorporated area that surrounds the project site are typically large parcels with a few single-family homes, with the closest ones located to the south of the property.

The existing residential development will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area nor be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The project site is located on a secondary highway that serves the residents and the relatively few commercial developments, most notably a commercial nursery located nearby. There is a long history of residential uses in this neighborhood, and the development of a mobile home park has long been deemed an appropriate development for property that has been zoned A-1-1 since the inception of the mobile home park's development. No additional units are being proposed for the mobile home park, other than approving one additional mobile home space beyond the 181 spaces approved in 1969. Maintaining the mobile home park as a residential community that is financially manageable to residents of varying income levels is consistent with the General Plan that proposes livable and healthy communities and seeks to protect rural communities from the encroachment of incompatible development with the existing land use pattern, which is primarily residential in the surrounding area.

Compatibility with the General Plan's desire to protect rural communities from encroachment of incompatible development is an indication that the mobile home park will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. This contention is supported by the project's adherence to relevant guiding principles of the Santa Clarita Valley Area Plan, namely there needs to be a mix of housing types that meet the diverse needs of residents and that the property contains adequate recreational and open space amenities on-site. Mobile home park living is a lifestyle choice for many people enjoying homeownership of the mobile home while appreciating the on-site recreational amenities that are more common to multifamily developments occupied by renters.

Of paramount importance to the owners of mobile homes is that they have an investment in their mobile home and realize the value of maintaining their properties so that they are not materially detrimental to the use, enjoyment, or valuation of property of other persons in the surrounding area.

The Land Use Element of the Santa Clarita Valley Area Plan, as noted in the findings of the previous section, has relevant goals and objectives which support the notion that the project does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, nor is materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. The Land Use Element seeks to ensure that the basic needs of residents are met and that public health, safety and welfare are protected through orderly and equitable designations of land uses. Providing housing in the mobile home park that is reasonably priced for the residents of various income levels who would not otherwise be able to afford single-family residences ensures a basic need compatible with a development on property that was zoned with a land use designation that permits residential developments with approval of a conditional use permit. Moreover, the Land Use Element includes an objective that proposes to provide for a diversity of housing types available to provide suitable homes for all economic levels, household sizes, age groups, and special needs groups within the community. The importance of the mobile home park is that it provides suitable homes for all economic levels, household sizes and age groups who may be priced out of the market for single-family homes that are far more expensive within Los Angeles County. More importantly, the mobile home park has not and does not present a situation that adversely affects the health, peace, comfort or welfare of persons residing in the surrounding area, nor is it materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

The Housing Element 2021-2029 proposes a number of strategies, along with goals and supporting policies, that emphasize making housing opportunities affordable for low- and moderate-income households; ensure a housing supply to enable households, regardless of income, to secure adequate housing; and a stable supply of housing that is affordable to residents of all income levels. Strategy 3, which seeks to stabilize housing supply, seeks the conservation of existing housing that maintains a healthy and diverse housing supply. As noted in more details in the findings of the section above, the Housing Element recognizes that there

has been a lack of diversity found throughout communities in the County's unincorporated areas, and that the data on the amount of new housing generated in the period of 2000 to 2020 suggests a significant challenge to meet the target the Regional Housing Needs Assessment for the addition of 90,052 units to the housing stock for the 2021-2029 Housing Element planning period. As the mobile home park has not been nor will be adverse to the health, peace, comfort or welfare of persons residing in the surrounding area, or materially detrimental to the use, enjoyment, or valuation of property of other persons in the vicinity of the site, the request for a conditional use permit for the 182-space mobile home park would preserve much-needed housing that is financially attainable to a range of income levels for persons who would be displaced contrary to the Housing Element's strategy to stabilize housing supply. Moreover, persons displaced from the mobile home park, which has not had negative or detrimental impacts on the surrounding area, would be seriously challenged to find suitable housing that is reasonably priced for their budgets.

The continued existence of the mobile home park will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The General Plan recognizes that vibrant, livable and healthy communities with a mix of land uses, service and amenities is a goal to be achieved, and the mobile home park provides a quiet and peaceful community that is livable and healthy for its residents, considering that the rural environment is conducive to the type of community the General Plan desires. The existence of the mobile home park in how it has been operated for many decades is an indication that it does not and will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare. With the mobile home park being mostly surrounded by vacant land and some residential development, the location protects the rural community from the encroachment of incompatible development with the existing land use pattern of mostly residential development and vacant land, such that there is no negative impacts or menace to public health, safety or general welfare.

Land use goals, objectives, and policies of the County of Los Angeles, as expressed in the General Plan, the Housing Element, and the Santa Clarita Valley Area Plan, clearly contemplate that the mobile home park is an appropriate location for the continued use of the housing that is provided for a diverse group of age groups of varying income levels who desire to continuing to live in a place that is financially attainable. The Housing Element most

notably proposes as one of its primary strategies the conservation of existing housing in neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place. Persons who own their mobile homes at the park have sought affordable homeownership that is unattainable for the most part in single-family residences. Residents of the mobile home park consist of all age groups that desire to remain in a mobile home park.

A well-maintained mobile home park that is compatible with its surrounding neighborhood does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, nor is it materially detrimental to the use, enjoyment, or valuation of property other persons located in the vicinity of the site. As a property that has operated for decades in the community as a good neighbor, the mobile home park does not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

B.3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.

The approximately 31.64-acre project site is adequate in size and shape to accommodate a mobile home park with 182 spaces, along with amenities that include a swimming pool, a clubhouse, laundry facility, basketball court and playground with equipment suitable for different age groups. The provided parking meets the Code requirements for a mobile home park, based on the requirement of two off-street parking spaces for each mobile home space and a minimum of one guest parking spacer for each four mobile home space, resulting in a total of 410 required parking spaces. The project provides a total of 461 spaces, exceeding the Code requirements.

