

WORDEN

APPLICATION FOR THE INCORPORATION OF

THE CITY OF

"SANTA CLARITA"

APPLICATION TO INITIATE PROCEEDINGS
FOR INCORPORATION OF CITIES

(Pursuant to the Cortese/Knox Local Government Reorganization Act of 1985, Part 2, Division 2 of Title 4 of the Government Code.)

TO: LOCAL AGENCY FORMATION COMMISSION
County of Los Angeles
Room 383, Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Application is hereby made to incorporate the following territory:
CITY OF SANTA CLARITA

(Proposed Name)

Description of proposed boundaries (give street names where possible):
See attached following three pages of legal boundary description.

Thomas Guide: Page No. 178 & 123-128 Coordinates Not applicable

This application is initiated by:

Resolution Landowner Petition Registered Voter Petition

City of Santa Clarita City Feasibility Committee

(Name of Committee, Agency, etc.)

24275 Walnut Street,

(Address)
Newhall, California 91321

Signed _____

Print Name: Louis Garasi

James A. Schutte

Title: Co-Chairmen

Phone No. (805) 257-4060

(805) 252-2303

L AFC use only

Received _____ Reports Due _____ Hearing _____

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December 17, 1985

BOUNDARY DESCRIPTION FOR THE PROPOSED

CITY OF

SANTA CLARITA

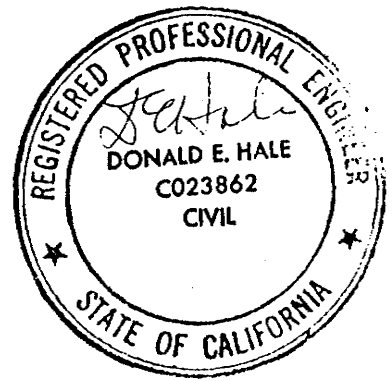
THE PROPOSED BOUNDARIES OF THE CITY OF SANTA CLARITA SHALL CONSIST OF THAT PART OF LOS ANGELES COUNTY AS SAME EXISTED ON DECEMBER 17, 1985, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHEAST CORNER OF SECTION 6, T4N, R14W, S.B.M.: THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 6 TO THE NORTHEAST CORNER OF SECTION 1, T4N, R15W, S.B.M.: THENCE CONTINUING WESTERLY ALONG THE NORTH SECTION LINE OF SECTIONS 1, 2, 3, 4, 5, AND 6, T4N, R15W, TO THE NORTHEAST CORNER OF SECTION 1, T4N, R16W: THENCE CONTINUING WESTERLY ALONG THE NORTH SECTION LINE OF SECTIONS 1, 2, 3, AND 4, T4N, R16W, TO THE NORTHEAST CORNER OF SECTION 5, T4N, R16W: THENCE CONTINUING WESTERLY ALONG THE NORTH SECTION LINE OF SECTION 5 TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF THE PETER J. PITCHESS HONOR RANCHO BOUNDARY LINE DESCRIBED AS LS 27-27-31 RECORD OF MAPS, COUNTY OF LOS ANGELES: THENCE SOUTHERLY ALONG THE AFORESAID PETER J. PITCHESS HONOR RANCHO BOUNDARY AND FOLLOWING SAME SAID HONOR RANCHO BOUNDARY IN ALL ITS VARIOUS COURSES AND CURVES TO ITS INTERSECTION WITH THE EAST SECTION LINE OF SECTION 31, T5N, R15W: THENCE NORTHERLY ALONG THE EAST SECTION LINE OF SECTIONS 31, 30, 19, AND 18, TO THE NORTHEAST CORNER OF SECTION 18, T5N, R16W: THENCE WESTERLY ALONG THE NORTH SECTION LINE OF SECTION 18 TO THE NORTHEAST CORNER OF SECTION 13, T5N: THENCE CONTINUING ALONG THE NORTH SECTION LINE OF SECTION 13 TO THE NORTHWEST CORNER OF SECTION 13, T5N, R17W: THENCE SOUTHERLY ALONG THE WEST SECTION LINE OF SECTION 13 TO THE NORTHEAST CORNER OF SECTION 23, T5N, R17W: THENCE WESTERLY ALONG THE NORTH SECTION LINE OF SECTION 23 TO THE NORTHWEST

