

RESOLUTION NO. 19-\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, TO ADOPT THE NEGATIVE DECLARATION PREPARED FOR THE PROJECT, AND APPROVE MASTER CASE NO. 19-115 CONSISTING OF ANNEXATION 19-001, GENERAL PLAN AMENDMENT 19-002, AND PREZONE 19-001 (ADOPTED BY SEPARATE ORDINANCE), TO AMEND THE GENERAL PLAN LAND USE MAP ENCOMPASSING APPROXIMATELY 1,786 ACRES OF LAND GENERALLY LOCATED ALONG THE NORTHERN BOUNDARY OF THE CITY OF SANTA CLARITA, CALIFORNIA, NORTH OF COPPER HILL DRIVE, WEST OF SAN FRANCISQUITO CANYON ROAD, SOUTH OF THE ANGELES NATIONAL FOREST, AND EAST OF THE COMMUNITY OF WEST HILLS IN UNINCORPORATED LOS ANGELES COUNTY, AS SHOWN IN EXHIBIT A

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

- A. In May 2019, at the request of the Tesoro del Valle Homeowners Association and residents, property owners in the Tesoro del Valle community were surveyed to determine the overall level of support for annexation into the City of Santa Clarita (City). Of the 1,133 property owners who were surveyed, approximately 17 percent (185 individuals) responded. Of those, 86 percent indicated they would support annexation, 8 percent would not support annexation, and 6 percent indicated a need for additional information.
- B. Given the strong support for annexation, on June 25, 2019, the City began the preliminary work necessary prior to the City Council initiating annexation proceedings, which included Master Case No. 19-115, consisting of Annexation 19-001, General Plan Amendment 19-002, and Prezone 19-001, to designate, or re-designate, the approximate 1,786-acre project area with appropriate land use designations based on existing neighborhoods and entitled development. The proposed General Plan land use designations are found in Exhibit A to this resolution.
- C. The project area is known as the Tesoro del Valle Annexation area and includes the unincorporated Los Angeles County area generally north of Copper Hill Drive, west of San Francisquito Canyon Road, south of the Angeles National Forest, and east of the West Hills community.
- D. The project area consists of approximately 1,786 acres of land contiguous to the corporate limits of the City, as shown in Exhibit A.

- E. The project area contains developed and undeveloped land. The Tesoro del Valle portion of the project area would include an estimated total of 1,897 residential units (1,077 built residences and 820 unconstructed residences). While other parcels in the project area may have Los Angeles County entitlements and/or development potential, no development activity will be entitled as a part of the project.
- F. Current Los Angeles County zoning designations for the project area include Heavy Agriculture (A-2-2), Open Space (OS), Single-Family Residence (R1), Limited Density Multiple Residence (R-3 and R-3-24U-DP), and Residential Planned Development (RPD-12000-3.7U, RPD20000-2.8U, RPD-5000-27U, and RPD 5000-2U).
- G. Land uses surrounding the annexation area include the developed community of Valencia on the south, east, and west (West Hills), consisting of built neighborhoods, commercial shopping centers, and Rio Norte Junior High School. The Los Angeles County Pitchess Detention Center is located to the southwest of the project area, undeveloped land is located to the north (Angeles National Forest), and rural/non-urban areas are located immediately to the east (San Francisquito Canyon). The annexation area is traversed by a Metropolitan Water District aqueduct, a Southern California Edison electrical transmission corridor, and also includes Tesoro del Valle Elementary School and the Tesoro Adobe Historic Park.
- H. The project area is located within the City's Sphere of Influence and carries the following City General Plan land use designations: Non-Urban Residential (NU2), Non-Urban Residential 3 (NU3), Non-Urban Residential 4 (NU4), Public/Institutional (PI), Open Space (OS), Urban Residential 2 (UR2), Urban Residential 3 (UR3), Urban Residential 4 (UR4), and Urban Residential 5 (UR5).
- I. The City's existing General Plan land use designations are generally consistent with the built portions of the project area, but are not consistent with Los Angeles County-entitled unbuilt areas. Therefore, a General Plan Amendment is required in support of the proposed annexation.
- J. In 1999, Los Angeles County approved Vesting Tentative Tract Map (VTTM) 51644 for 1,791 units, 6.2 acres of commercial use (40,000 square feet), a recreation center, an elementary school site, a National Register of Historic Places site (Tesoro Adobe Historic Park), bicycle/hiking/equestrian trails throughout the project area, a fire station site, water quality/retention basins, water tank sites, equestrian areas, and permanent open space. The original VTTM was amended several times, with the final map for Phase A (the initial phase of the Tesoro del Valle development) being approved in 2004 and generally completed by 2006. There are two residential lots located east of the primary Tesoro del Valle community that were included in the original approval but remain undeveloped. These lots, Lot 702 and Lot 703, can each accommodate a single-family home and are sometimes referred to as the "estate lots."

