



REGULAR MEETING OF THE CASTAIC AREA TOWN COUNCIL

Meeting Location:
Castaic Union School District Office
Board Room
28131 Livingston Ave.
Valencia, CA 91355

Contact:
Castaic Area Town Council
P.O. Box 325
Castaic, CA 91310
info@castaicareatowncouncil.org
www.castaicareatowncouncil.org

Agenda Minutes

**Wednesday, December 17, 2014
6:30 P.M. Board Room**

In general, any document provided to a majority of the members of the Town Council regarding any item on this agenda will be made available for public inspection at our website, castaicareatowncouncil.org, during normal and/or at the meeting except that meeting minutes will be made available by contacting the Town Council Secretary. A nominal fee may be charged to cover the cost for copies.

In compliance with the Americans with Disabilities Act, if you need special assistance, disability-related modifications or accommodations, including auxiliary aids or services in order to participate in the public meetings of the Castaic Area Town Council, please contact the Castaic Area Town Council. Notification 5 working days prior to the meeting will enable the Town Council to make reasonable arrangements to ensure accommodation and accessibility to this meeting.

CALL TO ORDER __6:30__ P.M.

1. ROLL CALL - Members _9_, Quorum _Y_

Region I	John Kunak	Marty Kreisler
Region II	Greg Kimura	Stephanie Ebia
Region III	Dean Paradise (Vice President)	Sandia Ennis (Secretary)
Region IV	Jeff Preach	Flo Lawrence (President)
Region V	Kelly Quick (Treasurer)	Dawn Faulconer

A. PLEDGE OF ALLEGIANCE

B. INVOCATION

C. APPROVAL OF AGENDA Comments and/or questions on Agenda items.

Motion: Approve Agenda

First: X

Second: X

Vote: 8/0/0 - Pass

HEARING SESSION

This is the time set aside for individuals wishing to address the Town Council on matters not listed on the agenda. State Law prevents the Council from acting on any matter not listed on the agenda, or from discussing any such matter in any detail. Speakers, who must have submitted their "Request to Speak" form prior to the start of the meeting, should limit their comments to a maximum of 3 minutes per speaker, 20 minutes per topic, and should only expect the Council to take their comments under advisement for possible future discussion and/or action.

If an individual wishes to speak on a matter that is on the agenda, they will be called upon when that item is brought up. Request to Speak Forms are located in the back of the room and can be quietly submitted to any Council Member.

A. Advance Requests to Speak. _3_

B. Estimated number of guests in attendance, all parties, excluding Council Members. _24_

2. SPECIAL REPORTS

A. Report from Los Angeles County Supervisor's Office. Presented by Rosalind Wayman, Senior Deputy to Supervisor Michael D. Antonovich

B. Accomplishments in 2014

1. Improve fostercare
2. County accountability
3. Add deputies – 12.4 million
4. IAC groundbreaking – 1.3 million, 2,600 employees
5. Sports Complex – pool, playground
6. Grading for Castaic High School
7. Placerita Nature Center improvements

3. COMMITTEE REPORTS AND PRESENTATIONS

C. Public Safety, Chair - John Kunak

1. Los Angeles County Sheriff's Dept. - Deputy Bryan Rooney – Report, 3 burglaries, 3 thefts in Castaic
2. Los Angeles County Sheriff's Dept. Park Bureau - Sargent Brian Lendman – No Report
3. California Highway Patrol – Officer Robert Byrod – No Report
4. Los Angeles County Fire Dept. - Community Services Liaison Stephanie English – No Report

D. Parks and Recreation, Chair - John Kunak

1. Castaic Library Report - Library Manager Mathew Gill – No Report
2. Castaic Lake Report - Lake Superintendent Lori Bennett - Report
3. Castaic Regional Sports Complex Report - Supervisor Michelle Whitaker – No Report

E. Castaic High School Ad-hoc Committee, Chair - Flo Lawrence

1. Castaic High School - Status Report – Grading continues

F. Land Use and Community Standards, Chair - Dean Paradise

1. Report from Land Use meeting on December 10, 2014 – minutes...see page 5 - 10
2. Los Valles Project Presenting and Review – Steve Wylder – iStar Financial 430 acres parcel, following CSD and A2 zoning, 8 acre park, primary access through Hasley Canyon Road, 497 single family homes, in Region 1, Development permit T201300081.
RTS:
 1. Brian Higgins – Owner of Tellys in Castaic and in support of the project
 2. Lloyd Carder – Horse trail, Trees, Connector Road to Lombardi Property, and Citrus 4.2 acres.
 3. Marcela Kocen – New families and part of the reason for support of the project
 4. Jim Degnan – Lives on Hasley and in support of the project. iStar financially well and community benefits.
 5. Renee Sabol – Chamber of Commerce President and supports unanimously and letter on file of support.
 6. Letter from Eugene Lombardi on file and asking for second roadway for future developments.