CORNER OF SECTION 23, T5N, R17W: THENCE SOUTHERLY ALONG THE WEST SECTION LINE OF SECTIONS 23, AND 26, TO THE SOUTHWEST CORNER OF SECTION 26, T5N, R17W: THENCE EASTERLY ALONG THE SOUTH SECTION LINE OF SECTION 26 TO THE SOUTHEAST CORNER OF SECTION 26, T5N, R17W: THENCE SOUTHERLY ALONG THE WEST SECTION LINE OF SECTION 36 TO THE NORTHWEST CORNER OF SECTION 1, T4N, R17W: THENCE CONTINUING SOUTHERLY ALONG THE WEST SECTION LINE OF SECTIONS 1, 2, AND 13 TO THE SOUTHWEST CORNER OF SECTION 13, T4N, R17W: THENCE EASTERLY ALONG THE SOUTH SECTION LINE OF SECTION 13 TO THE SOUTHEAST CORNER OF SECTION 13, T4N, R17W: THENCE SOUTHERLY ALONG THE WEST SECTION LINE OF SECTION 19, T4N, R16W TO THE SOUTHWEST CORNER OF THE NORTH ONE HALF SECTION OF SECTION 19: THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH ONE HALF SECTION OF SECTION 19 TO THE WEST SECTION LINE OF SECTION 20: THENCE SOUTHERLY ALONG THE WEST SECTION LINE OF SECTIONS 20, 29, AND 32, T4N, R16W TO THE NORTHWEST CORNER OF SECTION 5, T3N, R16W: THENCE CONTINUING SOUTHERLY ALONG THE WEST SECTION LINE OF SECTION 5 TO THE SOUTHWEST CORNER OF SECTION 5, T3N, R16W: THENCE EASTERLY ALONG THE SOUTH SECTION LINE OF SECTION 5 TO THE NORTHWEST CORNER OF THE EAST ONE HALF SECTION OF SECTION 9, T3N, R16W: THENCE SOUTHERLY ALONG THE SAID ONE HALF SECTION LINE TO THE SOUTHWEST CORNER OF THE EAST ONE HALF SECTION OF SECTION 9, T3N, R16W: THENCE EASTERLY ALONG THE SOUTH SECTION LINE OF SECTIONS 9, 10, AND 11 TO THE NORTHWEST CORNER OF SECTION 13, T3N, R16W: THENCE SOUTHERLY ALONG THE WEST SECTION LINE OF SECTION 13 TO THE SOUTHWEST CORNER OF THE NORTH ONE HALF SECTION OF SECTION 13, T3N, R16W: THENCE EASTERLY ALONG SAID ONE HALF SECTION LINE TO THE SOUTHEAST CORNER OF SAID ONE HALF SECTION OF SECTION 13, T3N, R16W: THENCE NORTHERLY ALONG THE EAST SECTION LINE OF SECTIONS 13 AND 12 TO THE SOUTHWEST CORNER OF THE NORTH ONE HALF SECTION OF SECTION 7, T3N, R15W: THENCE EASTERLY ALONG SAID ONE HALF SECTION LINE TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF SECTION OF SECTION 7, T3N, R15W: THENCE NORTHERLY ALONG THE EAST

SECTION LINE OF SECTIONS 7 AND 6, T3N, R15W TO ITS INTERSECTION WITH THE CENTER LINE OF PLACERITA CANYON ROAD: THENCE EASTERLY ALONG THE CENTERLINE OF PLACERITA CANYON ROAD FOLLOWING ALL ITS VARIOUS COURSES AND CURVES TO ITS INTERSECTION WITH THE WEST SECTION LINE OF SECTION 2, T3N, R15W: THENCE SOUTHERLY ALONG SAID WEST SECTION LINE OF SECTION 2 TO THE SOUTHWEST CORNER OF SECTION 2, T3N, R15W: THENCE EASTERLY ALONG THE SOUTH SECTION LINE OF SECTIONS 2 AND 1 TO THE SOUTHEAST CORNER OF THE WEST ONE HALF SECTION OF SECTION 1, T3N, R15W: THENCE NORTHERLY ALONG THE EAST SECTION LINE OF THE WEST ONE HALF SECTION TO THE WEST SECTION LINE OF SECTION 1, T3N, R15W: THENCE EASTERLY ALONG THE SOUTH ONE HALF SECTION LINE OF SECTION 36, T4N, R15W, TO THE SOUTHEAST CORNER OF SECTION 36, T4N, R15W: THENCE NORTHERLY ALONG THE EAST SECTION LINE OF SECTIONS 36, 25, AND 24 TO THE NORTHEAST CORNER OF SECTION 24, T4N, R15W: THENCE EASTERLY ALONG THE SOUTH SECTION LINE OF SECTION 18 TO THE SOUTHWEST CORNER OF SECTION 18, T4N, R14W: THENCE NORTHERLY ALONG THE EAST SECTION LINE OF SECTIONS 18, 7, AND 6 TO THE NORTHEAST CORNER OF SECTION 6, T4N, R14W, WHICH IS THE POINT OF BEGINNING.

