

RESOLUTION NO. 07-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA CLARITA, CALIFORNIA, OPPOSING THE
LAS LOMAS DEVELOPMENT PROJECT

WHEREAS, on September 26, 2007 the developer of the Las Lomas development project submitted an application for the Las Lomas development to the City of Los Angeles. The Las Lomas project proposes to annex into the City of Los Angeles and construct 5,500-5,800 units, 2.3 million square feet of office, 250,000 square feet of retail, a 300 room hotel, a school, a Metrolink station, a municipal services center, and a sewer treatment facility on approximately 555 acres located just north of the I-5/SR 14 interchange. The site abuts the City of Santa Clarita and is located approximately 1,000 feet from Los Angeles city limits.

WHEREAS, the 555-acre site is located within the City of Santa Clarita's General Plan, adopted in June 1991.

WHEREAS, the City's General Plan identifies the following for the site:

- A. It is within the Santa Monica Mountains Significant Ecological Area, which is intended to protect and preserve the last remaining wildlife corridor between the San Gabriel and Santa Monica mountains.
- B. It contains eight designated significant ridgelines totaling approximately three miles.
- C. Sixty percent of the site is comprised of slopes which exceed 50%.
- D. It contains seven intermittent "blue line" streams, as identified by the US Geological Survey.
- E. It is located adjacent to three Alquist-Priolo Fault zones. The abutting I-5/SR 14 interchange has collapsed twice in the 1972 and 1994 earthquakes.
- F. It is within a Seismic Hazard Zone and subject to landslide hazards.
- G. It is within and adjacent to a Fire Hazard Zone.
- H. The only means of access to the site is from The Old Road, which experiences heavy traffic congestion during peak hours and when an incident has affected traffic flow on I-5. Access in and out of the site will be difficult, if not impossible, at times. In addition, the over 70,000 daily trips generated by this project would further exacerbate the congestion on the The Old Road and I-5.

WHEREAS, due to these significant natural resources and the severe constraints of the site, the General Plan has designated the site as Residential Estate (RE), which allows for a maximum of 277 units and no office or commercial uses.

WHEREAS, the Las Lomas development project proposes to exceed the City's allowable density of the site by 2,000% and proposes approximately 3,000,000 square feet of office/commercial uses which would not be permitted by the City's General Plan.

WHEREAS, due to the significant natural resources and the severe constraints of the site, the County's existing General Plan and zoning for the site allows for a maximum of 180-250 units and no office or commercial uses.

WHEREAS, the Las Lomas development project proposes to exceed the County's existing allowable density of the site by over 2,000% and proposes approximately 3,000,000 square feet of office/commercial uses which would not be permitted by the County's General Plan.

WHEREAS, Las Lomas does not meet the basic criteria of a transit oriented development, as the majority of the residential development is not within a reasonable walking distance to the proposed Metrolink station. In addition, the proposed underground Metrolink station is likely infeasible and undesirable due to:

- A. The health and safety impacts of noise and diesel fumes from freight trains and Metrolink trains on waiting passengers;
- B. Exorbitant costs of construction, operation, and maintenance of the rail tunnel Metrolink station, two 300-foot elevators, and ventilation system;
- C. The extreme difficulty and danger of underground construction in unstable earth; and
- D. Earthquake risks in an area where the abutting freeway interchange has twice collapsed due to earthquakes.

WHEREAS, the roadway improvements proposed by Las Lomas to The Old Road, Foothill, and Sepulveda are likely infeasible due to topographical constraints, high cost, and the need to obtain substantial right-of-way from the Metropolitan Water District, Southern California Edison, Los Angeles Department of Water and Power, and, possibly private property owners.

WHEREAS, Las Lomas does not meet the basic criteria of a smart growth project as identified by the Urban Land Institute, as it: will adversely impact wildlife and other natural resources, will eliminate open space, will not include reasonable transportation options resulting in significant impacts to traffic, does not include infill development or the use of existing infrastructure, does not offer a collaborative approach to growth, and is not located near a major transportation facility.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve to oppose the Las Lomas development project.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2007.

Marsha McLean
MAYOR

ATTEST:

Sharon L. Dawson
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Sharon L. Dawson, CMC, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 13th day of November, 2007, by the following vote:

AYES: COUNCILMEMBERS: Ferry, Weste, Kellar, Boydston, McLean

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

Sharon L. Dawson
CITY CLERK