Motion: Approve project and write letter of support, to include Dark Sky Ordinance request and B&T Fees for Castaic

First: X Second: X Vote: 9/0/0 – Pass/All

3. Hillside Ordinance Letter Ordinance Update – No Report

G. **Castaic Lake Run**, Directors - Flo Lawrence and Tyrus Minter, Coordinator - Sandia Ennis, Council Members and Volunteers

1. Status Report – form a committee and set first meeting

H. **Bylaw Committee**, Chair - Sandia Ennis

1. Status Report – Briefing – Read aloud and provided

2. Castaic Area Town Council Proposed Current Regional Map for Bylaws

Motion: Approve boundaries map as proposed to send to County 12/17/14

First: X Second: X Vote: 9/0/0 – Pass/All

4. **CONSENT CALENDAR**

Unless a Council Member, or a member of the audience, has a question concerning a particular item and asks that it be withdrawn from the Consent Calendar; the consent items are approved with a single motion without discussion by the Town Council.

A. Minutes of the CATC Regular Meeting - November 19, 2014

B. Minutes of the CATC Agenda Planning Meeting - December 4, 2014

C. Minutes of the CATC Special Meeting - December 4, 2014

D. Treasurer’s Report - November 2014

Motion: Approval of Consent Calendar

First: X Second: X Vote: 9/0/0 – Pass/All

5. **DISCUSSION/ACTIONS ITEMS/NEW BUSINESS**

1. Topic – Charlie Canyon Paintball request for letter of Support

Motion: Approve letter of support to help with property issues and fees

First: X Second: X Vote: 8/0/1- Pass

2. Topic – Benefits Fund Committer announcement and slate of members

Region I – Marty Kreisler

Region II – VV CBFC

Region III – Dean Paradise

Region IV – Flo Lawrence

Region V – Dawn Faulconer

Motion: Appoint members of slate proposed, predicated on approval of Landfill expansion

First: X Second: X Vote: 9/0/0 - Pass

3. Topic

Motion:

First: Second: Vote:

6. **CORRESPONDENCE / COUNCIL INFORMATION / DISCUSSION**

1. Notice of Projects from Los Angeles County Department of Regional Planning and other correspondence and/or Council information. – Wednesday, January 7th is Sloan Meeting
2. Discussion of any items on the Notice that may require action prior to the next Town Council meeting.

7. ITEMS FOR POSSIBLE DISCUSSION, FUTURE CONSIDERATION AND/OR UNDER PREPARATIONS

- A. Open discussion by Council Members for future consideration.
 - 1.
 - 2.
 - 3.

Final comments or questions from audience guests on agenda matters only. 3 minute limit per speaker. Request to Speak forms required.

RTS – Susan Evans – Reports Minutes posting and Benefit Committee only on Landfill expansion.

NOTICES:

Next Castaic Area Town Council Planning Meeting: **Thursday, January 8, 2014.**
 Next Castaic Area Town Council Land Use Committee Meeting: **TBD.**
 Next Castaic Area Town Council Regular Meeting: **Wednesday, January 21, 2014.**

ADJOURNMENT

Motion: To Adjourn
 First: X Second: X Time: 8:33pm Vote: 9/0/0

CASTAIC AREA TOWN COUNCIL
REGULAR MEETING OF THE LAND USE AND COMMUNITY
STANDARDS COMMITTEE

December 9, 2014 Land Use Committee Regular Meeting Minutes Page 1 of 6

MINUTES

Tuesday, December 9th, 2014

7:00 P.M. Board Room

CALL TO ORDER

The regular meeting of the Land Use and Community Standards Committee of the Castaic Area Town Council was called to order at 7:05 P.M. by Chairperson Dean Paradise, at the Castaic Union School District Office, 28131 Livingston Avenue, Valencia, CA 91355.

ROLL CALL

COMMITTEE MEMBERS PRESENT:

Dean Paradise, Chairperson

Marv Metcalf, Region 3

Jim Idleman, Region 4

Jim D'Addario, Region 5, Secretary

COMMITTEE MEMBERS ABSENT:

John Zaring, Region 1

Jaime Briano, Region 2

PLEDGE OF ALLEGIANCE

Dean Paradise led the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Mr. D'Addario, 2nd by Mr. Metcalf. 3-0 to approve

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of November 5th, 2014

Motion by Mr. Metcalf, 2nd by Mr. D'Addario: 3-0 to approve

HEARING SESSION

Number of guests in attendance (excluding project applicants):29

Advance Requests to Address the Committee:3

Comments and/or questions on Agenda items

There were none.