END OF BOUNDARY DESCRIPTION FOR THE PROPOSED
CITY OF
SANTA CLARITA



I. JUSTIFICATION

A. What are the reasons for the initiation of this proposal?

1) To place upon the residents of the area of the proposed City of Santa Clarita the responsibility for self-government and the subsequent provision of municipal services as defined and provided for the by the Constitution of the State of California.

2) To provide for greater control over planning, zoning and land use.

3) To provide greater local representation for the people of Santa Clarita.

4) To provide for greater identity and bargaining strength in intergovernmental relations.

5) To make local government officials more accessible.

6) To provide greater awareness of local issues.

7) To facilitate greater citizen participation in decisions.

8) To expedite local government decisions to save time and money.

9) To maintain and improve the quality of life in Santa Clarita.

B. How were the boundaries of the proposal determined?

The boundaries for the proposed City of Santa Clarita were chosen after careful and thorough consideration of the sentiments within the Santa Clarita Valley, the economic development thrusts, traffic circulation, and consideration of planning and zoning values. *Patterson*

Community meetings were held to ascertain local sentiments regarding the forming of a city. Strong preferences to form the proposed city were expressed by diverse segments throughout the area.

The Committee consulted with representatives of Supervisor Antonovich's office, the Local Agency Formation Commission staff, and representatives of the Los Angeles County Fire Department and Los Angeles County Sheriff's Department. Upon the advice of LAFCO staff, the Committee reduced the initial proposed boundaries by over fifty square miles.

The Los Angeles County General Plan has acknowledged this valley as one planning unit, and the Los Angeles County Department of Regional Planning has been actively involved in developing the Santa Clarita Valley Areawide General Plan since 1972. Two communities in the General Plan which are not proposed to be included in the city are Agua Dulce and Val Verde. These small communities are separated from the balance of the populated region by extensive open brush land, and they have expressed a strong desire to remain rural.¹

The Santa Clarita Valley is geographically separate from the remainder of Los Angeles County. It is divided from the

metropolitan San Fernando Valley to the south by the San Gabriel and Santa Susana Mountains. The water drainage basin and river system are distinct from either the Los Angeles Basin area or the Antelope Valley. The northern boundary is the Angeles National Forest.

In preceding decades, the remoteness of this area resulted in the pulling together and bonding of residents for common causes. As the population increased, centers developed where some specialized or unique local community features were recognized; even so the commonalities of the entire valley prevailed. The people of the Santa Clarita Valley continued to form one cohesive entity on the significant issues. Examples of this included the two efforts to form a separate county. One Canyon County formation election preceded the passage of the property tax measure (Proposition 13) and the other followed its passage. An overwhelming majority of local residents throughout the Santa Clarita Valley voted for local government in these elections in 1976 and 1978. The vote carried in every one of the five communities within the area of the proposed city.

Since then, valley-wide interests have been evident over circulation issues, appeals to keep both Federal and State prisons out of the area, and a unique campaign against the inappropriate location of toxic waste facilities.

Social and service organizations derive membership from throughout the valley. Charitable organizations, churches, hospitals and other groups organize units which are valley-wide in nature. The two Chambers of Commerce have several significant

joint committees, and are investigating consolidation to better represent the business interests of the total valley. Homeowner groups also form valley-wide associations in an effort to gain identity.

The William S. Hart High School District and the Santa Clarita Community College District are valleywide in nature, as is the Castaic Lake Water Agency. While none of these would be affected by incorporation, they demonstrate the proclivity to define the area in its totality as a cohesive unit for decision making purposes.

The proposed boundaries enclose the most populous canyon floors, connective linking routes, industrial and commercial development, and only those open areas scheduled for imminent development. These few presently undeveloped open areas will have significant impact on the new city. To leave them out would be a disservice to the present residents. Additionally, the City of Santa Clarita would be unable to develop a coherent general plan because of the magnitude of these impending developments.²

The proponents were guided by the economic consideration of minimizing the area to ensure economic feasibility.

C. What are the alternative courses of action?

Alternative courses of Action might include the following:

1. Do nothing to change the status quo. Remain an unincorporated area of the county.

2. Attempt to form a Municipal Advisory Committee. Although the committee would be strictly advisory in nature, it at least could have members elected at large and thus be more representative of citizen interests.

