

**PROJECT NUMBER**

2019-001416-(5)

HEARING DATE

June 23, 2026

REQUESTED ENTITLEMENT(S)

Minor Modification or Elimination of Conditional Use Permit Conditions (“Minor Modification to CUP”) No. RPPL2026001631

PROJECT SUMMARY

OWNER / APPLICANT

James C. Ball / James C. Ball

MAP/EXHIBIT DATE

June 15, 2021

PROJECT OVERVIEW

The applicant, James C. Ball, requests a minor modification to Conditional Use Permit No. RPPL2019002661 to eliminate Condition No. 35, which requires archaeological monitoring, associated with the construction of six single family residences on six existing contiguous legal lots, including related grading and development, within a Hillside Management Area and to authorize a water storage and distribution system, Ball Mountain Water Company, in the A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) Zone in the Santa Clarita Valley Planning Area. This project is subject to a Negative Declaration pursuant to CEQA reporting requirements.

LOCATION

16612 Sierra Highway, Canyon Country

ACCESS

Sierra Highway

ASSESSORS PARCEL NUMBER(S)

3231-010-018, -019, -020, -023, -025, and -028

SITE AREA

19.91 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan (“Area Plan”)

ZONED DISTRICT

Sand Canyon

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

RL5 (Rural Land 5)

ZONE

A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area)

PROPOSED UNITS

6

MAX DENSITY/UNITS

6

APPLICABLE STANDARDS DISTRICT(S)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.16.030.C (Land Use Regulations for Agricultural Zones)
 - Section 22.16.050 (Development Standards for Agricultural Zones)
 - Chapter 22.104 (Hillside Management Area requirements)
 - Section 22.158.050 (CUP Findings)

CASE PLANNER:

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