Landscaping of the project site is abundant and distributed throughout the property with shrubs, grass, and a variety of trees and plants. There are no oak trees on the subject property. Landscaping is continuously maintained as required by previous approvals of the mobile home park. Utilities on the mobile home park are placed underground. The minimum distance of ten feet is maintained between the mobile home spaces. Chain-link fencing is maintained along the

westerly, northerly, and easterly boundaries of the subject property, while a masonry wall is maintained along the front of the property as it faces Bouquet Canyon Road.

As demonstrated by its continued operation and compliance with the basic development features and standards, the Applicant's project remains adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features in order to continue to be compatible with the primarily residential uses in the surrounding area.

B.4. The proposed site is adequately served:

- 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and**
- 2. By other public or private service facilities as are required.**

The site is adequately served by Interstate 5 exit at Valencia Boulevard which connects to Bouquet Canyon Road, which has been identified in the Santa Clarita Valley Area Plan as recommended to be reclassified from a major highway to a secondary highway from Plum Canyon Road to Vasquez Canyon Road. The Mobility Plan defines the secondary highway as the classification that "includes urban and rural routes that serve or are planned to serve an areawide or countywide function, but are less heavily traveled than major highways. Secondary highways also frequently act as oversized collector roads that feed the countywide system. In this capacity, the routes serve to remove heavy traffic from local streets, especially in residential areas. Access control, especially to residential property and minor streets, is desirable along these roads." The mobile home park's traffic circulation is adequately served by a secondary highway of sufficient width and improved as necessary to carry the kind and quantity of traffic by a residential project.

Mobility Element Goal M 4 proposes: "An efficient multimodal transportation system that serves the needs of all residents." Goal M 4 is supported by Policy M 4.10: Support the linkage of regional and community-level transportation systems, including multimodal networks.

Even though the project site is in a rural area, the City of Santa Clarita Transit operates bus route 4 with a stop at Bouquet Canyon Road and Blue Cloud Road, which is in front of the project site's mobile home park. Bus route 4 traverses the central area of the City of Santa Clarita with stops at the College of the Canyons, River Oaks Shopping Center, Westfield Valencia Town Center, McBean Regional Transit Center, and ending with stops at the Newhall Community Center and the Newhall Metrolink Station.

The mobile home park is consistent with Goal M 4 and Policy M 4.10 as Bus route 4 links a community-level transportation system to the multimodal network of the McBean Regional Transit Center and the Newhall Metrolink System, which provides public transit access to other areas of Los Angeles County. The existing roadways are adequate to accommodate the continued use of the mobile home park where access to services may be achieved by either personal vehicles or public transit.

The project site is adequately served by required public utilities and private facilities. Southern California Edison and Southern California Gas Company are providers for electricity and natural gas, respectively. The mobile home park is served by sewer connection to the Los Angeles County Sanitation Districts. Water supply is provided by water lines connected to wells. Upon completion of a pipeline connecting to the project site, water supply will also be available in the future from Santa Clarita Valley Water Agency.

In 2017, the property owner obtained approval in a Revised Exhibit "A" to install a small-scale ground-mounted photovoltaic solar energy on its adjacent property at 29069 Bouquet Canyon to serve the mobile homes. The mobile home park was first approved by the Regional Planning Commission in 1961 and has operated continuously for more than 60 years as a well-maintained property with plenty of landscaping and trees and without notices of violation. All necessary services are in place and adequate to meet the needs of the Applicant to continue the operation, use and maintenance of the mobile home park.

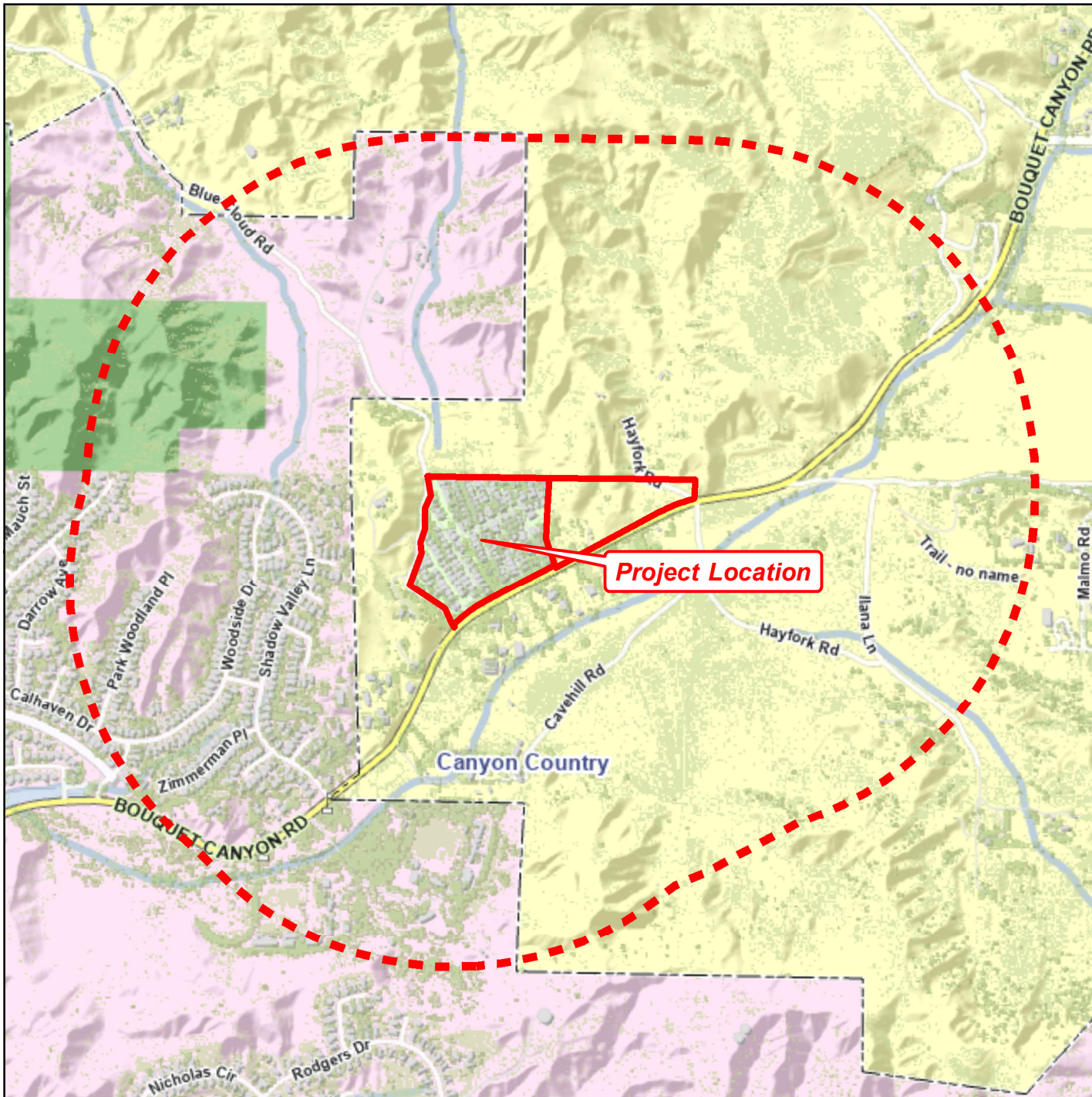
¹ For the purposes of this application, the GIS-NET calculation of 31.64 acres of lot area shall be used, although the site plan calculates a lot area of 30.92 acres.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	March 19, 2025
PROJECT NUMBER:	PRJ2024-000339-(5)
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2024000460 and Administrative Housing Permit No. RPPL2024000463
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	29021 Bouquet Canyon Road
OWNER:	ROYCE LILY OF THE VALLEY LLC
APPLICANT:	Inspire Communities
CASE PLANNER:	Christopher Keating, Regional Planner CKeating@planning.lacounty.gov

