



Local Agency Formation Commission
for the County of Los Angeles

Commission
Jerry Gladbach
Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Tom LaBonge
Gloria Molina
Henri F. Pellissier
David Spence
Zev Yaroslavsky

Alternates

Lori Brogin
Lillian Kawasaki
Don Knabe
Paul Krekorian
Gerard McCallum
Judith Mitchell

Staff

Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

Amber De La Torre
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MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

October 24, 2012

Present:

Jerry Gladbach, Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Henri F. Pellissier
David Spence
Zev Yaroslavsky

Lori Brogin, Alternate
Don Knabe, Alternate
Paul Krekorian, Alternate
Gerard McCallum, Alternate

Paul A. Novak, AICP; Executive Officer
Helen Parker, Legal Counsel

Absent:

Tom LaBonge
Gloria Molina
Lillian Kawasaki, Alternate
Judy Mitchell, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:02 a.m., in Room 374-A of the County Hall of Administration.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) thanked all Commissioners in attendance of the Special Meeting.

The E.O. read an announcement, asking that persons who made a contribution of more than \$250 to any member of the Commission during the past twelve (12) months to come forward and state for the record the Commissioner to whom such contributions were made and the item of their involvement (None).

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in members of the audience who planned to testify.

5 CONSENT ITEMS

(None.)

[Commissioners Finlay, Knabe (Alt.), Krekorian (Alt.), McCallum (Alt.), and Yaroslavsky in at 9:05 a.m.]

6 PUBLIC HEARING(S)

The following item was called up for reconsideration:

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

This item was continued from the October 10th meeting.

The Executive Officer stated that he convened a meeting at the LAFCO office on Wednesday, October 17, 2012. As noted in the Staff Report, the City and Daniel Singh reported that they had negotiated a pre-annexation agreement which would provide Mr. Singh reasonable time in which to record his final map with the City of Santa Clarita (City). The City noted at the October 17th meeting that the pre-annexation agreement is subject to approval by their City Council.

The E.O. stated that, given that State law limits the authority of LAFCO's to impose terms and conditions that regulate land use and subdivision requirements, the proposed agreement between the property-owner and the City is the appropriate mechanism to address those

issues raised by Mr. Singh and his counsel. The proposed pre-annexation agreement is between the City and Daniel Singh; LAFCO is not a party to the pre-annexation agreement.

The E.O. thanked Mr. Singh and his counsel, City staff, and County staff for meeting at a short notice and working diligently to resolve the issues raised by Mr. Singh. The E.O. also thanked the Commission for agreeing to schedule two Special Meetings. As noted in the Supplemental Staff Report, other than changing the public hearing and protest hearing, staff's recommendation was un-changed from October 10th. The Resolution proposed was modified to reflect the new protest hearing date of November 28th.

The public hearing was re-opened to receive testimony.

Darren Hernandez, Deputy City Manager, with the City of Santa Clarita thanked the Commission for holding two Special Meetings. He voiced that he concurred with the Executive Officer and supported the staff recommendation. Mr. Hernandez stated that he was available to answer any questions.

Commissioner Pellissier asked if the City of Santa Clarita Council (City Council) would approve the pre-annexation agreement. Mr. Hernandez stated that within the last year, similar pre-annexation agreements have been approved by the City Council unanimously. The text in other pre-annexation agreements was substantially similar to this annexation. He stated he could not speak for the City Council but they have approved those types of pre-annexation agreements in the past and typically they are not controversial.

Elizabeth Gonsalves, attorney and in-house counsel to property-owner Daniel Singh, thanked the Commission, the Executive Officer, and the City of Santa Clarita for their consideration and assistance. Ms. Gonsalves stated she was pleased with the pre-annexation agreement language and was hopeful that the City Council would approve it.

Chair Gladbach closed the public hearing.

The Commission took the following action:

- Adopted Resolution No. 2012-46RMD Making Determinations Approving Annexation No. 2011-22 to the City of Santa Clarita (North Copperhill).
- Pursuant to Government Code Section 57002, set the special commission meeting of November 28, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

The Commission made the following motion:

MOTION:	PELLISSIER
SECOND:	DEAR,
AYES:	CLOSE, DEAR, FINLAY, KNABE (ALTERNATE FOR MOLINA), KREKORIAN (ALTERNATE FOR LABONGE), PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH

NOES: NONE
ABSTAIN: NONE
ABSENT: MOLINA, LaBONGE
MOTION PASSES: 9/0/0

7 PROTEST HEARING(S)
(None.)

8 OTHER ITEMS
(None.)

9 COMMISSIONER'S REPORT
(None.)

10 EXECUTIVE OFFICER'S REPORT
(None.)

11 PUBLIC COMMENT
(None.)

12 FUTURE MEETINGS

Commissioner Pellissier asked if the City Council did not approve the pre-annexation agreement on November 13th, would the Commission need to have the November 28th Special Meeting. Helen Parker, Legal Counsel, stated the November 28th Meeting would not be necessary if and only if a Request for Reconsideration was filed by any party.

November 14, 2012
November 28, 2012 (Special Meeting)
December 12, 2012
January 9, 2013

13 FUTURE AGENDA ITEMS
(None.)

14 ADJOURNMENT MOTION

An adjournment motion was made by Chair Gladbach. The meeting was adjourned at 9:11 a.m.

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Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Novak", with a stylized, flowing script.

Paul A. Novak, AICP
Executive Officer

RESOLUTION NO. 2012-46 RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"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 same 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, the principal reason for this annexation is that the City reports that a majority of residents within the affected territory desire the services provided by the City and local government representation. The City supports the annexation proposal to promote sound planning and orderly growth, and to provide a logical extension of the City's physical boundaries and urban service area; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendations therein; and

WHEREAS, on October 24, 2012, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2011-22 pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

3. The affected territory consists of 2473 acres, is inhabited, and is assigned the following short form designation:

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

4. Annexation No. 2011-22 to the City of Santa Clarita (North Copperhill) is hereby approved, 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.
- h. 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.

- i. 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 Public Works Department (LACPW) 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 LACPW 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.

- j. 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.
 - k. The effective date of the annexation shall be the date of recordation.
 - l. 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.
 - m. The regular County assessment roll shall be utilized by the City.
 - n. The territory will not be taxed for existing bonded indebtedness of the City.
 - o. Except to the extent in conflict with a through n, 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. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for November 28, 2012 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
- 6 The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 24th day of October 2012.

MOTION: PELLISSIER
SECOND: DEAR,
AYES: CLOSE, DEAR, FINLAY, KNABE (ALTERNATE FOR MOLINA),
KREKORIAN (ALTERNATE FOR LABONGE), PELLISSIER,
SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: LABONGE, MOLINA
MOTION PASSES: 9/0/0

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



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