



PROJECT NUMBER HEARING DATE

R2014-00025-(5) 12/04/2024

REQUESTED ENTITLEMENT(S)

Vesting Tentative Tract Map No. 072630
 Conditional Use Permit No. 201400001
 Oak Tree Permit No. 201400002

Commented [EA1]: Is there one? If not remove, also same no. as for OTP so can't be correct.

PROJECT SUMMARY

OWNER / APPLICANT

Claremont Homes/ Imad Aboujawdah

MAP/EXHIBIT DATE

9/27/16

PROJECT OVERVIEW

Vesting Tentative Tract Map would create 46 single-family residential lots and one open space lot on 168.73 gross acres. The applicant also requests a conditional use permit ("CUP") for grading and hillside management, as the project would grade more than 100,000 cubic yards (1.2 million cubic yards proposed) and the proposed number of dwelling units exceeds the low-density threshold of 13 units within a rural hillside management area. An oak tree permit is also required for the proposed removal of 16 oaks. The majority of the project site (77 percent) is composed of slopes between 25 and 50 percent or greater. The site would be accessed by a future private street connecting to Hasley Canyon Road to the north and Hidden Valley Court to the south.

LOCATION

Hasley Canyon Road and Burlwood Drive, Castaic

ACCESS

Hasley Canyon Road (via Burlwood Dr.), Hidden Valley Ct.

ASSESSORS PARCEL NUMBERS

3247-029-017; 3247-033-004; 3247-037-017;
 3247-052-003; 3247-052-004

SITE AREA

168.73 Gross Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Castaic Canyon

PLANNING AREA

5

LAND USE DESIGNATION

RL20 (Rural Land 20—1 dwelling unit/20 gross acres);
 RL2 (Rural Land 2—1 dwelling unit/2 gross acres)

ZONE

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

PROPOSED UNITS

46 units (0.3 DU/AC)

MAX DENSITY/UNITS

67 units (0.4 DU/AC)

COMMUNITY STANDARDS DISTRICT ("CSD")

Castaic Area CSD

ENVIRONMENTAL DETERMINATION (CEQA)

California Public Resources Code section 15270; CEQA does not apply to projects which a public agency rejects or disapproves.

KEY ISSUES

- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Section 21.40.020 (Tentative Maps)
 - Section 22.104.030 (Permit Required)
 - Chapter 22.312 (Castaic Area CSD requirements)
 - Section 22.16.050 (Development Standards for A-2)

CASE PLANNER:

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