CASTAIC AREA TOWN COUNCIL
REGULAR MEETING OF THE LAND USE AND COMMUNITY
STANDARDS COMMITTEE

December 9, 2014 Land Use Committee Regular Meeting Minutes Page 2 of 6

PRESENTATION & REPORTS

Development Description and Presentation

1. Los Valles Project: Revision to the currently approved vesting tentative tract map (Tract Map 52584) and certain related entitlements, consisting of conditional use permits required for development (T201300081); an oak tree permit for removal of 1 oak tree (T201300023); and construction authorization in portions of a ridgeline (T201300003).

Los Valles is planned to be an upscale 497-home community with a public park, public trails, significant open space, several smaller pocket parks, and a resident recreation center. The project is located on a 430 acre parcel just north of Hasley Canyon Road to the east of its intersection with Del Valle Road and to the west of Gibraltar Lane. A large portion of the Los Valles property was graded between 2006 and 2008 pursuant to the existing approvals for a golf course development.

Mr. John Musella (presenters)

Mr. Steve Wylder, VP, Project Manager
iStar Financial

i. Committee Discussion – See attachment

ii. Developer comments – See attachment

iii. Guest comments – See attachment

Motion to approve project (as stated above) with the following conditions:

1. Project completely conforms to the Castaic Community Standards District (with exception to variances listed above), especially lot size and landscaping on hillside provision.
2. Project includes an 8 acre park, open to the public, with a suggested 2.5 acre baseball/softball field.
3. All pad sizes are a minimum of 7,000 sq' with an average of 12,500 sq'
4. Project has a minimum of 200 acres of open space managed by HOA.
5. Maximum of 497 single-family homes.

CASTAIC AREA TOWN COUNCIL
REGULAR MEETING OF THE LAND USE AND COMMUNITY
STANDARDS COMMITTEE

December 9, 2014 Land Use Committee Regular Meeting Minutes Page 3 of 6

6. Developer will work with the Hasley Hills community near Hayward to screen project to the best of their abilities.
7. The community requests that all Bridge and Thoroughfare fees remain with the project in order to update Hasley Canyon and Del Valle directly adjacent to property; working in conjunction with the Sterling property to re-align the two roads (IEC Alignment), build a bridge if necessary on Hasley Canyon, and reconfigure the area to alleviate flooding and improve traffic flow.
8. Develop a 9-acre vineyard in the front of the development and agree to keep vineyard viable for a set number of years.
9. Community requests the county research and design speed humps to help alleviate speeding problems within the Hasley Hills community directly east of the development (potentially on Hayward and Cambridge.) We request that they work with the Hasley Hills Homeowners' association, and residents directly affected by the Los Valles development.
10. Project include a Night Sky provision to keep street lighting at a minimum, preferably on corners only, using warm LED, not Day Light LED. Project is on a hill and will be seen from all over Santa Clarita.
11. Screen Oil Well adjacent to property.
12. Request that space be set aside for a Monument sign leading into Hasley Canyon.

Motion to approve: Mr. D'Addario Second: Mr. Metcalf

Motion Approved: by 3-0 vote

CASTAIC AREA TOWN COUNCIL
REGULAR MEETING OF THE LAND USE AND COMMUNITY
STANDARDS COMMITTEE

December 9, 2014 Land Use Committee Regular Meeting Minutes Page 4 of 6

COORESPONDENCE/COMMITTEE INFORMATION/DISCUSSION

Castaic Union School District (supports project)

Castaic Chamber of Commerce (supports project)

Eugene T. Lombardi (supports project, would like road connections to his property West of development)

ITEMS FOR POSSIBLE DISCUSSION, FUTURE CONSIDERATION AND/OR UNDER PREPARATION

1. Land Use By-laws: Revise and get approved.

Notices:

Next Castaic Area Town Council Agenda Meeting is Tuesday, January 6, 2015

Next Castaic Area Town Council Town Hall Meeting is Wednesday, December 17th, 2014

Next Castaic Area Town Council's Regular Meeting of the Land Use and Community Standards Committee is Monday, January 12th, 2015

ADJOURNMENT

Chairman Dean Paradise requested adjournment of the meeting.