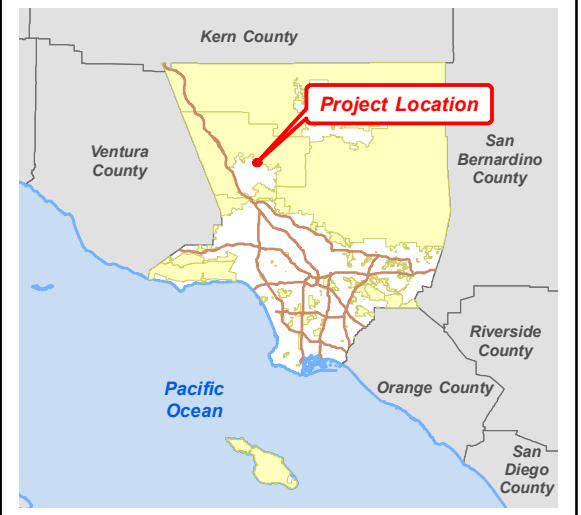
Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines section 15301 and the County environmental guidelines because the Project is an existing 182-unit mobilehome park with no modifications or expansion of the development footprint, and will have no significant effect on the environment. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project can be considered categorically exempt.

SHAPING
TOMORROW



HALF-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2024-000339
CUP RPPL2024000460



0 800 1,600 Feet

LA COUNTY PLANNING

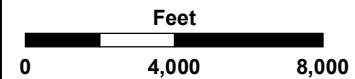
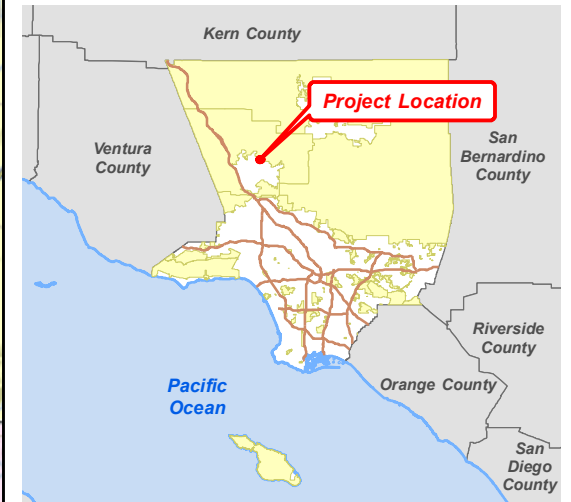
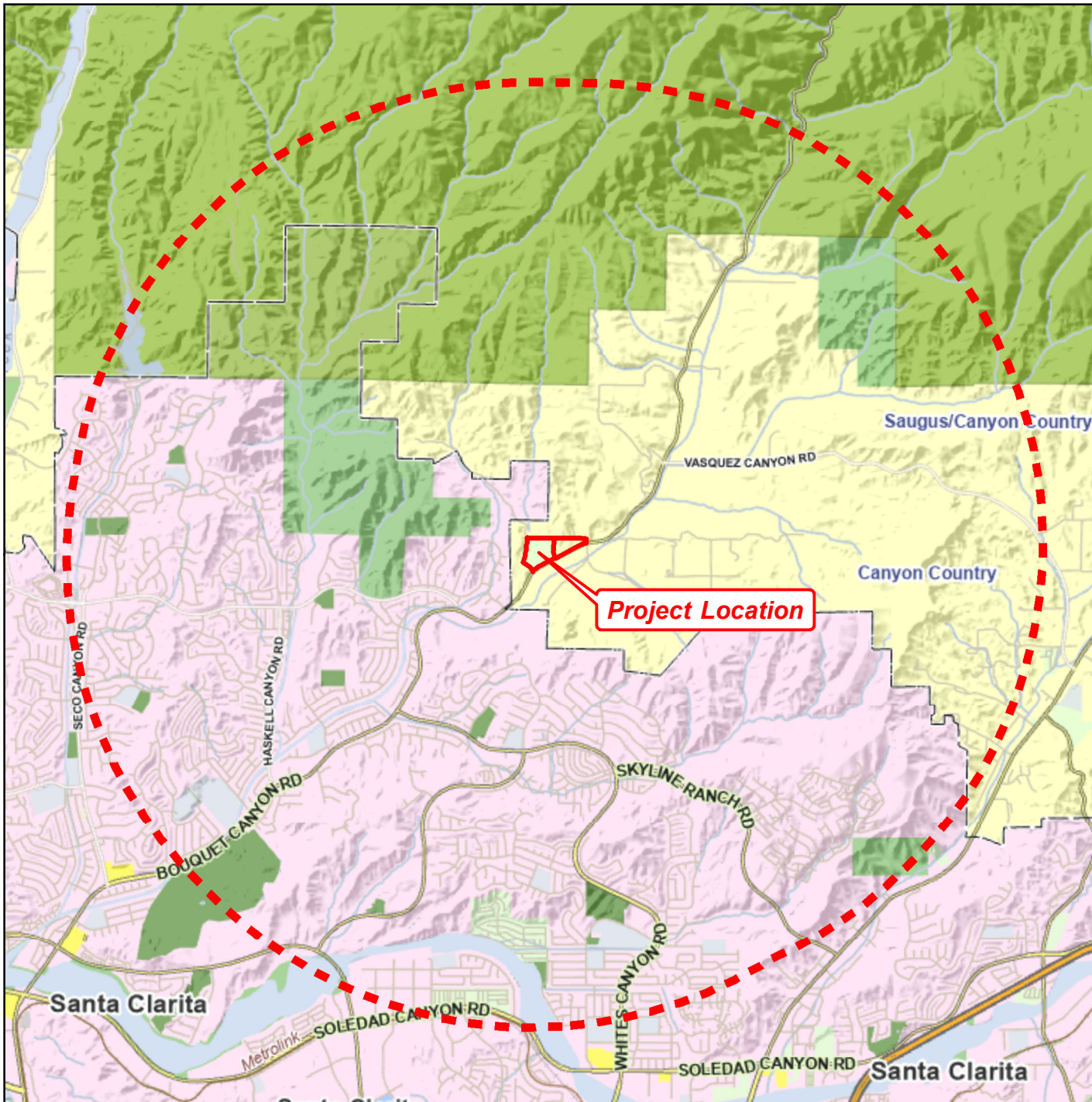
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

