

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, January 11, 2006
9:00 a.m.

Board of Supervisors' Hearing Room, Room 381B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

A person with a disability may contact the LAFCO office at (818) 254-2454 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.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARING**
 - a. City of Santa Clarita Annexation No. 2002-08 (California Canyons)
 - b. City of Santa Clarita Annexation No. 2002-09A (Stonecrest)
 - c. City of Santa Clarita Annexation No. 2005-07 (Northpark)

4 **OTHER ITEMS**

- a. Approve minutes of the meeting held December 14, 2005.
- b. Approve December 2005 Operating Account Check Register.
- c. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- d. Receive and file update on pending applications.

5. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are 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.

6. **FUTURE MEETINGS**

January 25, 2006
February 8, 2006

7. **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, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

8. **ADJOURNMENT MOTION**

STAFF REPORT

January 11, 2006

CITY OF SANTA CLARITA ANNEXATION NO. 2002-08 (California Canyons)

AGENDA ITEM NO. 3a

Agenda item No. 3a is a proposal requesting annexation of approximately 43.10 acres of inhabited county territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, the proposal having been initiated by City of Santa Clarita Resolution No. 02-88. The application was received on June 28, 2002.

Related Jurisdictional Changes: Annexation to the City of Santa Clarita and detachment from the Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1.

Background:

The proposed annexation area consists of 68 single-family dwellings and a private park.

Purpose of Request: The annexation request was initiated by the City of Santa Clarita at the request of a majority of area residents and to promote sound planning and achieve orderly growth.

Location: The subject territory is generally located north and east of Abelia Road and the City of Santa Clarita limits.

Factors of Consideration Pursuant to Government Code Section 56668

1. *Population:* The estimated population of the annexation area is 210.
2. *Registered Voters/Landowners:* As of December 21, 2005 the County Registrar-Recorder-County Clerk certified that there were 94 registered voters residing within the annexation area.
3. *Topography, Natural Boundaries and Drainage Basins:* The area consists of flat and hilly terrain.
4. *Zoning, Present and Future Land Use:* The current Los Angeles County zoning designations are R-1-6000 (Single-family residence-6000 square foot minimum lot size), OS (Open Space), and A-2-1 (Heavy agriculture-one acre minimum lot size).

The present land use is single-family residential. There are no proposed future land uses as the annexation area is completely developed.

5. *Surrounding Land Use*: Land use to the north and east is undeveloped County territory, and to the west and south is residential development.
6. *Pre-zoning and Conformance with the General Plan*: The City of Santa Clarita adopted a General Plan Amendment and pre-zone ordinance for the area (Ordinance No. 98-4) designating the zoning as RS (Residential Suburban). The proposal is consistent with the County and City of Santa Clarita General Plans.
7. *CEQA*: As lead agency, the City of Santa Clarita adopted a Negative Declaration for the project on January 13, 1998, Resolution No. 98-7.
8. *Assessed Value, Tax Transfer*: The per capita assessed valuation of land is estimated to be \$81,836. This number is based on the total assessed value of land (\$17,185,497) divided by the total population.

All agencies have adopted a tax transfer resolution.
9. *Governmental Services and Control, Availability and Adequacy*: The County of Los Angeles currently provides services to the area. Services will be provided to the subject territory at the same level or greater level by the City of Santa Clarita upon approval of this annexation proposal.
10. *Effects on Agricultural and Open-Space Lands*: The proposal does not contain agricultural or open space land.
11. *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 county territory.
12. *Effects of the Proposal on Adjacent Areas and the County*: The proposed annexation will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny annexation of the subject territory, which would remain within County jurisdiction. Denial would result in no evident changes as the City and County provide similar municipal services.
13. *Sphere of Influence*: The subject territory is within the City of Santa Clarita sphere of influence.

14. *Regional Housing Needs:* The annexation proposal will have no effect on the City's Regional Housing Needs Assessment (RHNA) numbers or its obligation because the annexation area is already built-out.
15. *Timely Availability of Water Supplies:* Water is already being provided to the area. The annexation area is built-out and will have no effect on the availability of water supplies.
16. *Correspondence:*
Staff received two letters in opposition to the proposal.

Conclusion

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Recommendation:

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations and Approving City of Santa Clarita Annexation No 2002-09.
- 4) Pursuant to Government Code Section 57002, set February 22, 2006 at 9:00 a.m., as the date for Commission protest proceedings.