In November 2018, VTTM 51644-1 (Project No. 92074-(5)) was approved by Los Angeles County, which entitled 820 units contemplated in the original project, including 455 conventional single-family units and 365 age-restricted units. The Environmental Impact Report (EIR) certified for the project included a Mitigation Monitoring and Reporting Program (MMRP) (State Clearing House #2016101032). Should the annexation be approved, the provisions of the certified EIR and MMRP for the Tesoro del Valle project would be honored by the City, with the City assuming responsibility for implementing and enforcing the MMRP as approved by Los Angeles County. The 6.2 acres of commercial use were annexed with the West Creek/West Hills annexation in 2016.

- K. The proposed annexation boundary does not include any parcels that would be split between City and Los Angeles County jurisdiction.
- L. The City will work with Los Angeles County to determine the proportional and appropriate transfer of Regional Housing Needs Assessment (RHNA) allocations for the annexation area.
- M. On August 28, 2019, the City requested consultation with the Fernandeno Tataviam Band of Mission Indians in accordance with Assembly Bill (AB) 52. The tribe responded to the City's request, and consultation under AB52 formally concluded on September 4, 2019.
- N. On September 5, 2019, the City invited applicable Native American tribes to consult on the project in accordance with Senate Bill (SB) 18. Tribal representatives were provided 45 days to respond. SB18 tribal consultation, if any, must conclude prior to City Council approval. The deadline for tribal groups to comment on the proposed General Plan Amendment closed on October 24, 2019, with the City receiving no requests for consultation or comment.
- O. The environmental document prepared for the project, a Negative Declaration, has been circulated for review and comment by affected governmental agencies and members of the public. The 21-day commenting period commenced on September 10, 2019, and ran through October 1, 2019. A Notice of Intent to Adopt a Negative Declaration was posted with the Los Angeles County Clerk.
- P. The Planning Commission held a duly noticed Public Hearing on this issue at 6:00 p.m. on October 1, 2019, at City Hall, 23920 Valencia Boulevard, Santa Clarita, California. The Planning Commission considered the staff presentation, the staff report, the Negative Declaration prepared for the project, and public testimony on the proposal and, in a 5-0 vote, recommended the City Council adopt the Negative Declaration prepared for the project and approve Master Case No. 19-115, which consists of Annexation 19-001, General Plan Amendment 19-002, and Prezone 19-001.

Q. The City Council held a duly noticed Public Hearing on this issue at 6:00 p.m. on November 12, 2019, at City Hall, 23920 Valencia Boulevard, Santa Clarita, California.

The City Council considered the staff presentation, the staff report, the Negative Declaration prepared for the project, and public testimony on the proposal.

R. Public participation and notification requirements, pursuant to Sections 65090, 65091, and 65854 of the Government Code of the State of California, were duly followed.

**SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.** The City Council has reviewed and considered the Initial Study prepared for the project and finds and determines as follows:

A. The City Council hereby finds the proposed Negative Declaration prepared in connection with Master Case No. 19-115 (Annexation 19-001, General Plan Amendment 19-002, and Prezone 19-001), has been prepared in compliance with CEQA, has been reviewed and considered by the City Council, and reflects the independent judgment of the City Council. Based on the Initial Study and the entire record of proceedings, including correspondence from the County of Los Angeles and other public agencies, there is substantial evidence the project will not have a significant effect on the environment; therefore, the City Council adopts the Negative Declaration prepared for the project as included in the agenda packet for the November 12, 2019, City Council meeting. The Director of Community Development is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings in this matter. Copies of the proposed Negative Declaration and all documents referenced in the proposed Negative Declaration are available for review at City Hall, 23920 Valencia Boulevard, Suite 120, Santa Clarita, California, during normal business hours.