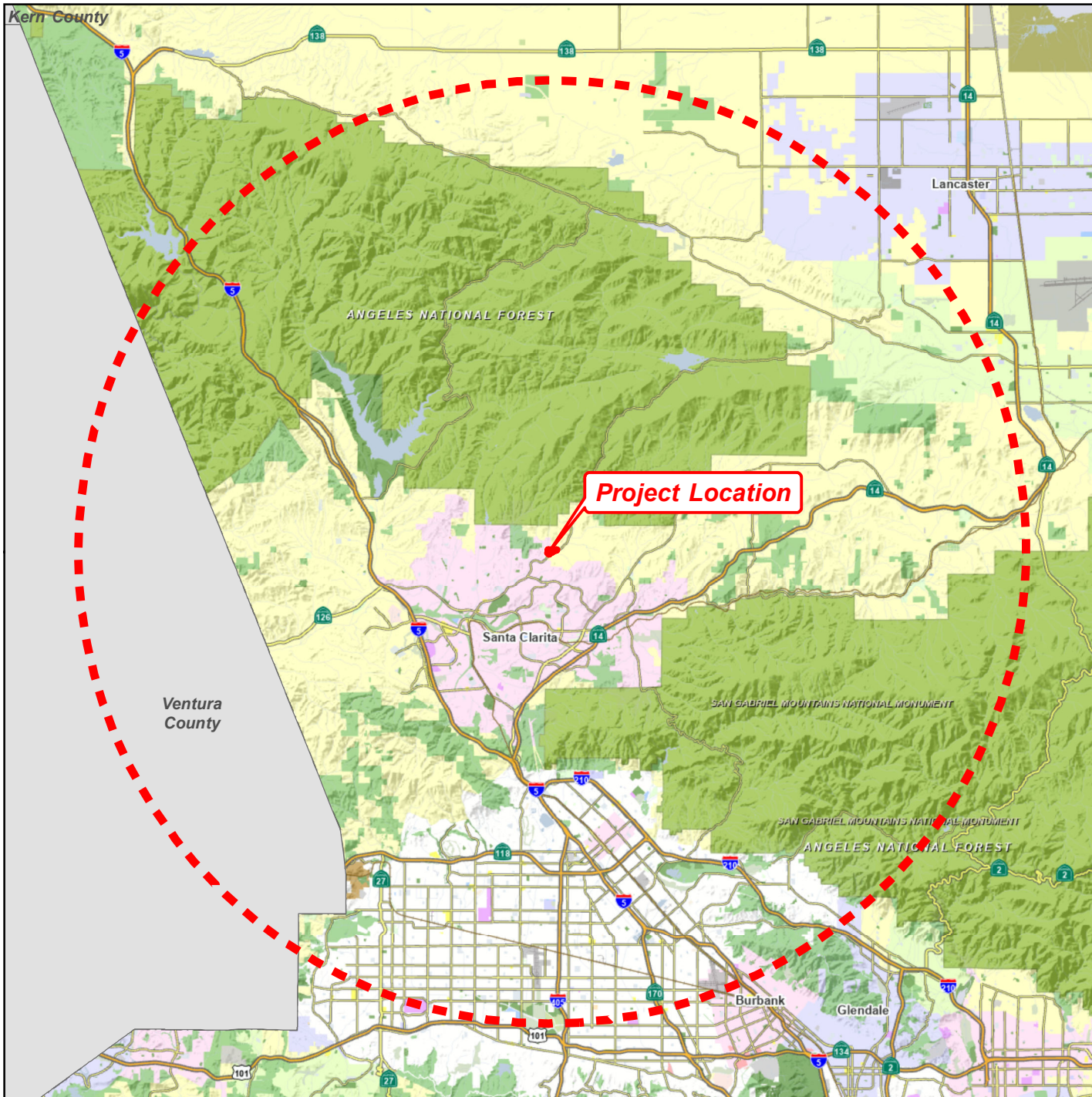
PROJECT NO. PRJ2024-000339

CUP RPPL2024000460

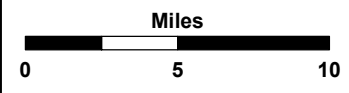


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



**20-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2024-000339
CUP RPPL2024000460



**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



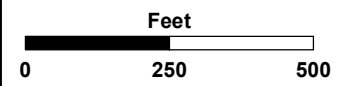
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000339

CUP RPPL2024000460

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024





LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

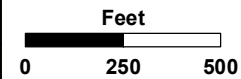
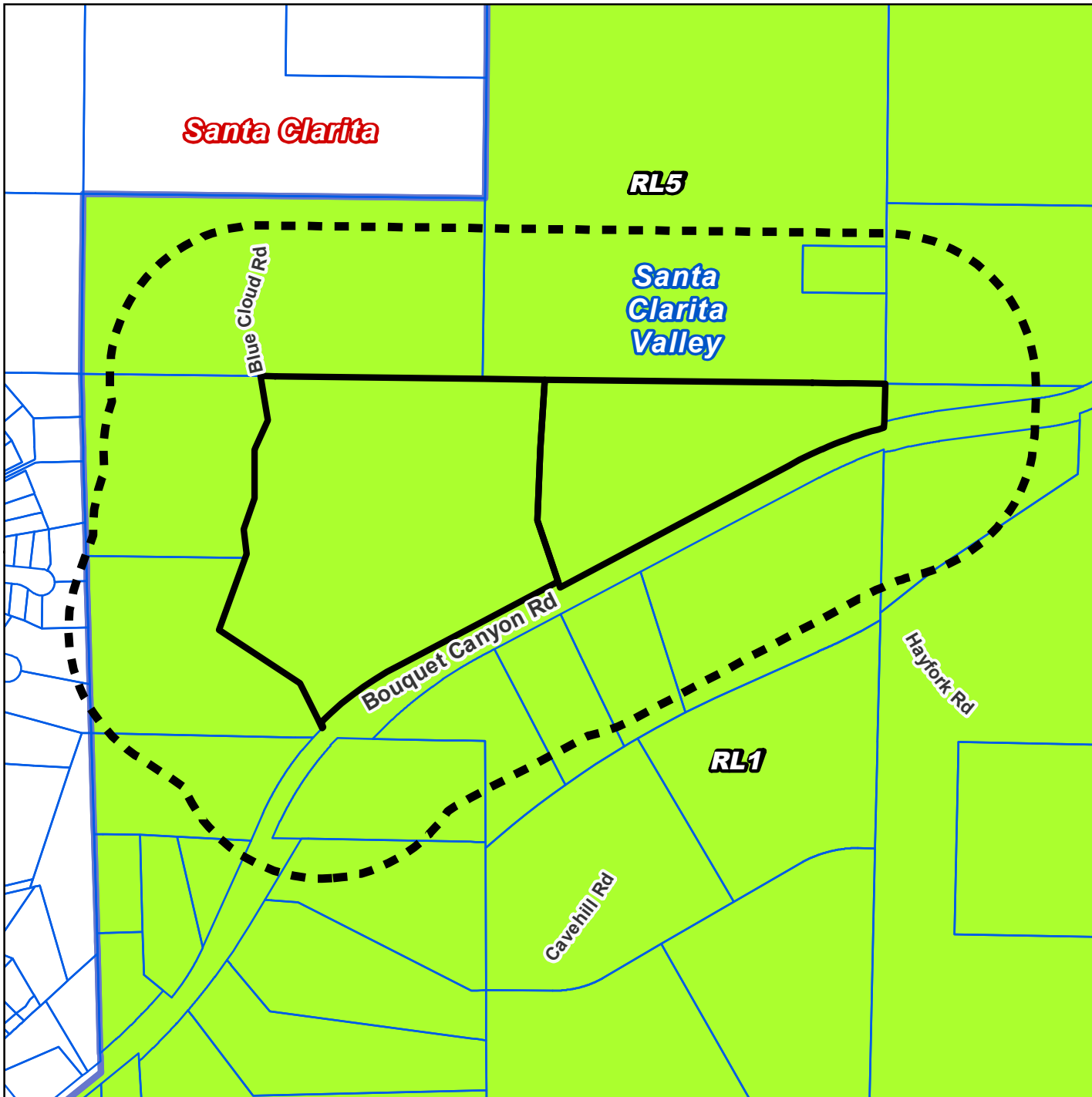
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000339

CUP RPPL2024000460

-  RL1 - Rural Land 1 (1 du / 1 ac)
-  RL5 - Rural Land 5 (1 du / 5 ac)



LA COUNTY
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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