STAFF REPORT

January 11, 2006

CITY OF SANTA CLARITA ANNEXATION NO. 2002-09A (Stonecrest)

AGENDA ITEM NO. 3b

Agenda item No.3b is a proposal requesting annexation of approximately 409.4 acres of inhabited county territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, the proposal having been initiated by City of Santa Clarita Resolution No. 02-115. The application was received on July 26, 2002.

Related Jurisdictional Changes: Annexation to the City of Santa Clarita and detachment from the Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1.

Background: Annexation No 2002-09 was initially filed with LAFCO in 2002. The original request was for annexation of 215 acres; know as “Lower Stonecrest”. The County of Los Angeles requested that additional territory be included in the annexation request. At that time the City of Santa Clarita proposed annexation of the developed portions of Tract 36943, the remaining units of the tract had been recorded and the lots were graded. In a letter dated January 30, 2003, the County Administrative Office requested that the remaining units of the tract be incorporated, along with 15 additional acres on the east side of Shadow Pines Boulevard.

A revised application was submitted on April 4, 2005, and includes the “Lower Stonecrest” area and “Upper Stonecrest”, consisting of an additional 193.5 acres. The proposed annexation area consists of 631 single-family dwellings and a private park.

Purpose of Request: The annexation request was initiated by the City of Santa Clarita at the request of a majority of area residents and to promote sound planning and achieve orderly growth.

Location: The subject territory is generally located north of Soledad Canyon Road and the Antelope Valley Freeway along the easterly boundary of the City of Santa Clarita, in the unincorporated community known as Canyon Country.

Factors of Consideration Pursuant to Government Code Section 56668

1. *Population:* The estimated population of the annexation area is 1,769.

2. *Registered Voters/Landowners*: As of December 28, 2005 the County Registrar-Recorder-County Clerk certified that there were 1127 registered voters residing within the annexation area.
3. *Topography, Natural Boundaries and Drainage Basins*: The area consists of moderate to steep hillsides and ridgelines.
4. *Zoning, Present and Future Land Use*: The current Los Angeles County zoning designations are R-1-5000 (Single-family residence-5000 square foot minimum lot size), OS (Open Space), and A-1-1 (Light agriculture-one acre minimum lot size).

Present land uses include a private park and single-family residences. There are no proposed future land uses. Growth is limited to the unincorporated areas to the north and west.

5. *Surrounding Land Use*: Land use to the north and west is undeveloped County territory, to the east is residential development, and to the south is undeveloped commercial.
6. *Pre-zoning and Conformance with the General Plan*: The City of Santa Clarita adopted a General Plan Amendment and pre-zone ordinance for the area (Ordinance No. 02-2) designating the zoning as RS (Residential Suburban). The proposal is consistent with the County and City of Santa Clarita General Plans.
7. *CEQA*: As lead agency, the City of Santa Clarita adopted a Negative Declaration for the "Lower Stonecrest" proposal on February 12, 2002, Resolution No. 02-22, and for the "Upper Stonecrest" proposal on January 11, 2005, Resolution No. 05-10.
8. *Assessed Value, Tax Transfer*: The per capita assessed valuation of land is estimated to be \$120,288.42. This number is based on the total assessed value of land (\$212,790,213) divided by the total population.

All agencies have adopted a tax transfer resolution.

9. *Governmental Services and Control, Availability and Adequacy*: The County of Los Angeles currently provides services to the area. Services will be provided to the subject territory at the same level or greater level by the City of Santa Clarita upon approval of this annexation proposal.

10. *Effects on Agricultural and Open-Space Lands*: The proposal does not contain agricultural land and will not impact the park located within the annexation area.
11. *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 county territory. A portion of Canyon Country is already located within the City's boundary.
12. *Effects of the Proposal on Adjacent Areas and the County*: The proposed annexation will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny annexation of the subject territory, which would remain within County jurisdiction. Denial would result in no evident changes as the City and County provide similar municipal services.
13. *Sphere of Influence*: The subject territory is within the City of Santa Clarita sphere of influence.
14. *Regional Housing Needs*: The annexation proposal will have no effect on the City's Regional Housing Needs Assessment (RHNA) numbers or its obligation because the annexation area is already built-out.

Timely Availability of Water Supplies: Water is already being provided to the area. The annexation area is built-out and will have no effect on the availability of water supplies.
15. *Correspondence*:
Staff received two letters in opposition to the proposal.

Conclusion

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Recommendation:

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations and Approving City of Santa Clarita Annexation No 2002-09A.

- 4) Pursuant to Government Code Section 57002, set February 22, 2006 at 9:00 a.m., as the date for Commission protest proceedings.