3. Urge the appointment of Planning Advisory Committee members by an objective non-political body ^{which} would seek diverse representation.

4. Wait until the population exceeds the five per cent of Los Angeles County's population now required by law for the formation of a new county.

5. Stimulate interest on the part of Ventura County to annex the area.

6. Form several cities within the Santa Clarita Valley, thus eliminating the prospect of a comprehensive planning effort for the valley as a whole.

In summation, there is no reasonable alternative course of action. More than one hundred thousand people who live in one identifiable valley need to have a voice in governing their own affairs.

*need 0%
of housing*

D. Describe the future growth potential of this area:

According to "Population and Housing Data Related to Projections for Los Angeles County & Santa Clarita Valley", a report by the Los Angeles County Department of Regional Planning, dated July 17, 1985, stated that rapid growth will continue through the year 2010. From 1970 to July 1, 1985, the population increased from an estimated 50,000 to 96,000. During the same period the number of housing units more than doubled from 14,700 to 30,328. It is anticipated by the Department of Regional Planning that the population of the Santa Clarita Valley will be 162,000 by 1995 and 218,000 by 2010.²

In the adopted 1982 Growth Policy Forecast Study, the Southern California Association of Governments projected that the Santa Clarita Valley will grow by 86,000 people in the ensuing fourteen years and that the area will add 49,000 jobs, thus increasing the total employment for the area more than 200%.

These projections are based on the desirability of industrial locations in North Los Angeles County, the attractiveness of the area, affordable housing, freeways and the limited amount of industrial zoned inventory in the San Fernando Valley and greater Los Angeles area.

*separate
"Sub"
Reading*

Currently there are three primary industrial parks in the Santa Clarita Valley:

1) The largest, Valencia Industrial Park, contains more than two hundred businesses and employs in excess of 6,000 workers. Still undergoing expansion, in 1985-86 a 150 acre parcel, featuring high technology industry and office buildings, was added to the center. 200 acres are yet to be developed.

Long time park residents are well established Fortune 100 companies, including Lockheed, HR Textron and Sperry Univac. They plan to remain and expand their operations. They are joined in the industrial park by many mid-sized high technology industries and smaller well-diversified businesses.

Developer financed freeway ramps, at Interstate 5 and Rye Canyon Road, will accommodate easy access to the industrial area.

In the mapping stage now is a 1,600 acre industrial center at Hasley Canyon, west of Interstate 5 and immediately north of California State Route 126. It is anticipated that a net 800 acre area with an ultimate 25,000 jobs will be available at this location by the turn of the century. Moderately priced housing continues to be an attractor for new industry.

2) The Springbrook Industrial Area in Saugus is presently occupied by a major manufacturer and numerous small industrial and service businesses. Growth at the location is steady and expected to continue.

3) The Golden Triangle Industrial Park in Canyon Country is undergoing the first phase of expansion; a total of 300 acres is zoned M-1 and a potential of 300,000 square feet of building space is available. Many mid-sized manufacturers are located here and future expansion is fully expected.

Bermite, a division of Whittaker (a munitions manufacturer), has been located nearby for more than 40 years. However, the company expects to close operations in the next year, with the loss of 160 jobs.

Numerous small manufacturing concerns are located north of Soledad Canyon Road between Reuther and Oak Streets. This pattern

of industrial development is expanding yearly and will continue as the area develops.

Other properties zoned M-1 and M-2 are located along Sierra Highway. The Newhall Refinery is situated along this highway close to the southern boundary of the proposed city. Nearby are oil fields.

Corporate, professional and financial centers are being developed:

In Valencia, a 54 acre Corporate Center is now being developed and presently houses the corporate headquarters of American Pharmaseal. Adjacent to an eighteen hole golf course, the center is considered a prime location for future corporate utilization. A professional and financial center is being developed on Valencia Boulevard near the Santa Clarita Valley Civic Center. Other development is occurring along Lyons Avenue and in the older sections of the community of Newhall.

The Santa Clarita Valley offers tremendous growth potential for recreational uses. Six Flags Magic Mountain, Castaic Lake Recreational Facility, Pyramid Lake and the Angeles National Forest all attract vacationers, "day users," and guests.

Six Flags Magic Mountain, a major ride park located on 260 acres, including 104 acres for entertainment, is a major regional attraction and the Santa Clarita Valley's largest employer. Providing jobs for more than 2,500 persons in 1986, 500 of them on a full time basis, this subsidiary of Bally Manufacturing employs over 2,000 young people part time. More than 2,700,000 visited the park in 1985, and expansion plans envision a doubling of this

figure. Expectations are for 12% growth in the next fiscal year. Magic Mountain is a highly valued present and future asset to the proposed City of Santa Clarita.

