



Local Agency Formation Commission  
for the County of Los Angeles

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Staff  
Paul A. Novak, AICP  
Executive Officer

June D. Savala  
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## NOTE ALTERNATE ROOM LOCATION

### LOCAL AGENCY FORMATION COMMISSION SPECIAL MEETING AGENDA

Wednesday, November 28, 2012  
9:00 a.m.

#### ROOM 374-A

Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles 90012

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A person with a disability may contact the LAFCO office at (626) 204-6500 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at [www.lalafco.org](http://www.lalafco.org).

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIR GLADBACH
3. DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)
4. SWEARING-IN OF SPEAKER(S)
5. CONSENT ITEMS

*All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.*

6. PUBLIC HEARING(S)

7. **PROTEST HEARING(S)**

- a. Annexation No. 2011-22 to the City of Santa Clarita (North Copperhill).

8. **OTHER ITEMS**

9. **COMMISSIONERS' REPORT**

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

10. **EXECUTIVE OFFICER'S REPORT**

Executive Officer's announcement of upcoming events and brief report on activities of the Executive Officer since the last meeting.

11. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

12. **FUTURE MEETINGS**

~~December, 12, 2012~~ (Meeting Cancelled)  
January 9, 2013  
February 13, 2013  
March 13, 2013

13. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission.

14. **ADJOURNMENT MOTION**

## **Staff Report**

**November 28, 2012**

### **Agenda Item No. 7.a.**

#### **Protest Hearing on Annexation No. 2011-22 to the City of Santa Clarita (North Copperhill)**

On October 24, 2012 your Commission approved a request initiated by the City of Santa Clarita to annex 2,473± acres of inhabited territory to the City of Santa Clarita. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

***Proposal Area:*** The annexation consists of established neighborhoods and undeveloped land. There are 3,181 homes, a shopping center, three County parks, three elementary schools, two County probation camps, and publicly-owned open space.

***Location:*** The affected territory is generally located east of San Francisquito Canyon Road, south of the Angeles National Forest boundary, north of the City of Santa Clarita boundary limit, and west of Bouquet Canyon Road.

***Population:*** The affected territory has approximately 9,543 residents. Three tract maps have been tentatively approved by the County, which would add another 132 homes to the area.

***Landowners/Registered Voters:*** As of November 29, 2011, the County Registrar Recorder - County Clerk certified that there were 6,028 registered voters residing within the affected territory. There are 3,285 landowners.

***Topography, Natural Boundaries and Drainage Basins:*** The topography of the affected territory is a mixture of hills and canyons. The drainages include Seco Canyon, Haskell Canyon, and Plum Canyon.

***Zoning, Present and Future Land Use:*** The affected territory consists of developed and vacant land. The current land use designations are: HM, N2, O-P, P, U1, U2, U3, and W. The current zoning designations are: A-A-1, A-A-1 DP, A-2-1, A-2-2, C-2 DP, R-1-500, R-1-7000, R-1-10000 DP, RPD-1-3.0U, RPD-50003.5U, RPD-5000-4U, RPD-5000-4.5U, RPD-6000-4U, RPD-6000-5.9U, and RPD-10000-1.9U. The current land use will continue without change.

***Surrounding Land Use:*** Land use north of the subject territory is national forest, east is rural agricultural, south is developed residential, and west is rural residential.

**Assessed Value:** The total assessed value of land for Assessor roll year 2011 is \$449,633,438. The per capita valuation is estimated at \$47,117.

**Governmental Services and Control, Availability and Adequacy:** Government Code Section 56668(b) states that the Commission is to consider, “the need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the...annexation... and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.”

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Control	County	Same
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County Library	City of Santa Clarita
Park and Recreation	County	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same- under contract with County Sheriff
Road Maintenance	County	City of Santa Clarita
Solid Waste	County-Private hauler	City of Santa Clarita-Private hauler
Street Lighting	County	City of Santa Clarita
Water	Newhall County Water District, Santa Clarita Water Division, and Valencia Water Company	Same
Wastewater	Santa Clarita Valley Sanitation District	Same

The County will continue to provide animal control and flood control to the annexation area. Upon approval of the annexation request, the City of Santa Clarita will provide library services, park and recreation, planning, road maintenance, and street lighting services. The City will continue to provide adequate services and maintain current service levels. Enhanced service levels will be financed through city general fund revenues or developer fees.

There are no changes in fire and emergency medical, police, water, and wastewater service providers and in levels of service. Solid waste service is currently provided by the County through contract with a private hauler; upon approval of the annexation, the City of Santa Clarita will provide service through contract with a private hauler. No change in service level is anticipated.