**SECTION 3. GENERAL FINDINGS.** Based upon the foregoing facts and findings, the City Council finds as follows:

A. *The proposal is consistent with the General Plan;*

The proposed Tesoro del Valle annexation area (Annexation 19-001) is located within the City's Sphere of Influence. Upon approval of the project and its associated entitlements, General Plan Amendment 19-002 and Prezone 19-001 (to be adopted by separate ordinance), the project would be consistent with the General Plan.

B. *The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of this code;*

Tesoro del Valle annexation area is located in unincorporated Los Angeles County and does not carry City zoning designations. Should the City Council approve the Prezone associated with Master Case No. 19-115, and should the Tesoro del Valle Annexation be approved by the Los Angeles County Local Agency Formation

Commission (LAFCO), the project area would carry the appropriate zoning designations that reflect existing and entitled development. As such, the land uses in the annexation area, both existing and planned, would be allowed within the proposed zoning designations and would comply with all applicable provisions of the Unified Development Code.

- C. *The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and*

The proposed General Plan Amendment and Prezone associated with Master Case No. 19-115 in support of the Tesoro del Valle Annexation do not include any development and would not change the physical characteristics of the project area. The annexation, should it ultimately be approved by LAFCO, would change the jurisdictional boundary of the City of Santa Clarita, bringing the annexation area into City limits. The proposed General Plan Amendment and Prezone associated with the project have no potential to endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to persons or property either in the annexation area or the surrounding vicinity because no development is proposed and there would be no physical change to the project site.

- D. *The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:*
- i. *The design, location, shape, size, and operating characteristics are suitable for the proposed use;*
  - ii. *The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;*
  - iii. *Public protection services (e.g., Fire protection, Sheriff's protection, etc.) are readily available; and*
  - iv. *The provision of utilities (e.g. potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.*

The proposed General Plan Amendment and Prezone associated with the project would not change the physical characteristics of the project site or change its development potential. The project involves amending the General Plan to reflect existing and entitled development in the project area and a required Prezone (to be adopted by separate Ordinance) that is necessary prior to the annexation being

considered by LAFCO. The proposed land use and zoning designations would reflect the existing and planned operating characteristics of the annexation area. As such, the project would not impact streets or highways, public protection services, or the provision of utilities.

SECTION 4. FINDINGS FOR GENERAL PLAN AMENDMENT 19-002. Based upon the foregoing facts and findings, the City Council finds as follows:

A. *The proposed General Plan amendment meets all of the findings per Section 17.06.130 (Findings and Decision);*

As explained in Section 3 above, General Plan Amendment 19-002 meets all of the applicable findings per Section 17.06.130 (Findings and Decision) of the Unified Development Code.

B. *Properties which benefit from increased density or intensity of development resulting from the General Plan amendment shall fully mitigate their increased sewer impact at the time that development occurs on the properties; and*

This finding does not apply to the project. The proposed General Plan Amendment is being made in conjunction with the Tesoro del Valle Annexation. Land use designations are proposed to be applied to the annexation area that reflect existing built neighborhoods and unbuilt entitled development approved by Los Angeles County. General Plan Amendment 19-002 would not increase density or development potential beyond that which is already approved and analyzed.

C. *In addition, the Council shall make at least one (1) of the following findings:*

- i. The proposed General Plan amendment is consistent with other elements of the City's General Plan pursuant to Government Code Section 65300.5.*
- ii. The proposed General Plan amendment, if applicable, responds to changes in the State and/or Federal law pursuant to Government Code Section 65300.9.*
- iii. The proposed General Plan amendment has been referred to the County of Los Angeles and any adjacent cities abutting or affected by the proposed action, the Local Agency Formation Committee (LAFCO), and any Federal agency whose operation*

*or lands may be affected by the proposed decision pursuant to Government Code Section 65352.*

The proposed General Plan Amendment 19-002 is part of Master Case No.19-115, which pertains to the proposed Tesoro del Valle Annexation area. Upon approval by the City Council, and if so directed, staff will prepare the necessary application materials to submit to LAFCO. Los Angeles County officials were also consulted on the project and the annexation boundary. Therefore, the City can satisfy finding Ciii

above. Exhibit A provides a map of the proposed General Plan land use designations.