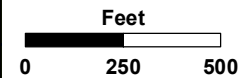
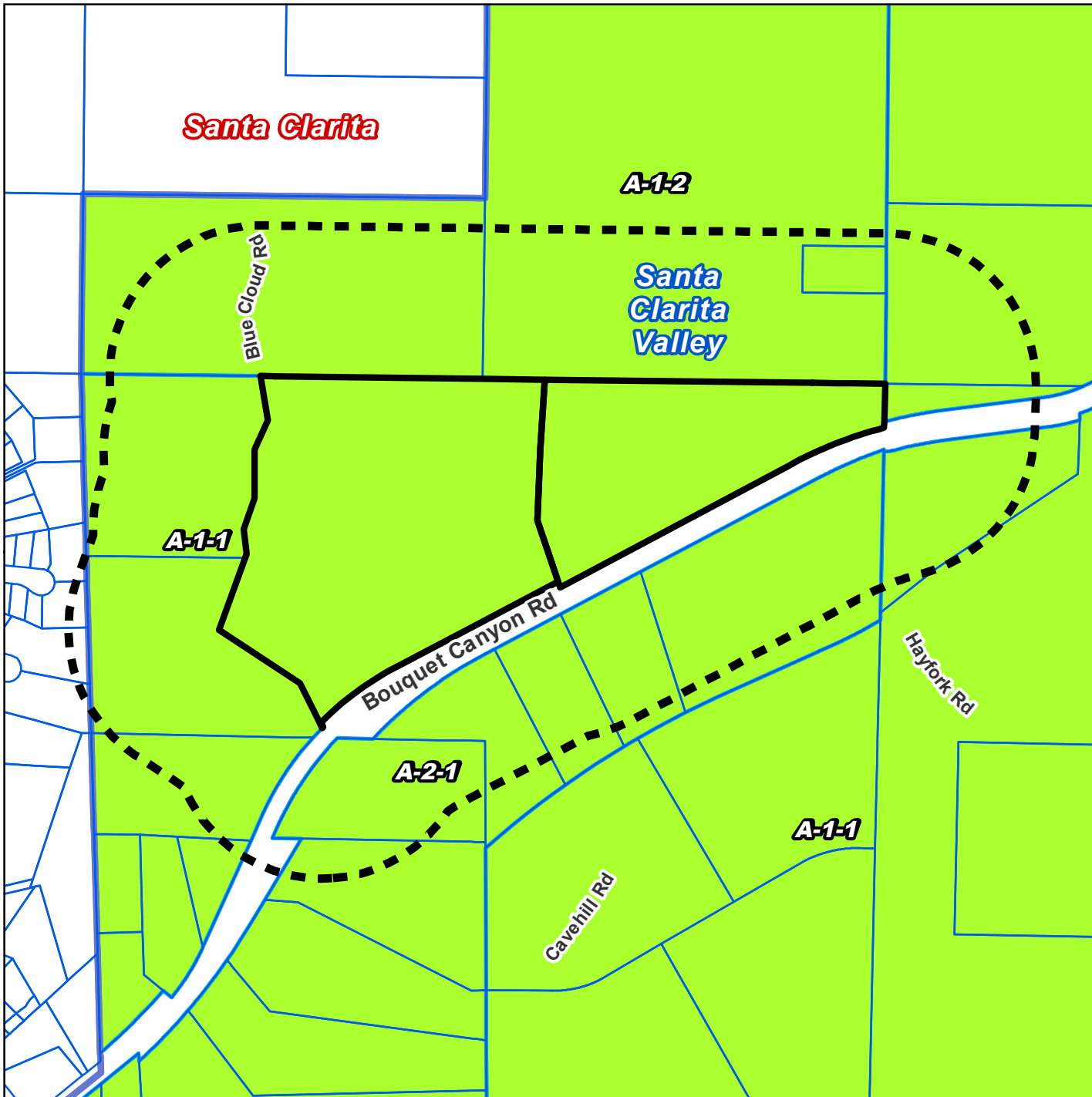
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000339

CUP RPPL2024000460

-  A-1 - Light Agricultural
-  A-2 - Heavy Agricultural



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

*Site Photographs
For*

*Lily of the Valley
Mobile Home Park
29021 & 29069 Bouquet Canyon Road*

Owner/Applicant:

Inspire Communities, LLC
80 South Lake Avenue, Suite 702
Pasadena, CA 91101

August 2023

LAND DESIGN CONSULTANTS, INC.

