

West Ranch Town Council
Minutes for the Meeting Dated: May 2, 2007

- A. Call to Order at 6:30pm
 - a. Present: Dave Bossert, Randal Winter, Betty Griffin, Don Fleming, James Zimmerman, Brian Toqe
 - b. Absent: Ron Meschner

- B. Approval of February Minutes
 - a. Approved 6-0

- C. Treasurer's Report and Banking Update
 - a. Bank account balance – \$2,822.27

- D. Los Angeles County Updates:
 - a. Parks & Recreation - Doug Newell
 - i. July 4th Fireworks is scheduled to happen
 - ii. Skateboard demo – Sat June 16th. 55 people attended last year.
 - b. Sheriff's Update – Brenda Cambra
 - i. Neighborhood was generally quiet month
 - ii. Westridge had 7 vehicle burglaries in one night. Fingerprint has not resulted in anything. Vehicles were locked, but thieves are able to see the valuables.
 - iii. Graffiti on pedestrian footbridge needs to be addressed.
 - iv. Brenda said not to rely on forwarded emails for news – information is usually stale or inaccurate.
 - c. CHP – Sgt.
 - i. 4 fatal accidents so far this year – all DUI-related.
 - ii. "Every 15 Minutes Video" presentation – video made by West Ranch High School.
 - iii. May 2007 is "Click-It or Ticket" month.
 - d. Newhall Land
 - i. Office building on corner of Magic Mtn Parkway & the Old Road.
 - ii. 200K sqft of office on 10 acres.
 - iii. Changes since last presentation include enhancement of the entryway.
 - iv. Continuous rumor about the mesa behind the building. At this time, the mesa area falls under the Entrada master-planned community – 12 to 14 month construction time period.
 - v. Class A office building construction is the first for this valley.
 - vi. Town Council voted 6-0 to send letter in support of LNR/Newhall Land development.
 - e. Suncal Update on Northlake
 - i. June 20th, 2007 is second planning commission meeting.
 - ii. EIR continued as well.
 - iii. High School pad should be ready within 9 to 12 months of grading permit. Depends on how quickly they can get through planning commission.
 - iv. Timing is to be updated in future meetings

- f. LA County Update – Rosalind Wayman
 - i. 105 Deputies are being added to the County – 9 Deputies will spread around this area – 2 Deputies specifically in the Stevenson Ranch area.
 - ii. Rosalind provided information of the possibility of Pico Canyon Elementary School.
 - iii. June 10th 2007 horse ride in Placerita Canyon.
 - iv. Sidewalk issue still open.
 - v. T-Mobile cell tower. Courtney Schmidt from T-Mobile. They are proposing to replace existing street light on west side Stevenson Ranch south of Houston. Motion to approve cell phone tower was approved 6-0.
 - vi. Golf banners have been requested to be installed at TPC Valencia. Location will be at Valencia Road on the way to the course. Motion to approve once we see the graphic was approved 6-0

E. Smizer Ranch – Jeff Lambert

- a. Smizer Ranch update.
- b. Carol Maglioni is working with Jeff Lambert
- c. Property does not include mobile home park.
- d. 37 acres divided into 4 geographic areas:
 - i. Mixed use on ground level
 - ii. Retail – 500K sqft with six stat
 - iii. Office building against freeway. Planned for up to 12 stories.
 - iv. Hotel toward the north end of the site.
 - v. North end is entirely residential – mostly all urban for-sale units. No Rental. Some age-restricted component as well. Residential units up to 8 stories.
- e. Wiley will be widened with median, parkway and trail on the side.
- f. They have not submitted to the City of Santa Clarita yet.
- g. The Council will be able to view the scale model when Jeff arranges with Dave in the future at the room location at “the Ranch”.
- h. Intended to be high end destination inside our valley.
- i. Hoping to file in the Spring or Summer 2007, but date keeps sliding out. If that happens, hearings will be Summer 2009 and approval early 2010. Grading will be happening simultaneously. Completion could be 3 to 4 years from start of construction, but they are shooting for sometime between 2015 and 2020 completion.
- j. Preliminary traffic analysis shows mitigation will be sufficient.
- k. Massive Calgrove improvement planned as part of this project.
- l. Mule is not a factor in this project. Mule is 41 and lif
- m. Property owned by Jay and Joyce Rodgers (Monteverde Properties), and they are taking good care of the mule throughout this development.
- n. Phase 1 has not been determined. Standard part of the site is to the north. However, City likes the retail, hotel and jobs.

F. Guest Speaker in June – Paul Brotsman, Director at City of Santa Clarita.

G. Citizen Advisory Group

- a. Dave proposing we approve two members tonight – Ron Winkler, Brian Leahy. Rick Ryan to be considered at a future meeting.
- b. Don Fleming suggested Jim Hicken, Richard Budman, Doug Sink.
- c. Randy Winter suggested Tripp Dunn.
- d. Motion to approve two members approved 6-0.

H. Security & Public Safety

- a. Kicking off neighborhood ranch in Stevenson Ranch. Also planning for Westridge.
- b. Meeting Thurs May 10 at 7pm at the pool at the corner of Hemingway and Stafford. Sheriff Department and Security will be attending.

I. Government Relations Update

- a. Westridge/TPC issue
 - i. Response from Lennar to the HOA has not occurred.
- b. Westridge
 - i. None at this time
- c. Southern Oaks Liasons
 - i. None at this time
- d. Sunset Point Liason
 - i. None at this time.
- e. Governmental Status Exploratory Committee Update
 - i. IFA has been narrowed down to three consultants. Determination of which consultants will be at the next meeting this month.
 - ii. LAFCO meeting on Wed May 9th at 10:30am in LAFCO office in Glendale.
- f. Integrated Regional Water Management Plan Update – Randy Winter
 - i. Randy – none at this time.

J. New Business

- a. Business Cards
 - i. Dave to bring samples for review at next meeting.
- b. Website – www.westranchtowncouncil.com & .org
 - i. Bios now being accepted.
- c. New Meeting Location – Proposal and point of discussion
 - i. We will be needing more room for a meeting place. Glen Adamick is going to look into use of the TPC Facility.
- d. We need to decide what other ways we could raise money. We want to do everything we can before considering charging anyone for anything.
- e. Bathrooms at JK Park

K. Public Comment

- a. None

L. Meeting Adjourned at 8:04pm