

CITY OF SANTA CLARITA
DEPARTMENT OF COMMUNITY DEVELOPMENT



NOTICE OF PUBLIC HEARING

APPLICATION:

Master Case No. 07-127, Annexation 07-002A & B (includes amendments to the City's Sphere of Influence), Pre-Zone/Zone Change 07-001A & B, General Plan Amendment 07-001A & B, Specific Plan 07-001, Tentative Tract Map 69164, Conditional Use Permit 07-009, Oak Tree Permit 07-019, Environmental Impact Report SCH No. 2007071039

PROJECT LOCATION:

The Vista Canyon site is located in the County of Los Angeles and consists of approximately 185 acres of mostly undeveloped land generally located at the southwest intersection of Sand Canyon Road and State Route 14. The Ancillary Annexation Area (Fair Oaks Ranch, Sand Canyon, Jakes Way) is generally located south of the City of Santa Clarita limits between Sand Canyon and Golden Valley Ranch.

PROJECT DESCRIPTION:

Relative to the Vista Canyon project, the applicant is requesting approval to amend the City's General Plan, pre-zone the site as Specific Plan, and annex approximately 185 acres of land into the City. The annexation application would include an amendment to the City's Sphere of Influence. The applicant also is requesting approval of a Tentative Tract Map, Conditional Use Permit, and Oak Tree Permit to allow for the construction of a mixed-use/transit-oriented development consisting of 1,117 residential dwelling units and 950,000 square feet of commercial and medical office, retail, theater, restaurant, and hotel uses within four Planning Areas. A proposed residential overlay would permit the conversion of 250,000 square feet of office floor area to 233 multi-family residential units, resulting in a potential project mix of 1,350 residential units and 700,000 square feet of nonresidential floor area. As part of the proposed project, the applicant is proposing: (i) Santa Clara River dedication; (ii) parks, trails, and buried bank stabilization; (iii) relocation of the Metrolink station from Via Princessa to the project site, and development of an adjacent bus-transfer station; (iv) a water reclamation plant; and, (v) infrastructure and amenities. Project entitlements would allow the import of up to 500,000 cubic yards of dirt from two potential off-site sources and would allow for the removal of up to 10 (four of which are heritage sized trees) of the 41 on-site oak trees and up to one additional off-site removal depending on traffic improvements proposed for the intersection of Sand Canyon Road and Lost Canyon Road. In conjunction with annexation of the Vista Canyon project site, the City also is proposing to annex Fair Oaks Ranch (1,082 acres), the Jakes Way area (260 acres), and the Sand Canyon area (1,723 acres) — collectively, the Ancillary Annexation Area. The majority of this area is built out, though some limited development potential remains. Annexation would require a pre-zone/zone change, General Plan Amendment, and an amendment to the City's Sphere of Influence.

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PROJECT PROPONENT:

Vista Canyon Ranch, LLC

The first Public Hearing, during which the project will be introduced and described, will be conducted by the City of Santa Clarita Planning Commission on:

DATE: October 19, 2010
TIME: At or after 7:00 p.m.

LOCATION: City Council Chambers
23920 Valencia Blvd., First Floor
Santa Clarita, CA 91355

No formal action will occur at this hearing relative to this project. The Planning Commission will open the public hearing, receive testimony and continue the public hearing to a future date.

A Draft Environmental Impact Report (DEIR) is currently being prepared to identify the project's potential environmental impacts. The DEIR will be available for public review in October 2010 and initially presented at the October 19, 2010 Planning Commission hearing. A Notice of Availability of the DEIR will be posted and advertised in October 2010.

If you wish to later challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearings held for this project, or in written correspondence delivered to the City of Santa Clarita at, or prior to, final action on the project. For further information regarding this proposal, you may contact the City of Santa Clarita, Department of Community Development, 23920 Valencia Boulevard, 140, Santa Clarita, CA 91355; Telephone: (661) 255-4330. Project Planner: Jeff Hogan, AICP, Senior Planner.

Lisa M. Webber, AICP

VICINITY MAP