Land Planning, Civil Engineering, Surveying & Environmental Services

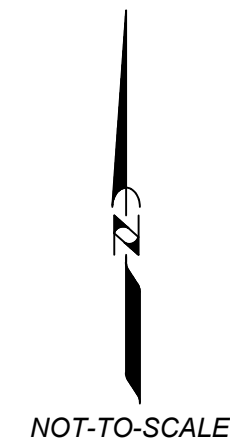
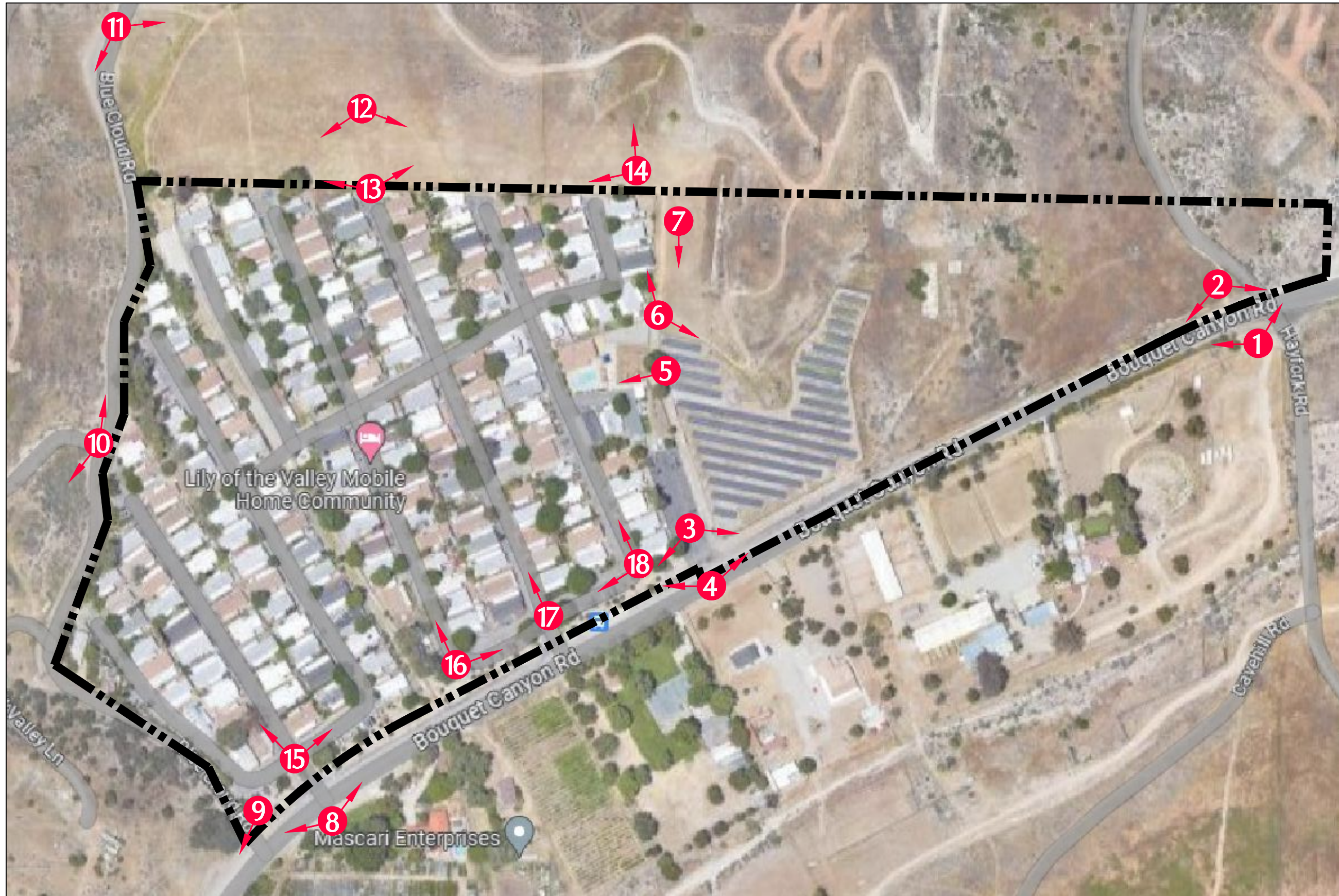




PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

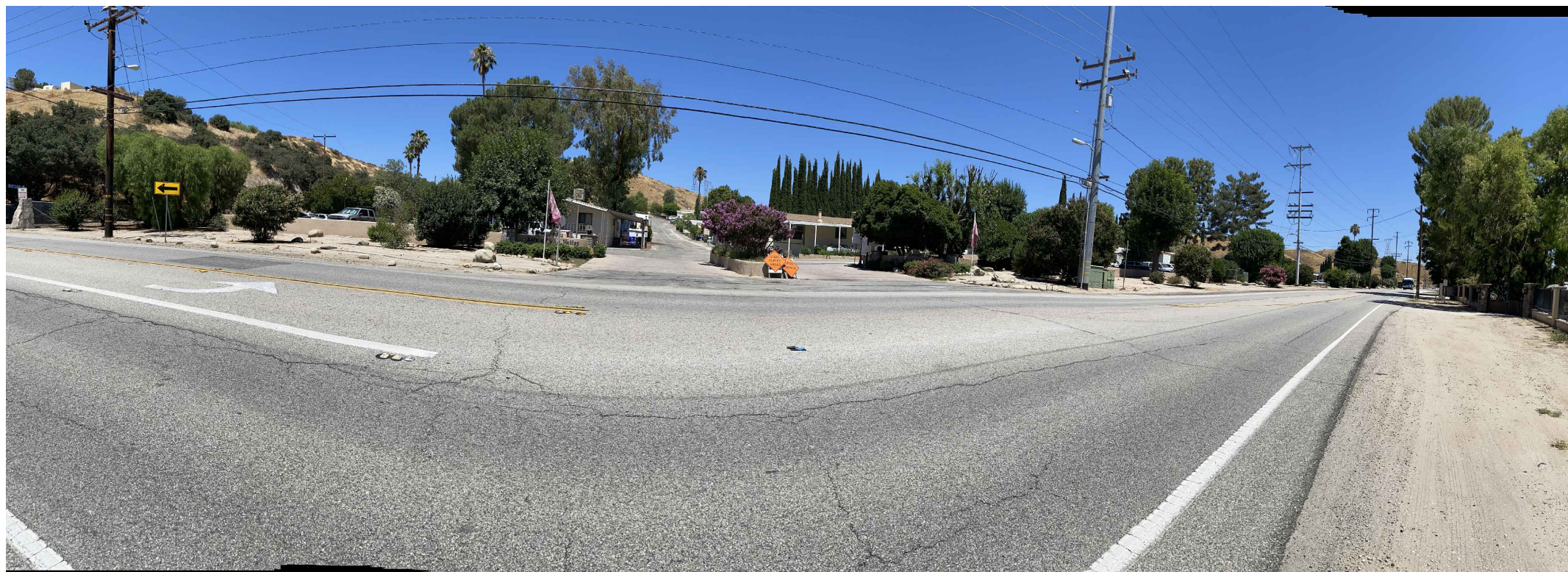


PHOTO 8



PHOTO 9

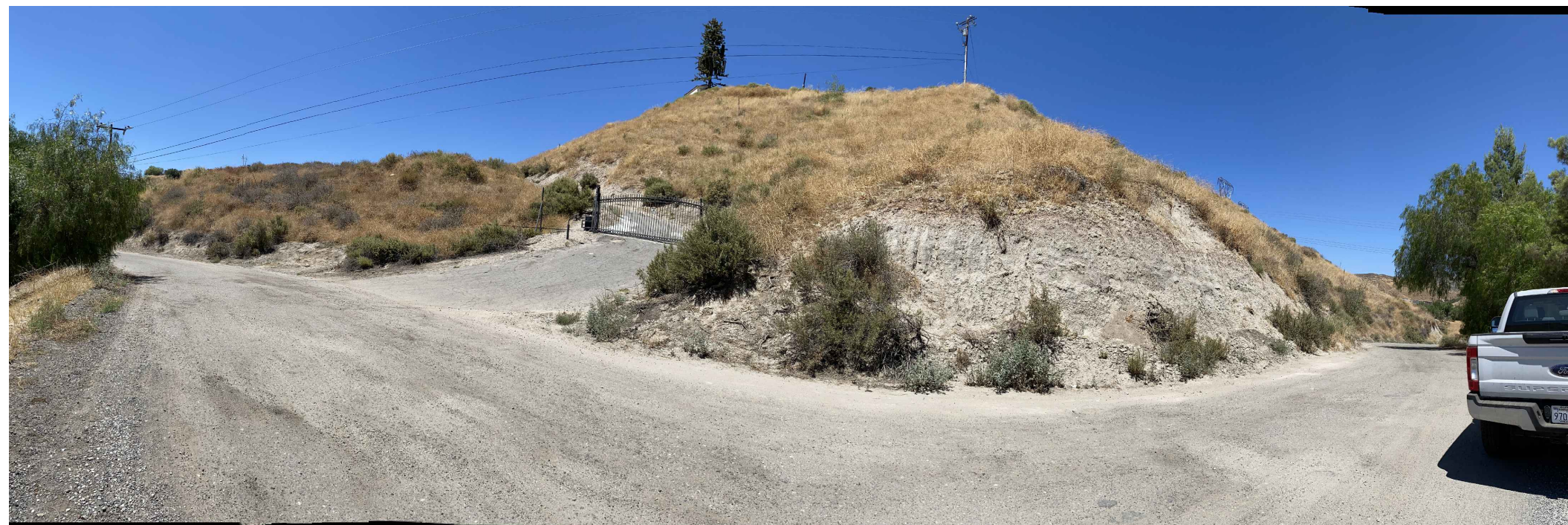


PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 29, 2024

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Samuel Dea
North County Development Services
Department of Regional Planning

Attention Christopher Keating

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2024000460)
29021 BOUQUET CANYON ROAD
ASSESSOR'S MAP BOOK 2812, PAGE 5, PARCEL 7
UNINCORPORATED

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The applicant requests a conditional use permit to operate an existing 182-unit mobile home park on a 32-acre parcel.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. **Street**

- 1.1. Within 90 days of entitlement, relocate all boulders to outside of the road right of way.
- 1.2. Within 90 days of entitlement, provide a covenant for the private maintenance for the retaining wall/fence encroaching onto the road right of way.

For questions regarding the street conditions, please contact Kevin Godoy of Public Works, Land Development Division, at (626) 458-5932 or kgodoy@pw.lacounty.gov.

Samuel Dea
August 29, 2024
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If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

ECG:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2024000460 - 29021 Bouquet Canyon Road\2024-06-26 Submittal\DPW_Cleared_2024-08-14_RPPL2024000460.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024000460 PROJECT NUMBER: Mobile home park @ Bouquet Cyn. Rd.
CITY/COMMUNITY: Saugus STATUS: Cleared
PROJECT ADDRESS: 29021 Bouquet Canyon Road DATE: 11/22/2024
Santa Clarita, CA 91390

CONDITIONS

1. Fire Apparatus Access Roads shall be maintained as noted on the site plan.
2. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. The existing development must comply with all applicable code and ordinance requirements for brush clearance and vegetative management.

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

Reviewed by:



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

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Fifth District

July 03, 2024

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Christopher Keating

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2024000460
29021 BOUQUET CANYON ROAD SANTA CLARITA CA 91390**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests a conditional use permit to use and operation of an existing 182-unit mobile home park on 32 acres land.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