STAFF REPORT

January 11, 2006

CITY OF SANTA CLARITA ANNEXATION NO. 2005-07 (Northpark)

AGENDA ITEM NO. 3c

Agenda item No.3c is a proposal requesting annexation of approximately 501 acres of inhabited county territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, the proposal having been initiated by City of Santa Clarita Resolution No. 04-34. The application was received on February 9, 2005.

Related Jurisdictional Changes: Annexation to the City of Santa Clarita and detachment from the Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1.

Background: The proposed annexation area contains 1,624 parcels of land with approximately 2,113 dwelling units, consisting of single-family and multiple-family dwellings. A public school, one public park and an undeveloped County park site, commercial center, and two churches are also within in the annexation area. Northpark Village Square consists of a 90,000-square foot commercial center with retail and restaurant uses that includes a McDonalds and a 2,000-square foot gas station.

The only proposed future development is on an 33-acre parcel of undeveloped land abutting the Grace Baptist Church located on Copperhill. The church owns the property and intends to expand their facilities for increased parking and playfields.

Purpose of Request: The annexation request was initiated by the City of Santa Clarita at the request of a majority of area residents and to promote sound planning and achieve orderly growth.

Location: The subject territory is generally located in the unincorporated community of Valencia, north, east, and west of the City of Santa Clarita limits. Major streets and highways located within the proposal area are McBean Highway, Copperhill Drive, and San Francisquito Road.

Factors of Consideration Pursuant to Government Code Section 56668

1. *Population:* The estimated population of the annexation area is 5,916.

2. *Registered Voters/Landowners*: As of December 27, 2005 the County Registrar-Recorder-County Clerk certified that there were 2,801 registered voters residing within the annexation area.
3. *Topography, Natural Boundaries and Drainage Basins*: There are no significant topographic features in the annexation area.
4. *Zoning, Present and Future Land Use*: The current Los Angeles County zoning designations are RPD (Residential Planned Development), RPD 5,000-6u (5,000 square foot minimum lot size, 6 dwelling units per acre maximum density), and C-3 (Commercial).

Present land uses include a public school, a public park and an undeveloped County park site, a commercial center, two churches, a daycare center, two recreational centers, and residential development consisting of an apartment complex, attached multiple-family units, and detached single-family dwellings.

There are no proposed future land uses at this time.

5. *Surrounding Land Use*: Land use to the north is undeveloped County territory, to the east, west, and south are developed residential uses.
6. *Pre-zoning and Conformance with the General Plan*: The City of Santa Clarita adopted a General Plan Amendment and pre-zone ordinance for the area (Ordinance No. 04-04) designating the zoning as OS (Open Space), RS (Residential Suburban), RMH (Residential Medium High), RM (Residential Medium), and CN (Commercial Neighborhood). The proposal is consistent with the County and City of Santa Clarita General Plans.
7. *CEQA*: As lead agency, the City of Santa Clarita adopted a Negative Declaration for the project on March 23, 2004, Resolution No 04-33.
8. *Assessed Value, Tax Transfer*: The per capita assessed valuation of land is estimated to be \$155,492. This number is based on the total assessed value of land (\$919,890,672) divided by the total population. All agencies have adopted a tax transfer resolution.
9. *Governmental Services and Control, Availability and Adequacy*: The County of Los Angeles currently provides services to the area. Services will be provided to the subject territory at the same level or greater level by the City of Santa Clarita upon approval of this annexation proposal.

10. *Effects on Agricultural and Open-Space Lands*: The proposal does not contain agricultural land and will not impact the public park located within the annexation area.
11. *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 county territory. The annexation area is surrounded by the City on three sides.
12. *Effects of the Proposal on Adjacent Areas and the County*: The proposed annexation will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny annexation of the subject territory, which would remain within County jurisdiction. Denial would result in no evident changes.
13. *Sphere of Influence*: The subject territory is within the City of Santa Clarita sphere of influence.
14. *Regional Housing Needs*: The annexation proposal will have no effect on the City's Regional Housing Needs Assessment (RHNA) numbers or its obligation because the annexation area is already built-out.

Timely Availability of Water Supplies: Water is already being provided to the area. The annexation area is built-out and will have no effect on the availability of water supplies.
15. *Correspondence*:
Staff received correspondence in support of the proposal from a homeowner within the annexation area.

Conclusion

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Recommendation:

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.

- 3) Adopt the Resolution Making Determinations and Approving City of Santa Clarita Annexation No 2005-07.
- 4) Pursuant to Government Code Section 57002, set February 22, 2006 at 9:00 a.m., as the date for Commission protest proceedings.