Motion: Mr. D'Addario Second: Mr. Metcalf Time: 8:56 P.M VOTE: 3-0 to approve

Jim D'Addario, Secretary

Dean Paradise, Chairman

Date Approved

CASTAIC AREA TOWN COUNCIL
REGULAR MEETING OF THE LAND USE AND COMMUNITY
STANDARDS COMMITTEE

December 9, 2014 Land Use Committee Regular Meeting Minutes Page 5 of 6

Attachment

Los Valles Project: Tentative tract map 52584

- i. Committee Discussion:
 - a. Jim Idelman:
 - a. Jim is concerned with the configuration of Del Valle and Hasley Canyon and wanted to make sure B&T fees stay within the project to fix potential alignment and flooding problems.
 - b. He would like to review architecture and landscaping.
 - c. He questioned the variance needed for the ridgeline.
 - b. Marv Metcalf:
 - a. He was concerned with the Traffic Study.
 - b. Marv asked about phasing of the development.
 - c. Jim D'Addario:
 - a. Jim was concerned that this development was brought through the Land Use Committee in a way that seemed an end-around before the new council was installed in January. The meeting was hastily put together at the last moment.
 - b. He would like to see a 2.5 acre ball park in the 8 acre community park. Developers should be able to do this, but they don't want to grade again. Tapia is giving the community \$1 million for ball fields and they have less homes in their development. He would like to see more community benefit.
 - c. He also has concerns about the roads leading into the development. They are very primitive and dangerous. He would like to see the millions of dollars of B&T funds stay within the project to help alleviate flooding and improve traffic flow.
- ii. Developer comments:
 - a. Ball Fields: not feasible to build a 2.5 acre ball field on the 8 acre sight.
 - b. They spent \$6 million dollars on the District 36 well.
 - c. The Golf Course was not economically feasible.
 - d. Per the county, they could have built 860 homes under OVOV.
 - e. This project is a good transition between Ranch homes in Hasley and Hasley Hills higher density.
 - f. Project is saving ridgeline with Barcelona connection.
 - g. Project will use less water than golf course use.
 - h. There will be five miles of pedestrian trails.
 - i. 45 mature boxed trees will be moved into the development.
 - j. 497 Single Family Homes will be developed.
 - k. Ridgeline variance is for a easterly ridgeline that is already graded.
 - l. 8 Acre park will be open for public access.
 - m. Creating Vineyard to be a nice view corridor from Hasley Canyon.
 - n. There was already \$3 – 4 Million in B&T fees secured and \$3 million more to come.
 - o. No traffic signal on Hasley Canyon is warranted.
 - p. Traffic study completed.
 - q. EIR due to be released next year.
 - r. Portions of project will be gated.
 - s. Pad size will be a minimum of 7,000sq' and with an average of 12,500sq'
 - t. Project was graded in 2006 for Palmer Golf Course Project (209 homes.)
 - u. Will provide access to Lombardi property along Hasley easement.

CASTAIC AREA TOWN COUNCIL
REGULAR MEETING OF THE LAND USE AND COMMUNITY
STANDARDS COMMITTEE

December 9, 2014 Land Use Committee Regular Meeting Minutes Page 6 of 6

iii. Guest comments:

a. Lloyd Carder:

- a. This project has a significant impact on Region 3. There are 2 Wells, one paid by the residence (which developer says it paid for.)
- b. Lloyd would like to know the impact of the Vineyards to the water supply.
- c. He would like to see traffic study and street impacts at the “Y”.
- d. Palmer was originally going to put in a blinking light for hourse crossing.
- e. Not in favor of Golf Course because of water useage.

b. Hunt Williams:

- a. Would like to see the county work with the Sterling Property and this project to improve roads, alignment, possible bridge, and alleviate flooding. He would like to see the B&T fees from his and this project go towards the IEC alignment to reconstruct interchange of Del Valle and Hasley Canyon.

c. Jame Degnan:

- a. In support of project but was wondering why it changed from A-2-2 to current zoning.
- b. Wants to see something done with flood plain/left corner of project to clean up that area. Thinks there might be challenges with improving that.

d. Neal Gerve:

- a. He is the Hasley Hills Association President. He is concerned about speeding on Hayward coming from this development. He would like to see speed humps installed along Hayward and Cambridge.

e. Gloria Everett:

- a. Live near Hayward and is currently living with dust from property. Her view has been impacted by the current development and wants proper screening.

f. Ron Lombardi:

- a. Speaking on behalf of his brother, Eugene Lombardi, that owns the property west adjacent to the development. Would like to see road connections into his property from Barcelona. Does not think the south easement is feasible without a costly bridge.

g. Amy council:

- a. Would like to see the development work with District 36 on recycling water.