The Department of Public Health-Environmental Health Drinking Water Program has reviewed the Conditional Use Permit for use and operation of an existing 182-unit mobile home park on 32 acres. The water system onsite is LPA 1900913 - Lily of the Valley - which is regulated and inspected by the Drinking Water Program. The water system operates on Domestic Water Supply permit 1900913-0122.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Onsite Wastewater Treatment (OWT) Program: Wastewater

According to the most recent property tax bill's direct assessment information, Los Angeles County Sanitation Districts currently service the project site.

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards).

3.1 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

Findings:

The subject site was zoned for residential use and was surrounded by vacant commercial and residential zones to the north and east, and residential zone to the south and west. The applicant,

- was unsure when the community was built, but approximated the late 1950's or early 1960's.
- stated that the current owner purchased the subject site in the early 1970's.
- never heard of a noise complaint before.

On June 20, 2024, noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA) in the front yard of the homes facing 29021 Bouquet Canyon Road.

As shown in Table 2 below, the exterior background noise level results exceed the residential L50, L25, L8.3, L1.7, and L0 noise standards; none of the commercial standards were exceeded. The exceedance was caused by vehicles passing through Bouquet Canyon Road. As a result, the background noise levels become the exterior noise standards (see highlighted noise level).

Exterior Noise Standards, dBA											
Area Background	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Residential	2:40 p.m. – 3:40 p.m.	50	59.6	55	62.3	60	64.6	65	66.1	70	72.4
Commercial	2:40 p.m. – 3:40 p.m.	60	59.6	65	62.3	70	64.6	75	66.1	80	72.4

Table 2. Std = Standard dBA that may not exceed the cumulative period.

3.2 Recommendations

3.2.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

If the vehicular traffic on Bouquet Canyon Road creates noise disturbance to the resident facing this road, you may consider constructing sound wall/fence to minimize the noise impact.

For questions regarding above comments, please contact Yonas Taya of Public Health, Environmental Hygiene Program at (626) 430-5201 or ytaya@ph.lacounty.gov.

Samuel Dea
July 03, 2024
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If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_29021 BOUQUET CANYON ROAD SANTA CLARITA CA 91390_RPPL2024000460_07.03.2024