The County manages several special assessment districts within the proposed annexation area, including County Road Maintenance District No. 5, County Public Library, County Lighting and Maintenance District 1687, and County Lighting District LLA-1, Unincorporated Zone. As part of this annexation request, the affected territory will be detached from special assessment districts and the City of Santa Clarita will assume responsibility for funding and providing the services. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$29 per single-family residence per year, Stormwater Facility Maintenance District- \$23 per single-family residence per year, Landscape Maintenance District \$60 per single-family residence per year, and Street Light Maintenance District - \$73 per single-family residence per year.

There are no alternative courses of action, other than having the territory remain unincorporated with the County continuing to provide municipal services.

***Effects on agricultural or open-space lands:*** There will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request. The affected territory involves residential and vacant land that is not used for agricultural purposes, and does not change any open-space designations.

***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.

***Sphere of Influence:*** The affected territory is within the sphere of influence of the City of Santa Clarita.

***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.

***CEQA:*** The Negative Declaration adopted by the City of Santa Clarita on August 23, 2011 is adequate for consideration of this proposal.

***Correspondence:*** LAFCO received a letter from an attorney representing Daniel Singh, a landowner and developer of a tract map within the affected territory. A copy of this letter was provided to the Commission at your October 10, 2012 meeting.

Staff Report – November 28, 2012

Annexation No. 2011-22 to the City of Santa Clarita (North Copperhill)

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**Recommended Action:**

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either terminate the annexation proceedings pursuant to Government Code section 57078 if a majority protest exists, or adopt a resolution ordering Annexation No. 2011-22 to the City of Santa Clarita directly, or ordering the annexation subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2012-00PR**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY ORDERING  
"ANNEXATION NO. 2011-22 TO THE CITY OF SANTA CLARITA  
(NORTH COPPERHILL)"**

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City, and detachment of said territory from County Road District No. 5 and County Lighting and Maintenance District 1687 and withdrawal from County Lighting District LLA-1, Unincorporated Zone, and annex the northerly 1295 acres of the 2473 acres to Greater Los Angeles County Vector Control District, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 2473 acres of inhabited territory and is assigned the following distinctive short form designation: "Annexation No. 2011-22 to the City of Santa Clarita (North Copperhill)"; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, on October 24, 2012, the Commission approved Annexation No. 2011-22 to the City of Santa Clarita; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for November 28, 2012 at 9:00 a.m., and the Executive Officer has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral and/or written protests, objections, and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters residing within the boundary of the territory is 6,028 and the number of landowners is 3,285.
2. The Commission finds that the total assessed valuation of land is \$449,633,438.
3. The Commission finds that the number of written protests filed in opposition to Annexation No. 2011-22 to the City of Santa Clarita and not withdrawn is 0 registered voters and 0 landowners. Therefore the annexation will be approved since the valid protests received and not withdrawn , represent less than 15 percent of the registered voters in the affected territory and less than 15 percent of the number of landowners owning at least 15 percent of the total assessed value of land within the affected territory.
4. Pursuant to Government Code section 56886, Annexation No. 2011-22 to the City of Santa Clarita is hereby approved, and ordered, subject to the following terms and conditions:



- a. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
- b. Detachment of the affected territory from County Road Maintenance District No. 5.
- c. Withdrawal of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from the County Public Library System.
- e. Exclusion of affected territory from County Lighting District LLA-1, Unincorporated Zone.
- f. Annexation of the northerly 1295 acres of the 2473 acres to Greater Los Angeles County Vector Control District.
- g. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- h. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.

- i. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- j. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts

to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- k. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- l. The effective date of the annexation shall be the date of recordation.
- m. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- n. The regular County assessment roll shall be utilized by the City.
- o. The territory will not be taxed for existing bonded indebtedness of the City.
- p. Except to the extent in conflict with a through o, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Santa Clarita, upon the City's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 28<sup>th</sup> day of November 2012.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**Paul A. Novak, AICP  
Executive Officer**



APNs:
3244 031 016
3244 031 056
3244 031 274
3244 054 086 - 090
3244 054 095 - 097
3244 054 100 - 101
3244 081 047
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3244 111 055 - 079
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**City of Santa Clarita**

**Unincorporated County Territory**

**Annexation No. 2011-22 Santa Clarita "North Copperhill"**

**Annexation to Greater Los Angeles County Vector Control District**

**Current Northern Boundary of Greater Los Angeles County Vector Control District**

**Sphere of Influence of Santa Clarita**

# City of Santa Clarita

## Annexation No. 2011-22

### (North Copperhill)



November 28, 2012