SECTION 5. PREZONE 19-001. Based upon the foregoing facts and findings, the City Council finds as follows:

- A. Prezone 19-001, which is a part of the project and is associated with the Tesoro del Valle Annexation, shall be adopted by separate ordinance.

SECTION 6. GENERAL PLAN CONSISTENCY FINDINGS. Based upon the foregoing facts and findings, the City Council find as follows:

- A. The current land uses in the project area are consistent with the City's General Plan. The project would assign residential, open space, and public/institutional land use and prezoning designations to the unincorporated territory that are consistent with the General Plan. Specifically, the project is consistent with the following policies of the Land Use Element of the General Plan:

Objective LU 1.1: Maintain an urban form for the Santa Clarita Valley that preserves an open space greenbelt around the developed portions of the Valley, protects significant resources from development, and directs growth to urbanized areas served with infrastructure.

Policy LU 1.1.3: Discourage urban sprawl into rural areas by limiting non-contiguous, "leap frog" development outside of areas designated for urban use.

The project supports this objective and policy because General Plan Amendment 19-002 would designate and prezone 1,062 acres as open space, including areas that would not be available for future development. Through Prezone 19-001, an entitlement that will be adopted by separate ordinance, the project would assign appropriate prezone designations to the project area that are consistent with existing development as well as future entitlements.

- B. No Sphere of Influence Amendment is necessary; and
- C. Based upon the testimony and other evidence, if any, received at the Public Hearing, and upon studies and investigations made by the City Council and on its behalf, the City Council further finds and determines that this proposal is consistent with the City's General Plan.

SECTION 7. The City Council hereby adopts the Negative Declaration prepared for the project and approves Master Case No. 19-115, consisting of Annexation 19-001, General Plan

Amendment 19-002, and Prezone 19-001 (to be adopted by separate ordinance) as described in Sections 3 through 6 above.

SECTION 8. The City Clerk shall certify to the adoption of this resolution and certify this record to be a full, complete, and correct copy of the action taken.

PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

DATE: \_\_\_\_\_

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

I, Mary Cusick, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution 19-    was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 12<sup>th</sup> day of November, 2019, by the following vote:

AYES:            COUNCILMEMBERS:

NOES:            COUNCILMEMBERS:

ABSENT:          COUNCILMEMBERS:

\_\_\_\_\_  
CITY CLERK



CITY OF SANTA CLARITA  
**Tesoro Del Valle Annexation  
 Proposed General Plan**

**EXHIBIT A**

| Code          | Acres           |
|---------------|-----------------|
| NU3           | 1.016           |
| OS            | 1062.374        |
| PI            | 11.441          |
| UR2           | 615.573         |
| UR3           | 20.642          |
| UR4           | 57.671          |
| UR5           | 16.827          |
| <b>Total:</b> | <b>1785.544</b> |

**Tesoro Phase 2 Boundary**  
 --- Tesoro Phase 2 Boundary

**Tract Boundary**  
 --- Tract Boundary

**Road Centerline**  
 --- Road Centerline

**Tract Lot Line**  
 --- Tract Lot Line

**Parcel Outlines**  
 --- Parcel Outlines

**Water Ways**  
 --- Water Ways

**Santa Clarita Boundary**  
 --- Santa Clarita Boundary

**Proposed Tesoro Del Valle Annexation**  
 --- Proposed Tesoro Del Valle Annexation

**Tesoro General Plan**

**Mixed Use**

- MX-C
- MX-N

**Commercial**

- CC
- CN
- CR

**Industrial**

- BP
- I

**Open Space**

- O-NF
- OS
- OS-BLM

**Specific Plan**

- NL SP; SP

**Rural Residential**

- NU1/RR1 = 0.05 du/a
- NU2/RR2 = 0.1 du/a
- NU3/RR3 = 0.2 du/a
- NU4/RR4 = 0.5 du/a
- NU5/RR5 = 1.0 du/a

**Urban Residential**

- UR1 = 2.0 du/a
- UR2 = 5.0 du/a
- UR3 = 11.0 du/a
- UR4 = max. 18.0 du/a
- UR5 = min. 18.0 du/a - max. 30.0 du/a

**Other**

- PI - Public/Institutional
- TC - Transportation Corridor

0 500 1,000 2,000  
 US Feet

The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.

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