

ORDINANCE NO. 19-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING PREZONE 19-001 (MASTER CASE NO. 19-115) FOR THE ANNEXATION OF THE TESORO DEL VALLE ANNEXATION AREA, AS SHOWN ON EXHIBIT A

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY ORDAIN 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 overwhelming 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 designations that would be activated upon annexation. The proposed General Plan land use designations are found in Exhibit A to this ordinance.
- 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. 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.

- G. 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).
- H. 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.
- I. 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.
- J. The proposed annexation boundary does not include any parcels that would be split between City and Los Angeles County jurisdiction.
- K. 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.

- L. On August 28, 2019, the City requested consultation with the Fernandeño 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.
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. At the regular meeting on November 12, 2019, the City Council adopted the Negative Declaration prepared for the project and approved Master Case No. 19-115 and its associated entitlements.
- 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. Based upon the testimony and other evidence received at the hearing, and upon the study and investigation made by the Planning Commission and on its behalf, the City Council finds as follows:

- A. The purpose of the proposal is to prezone the approximate 1,786-acre project area to include: 1.016 acre Non-Urban Residential 3 (NU3), 1,054.452 acres Open Space (OS), 7.922 acres Open Space-Agriculture (OS-A), 11.441 acres Public/Institutional (PI), 615.573 acres Urban Residential 2 (UR2), 20.642 acres Urban Residential 3 (UR3), 57.671 acres Urban Residential 4 (UR4), and 16.827 acres Urban Residential 5 (UR5).
- B. Prezone 19-001 has been reviewed for consistency with the City's proposed General Plan Amendment 19-002.
- C. 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 3. FINDINGS FOR PREZONE 19-001. Based upon the foregoing facts and findings, the City Council finds as follows:

- A. *Principles and Standards for Zone Changes. The Council shall approve a zone change only after the applicant substantiates all of the following required findings:*
 - i. *That modified conditions warrant a revision in the zoning map as it pertains to the area under consideration; and*

The proposed Prezone 19-001 is warranted because pre zoning of unincorporated territory is required under Section 56375(a)(7) of the Government Code prior to Los Angeles County Local Agency Formation Commission (LAFCO) taking action on an annexation.

- ii. *That a need for the proposed zone classification exists within such area; and*

The Tesoro del Valle annexation area is located outside the jurisdictional boundary of the City and does not carry City zoning designations. As part of the annexation process, the City must prezone the unincorporated territory prior to submitting an annexation application to LAFCO; therefore, the need exists to apply City zoning designations to the annexation area by means of a Prezone entitlement. A prezone is considered a zone change under Unified Development Code Section 17.28.120(A). The proposed pre zoning designations are consistent with existing and entitled development in the annexation area and are also consistent with the General Plan Amendment that is proposed as part of the project.

- iii. *That the particular property under consideration is a proper location for said zone classification within such area:*

- a. *That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice; and*
- b. *That the proposed zone change is consistent with the adopted General Plan for the area unless a General Plan amendment is filed concurrently and approved with said zone change.*

The proposed designations under Prezone 19-001 are appropriate for the annexation area because the prezone designations reflect the established residential neighborhoods, parks, Tesoro del Valle Elementary School, and open space. The designations also reflect the entitled unbuilt development in the Tesoro del Valle community contemplated under VTTM 51644-1. The proposed zoning designations constitute good zoning practice because they reflect the existing and entitled future development. The prezone designations are also consistent with General Plan Amendment 19-002, which is part of Master Case 19-115 and will be considered concurrently with Prezone 19-001 (Zone Change).

SECTION 4. The City Council hereby adopts the ordinance approving Prezone 19-001 as described herein and shown on the attached Exhibit A.

SECTION 5. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published, as required by law.

PASSED, APPROVED, AND ADOPTED this 26th 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 Ordinance 19- was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 12th day of November, 2019. That thereafter, said ordinance was duly passed and adopted at a regular meeting of the City Council on the 26th day of November 2019, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

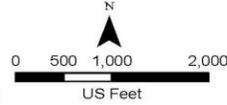
AND I FURTHER CERTIFY that the foregoing is the original of Ordinance No. 19- and was published in The Signal newspaper in accordance with State Law (G.C. 40806).

CITY CLERK



Tesoro Del Valle Annexation Prezone

- Tesoro Phase 2 Boundary
 - - - Ridgeline Overlay Zone
 - Significant Ecological Area
 - - - Tract Boundary
 - Road Centerline
 - Tract Lot Line
 - Parcel Outlines
 - ▨ Water Ways
 - ▨ Santa Clarita Boundary
 - ▨ Proposed Tesoro Del Valle Annexation
- Tesoro Pre-Zoning**
- Mixed Use
 - ▨ MX-C
 - ▨ MX-N
 - Commercial
 - CC
 - CN
 - CR
 - Industrial
 - BP
- I
 - Open Space
 - O-NF
 - OS
 - OS-A
 - 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



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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Exhibit A

Code	Acres
NU3	1.016
OS	1054.452
OS-A	7.922
PI	11.441
UR2	615.573
UR3	20.642
UR4	57.671
UR5	16.827
Total:	1785.544