Acting as a magnet for other recreational businesses, Magic Mountain and the nearby industrial park have already attracted a row of franchised restaurants across from the Magic Mountain entrance. Indicative of the potential, other recreational facilities expect to locate here. Other primary attractors include the Castaic Lake Reservoir and Regional Recreational Facilities, the nearby Angeles and Los Padres National Forests, plus available camping areas. These facilities provide opportunities for day trips for Los Angeles area residents.

Further evidence of the growth and need for accommodations for the burgeoning industrial and recreational centers are approved plans for a new 275 bed hotel to be located at Interstate 5 and Pico Canyon Road. Two existing motels within the area of the proposed city enjoy exceptionally high occupancy rates, with the overflow going to the San Fernando Valley. Under construction is a large country inn in Canyon Country.

Numerous satellite shopping centers are located throughout the proposed city. They are located in each of the communities and feature various markets, retail shops, restaurants and service businesses. A Chamber of Commerce survey (Business and Community Directory, 1986-87) ^{a copy of which is attached} lists in excess of 5,000 retail and professional businesses in the Santa Clarita Valley in 1986. This pattern is fully expected to continue into the future.

Existing satellite shopping centers include:

Canyon Country:

- Alpha Beta Shopping Center
- Canyon Country Plaza
- Canyon Country Village
- El Segundo Shopping Center
- El Centro Shopping Center
- Knolls Center
- Oak Tree Shopping Center
- Sand Canyon Shopping Center
- Soledad Center
- The Country Square

Castaic Junction:

Recreation, food, gas and other services.

Newhall/Valencia:

- Valencia Plaza
- Safeway Shopping Center
- Plaza de Lyon
- Lyons Plaza
- Alpha Beta Shopping Center
- Plaza Posada
- Lyons Center
- Old Orchard Shopping Center
- Lyons Station
- Apple-Lyons Plaza
- Canyon Plaza
- Lyons Village
- Mission Plaza
- Golden Oaks Pavilion
- The Oaks Plaza
- The Victoria and the Godfather Plaza
- Newhall Square
- Downtown Newhall Shopping Area

Saugus:

- Del Rio
- Crossroads Center
- Santa Clarita Plaza
- Safeway Shopping Center
- Lucky Shopping Center

Valencia:

- Camping World
- Vista Village
- K-Mart Shopping Center
- Granary Square
- Bouquet Center

Under construction now is a large shopping facility of 281,000 square feet, including Target and Mervyn's department stores, at Valencia Boulevard and McBean Parkway. It will be the largest local shopping center to date. However, a major, regional shopping facility is expected to be constructed in three to five years. Land area has been planned and zoned for it in Valencia.

Automobile dealers within the proposed city include Canyon County Chrysler Plymouth, Canyon County Toyota, Canyon Imports (Nissan, Subaru), Canyon Pontiac-Buick-GMC Truck, Kirchner & Son (Dodge), Magic Ford Lincoln Mercury, Scott Irvin Chevrolet and Valencia Honda, all of these situated in Valencia or Newhall. Four additional dealerships are under construction: Oldsmobile-Cadillac, BMW, Mazda, and AMC-Jeep-Renault-Saab.

E. How will this proposal affect:

1. the surrounding incorporated area?

Incorporation of the City of Santa Clarita will have a minimal effect upon the one neighboring incorporated area, the City of Los Angeles, which is in close proximity to the southern boundary of the proposed city. As the primary common problems would concern police and fire services, lines of communication from Los Angeles would continue to be directed towards existing county departments. Other services (such as education, sewage, sanitation and water) are geographically divided by natural boundaries from the City of Los Angeles. Los Angeles' population has grown faster in the current decade than it did between 1970 and 1980, with an increase from the 1980 census to 1 Jan. 1985 of 155,200 to a total of 3,123,800. The increasing growth in the Los Angeles metropolitan area will impact the Santa Clarita Valley.

*emphasize
cooperation*

The cities of Palmdale and Lancaster are located over twenty-five miles to the northeast of the proposed city in a separate valley. The City of Santa Clarita will not affect these cities or impinge on their spheres of influence.

2. the surrounding unincorporated area?

The incorporation of the City of Santa Clarita would have a positive effect upon the surrounding unincorporated communities (which include Val Verde to the northwest, Gorman to the far north, and Agua Dulce to the east) in that effective representation for the city will make the people of Los Angeles County

*cityhood -
will be good for
adjacent communities
SC will cooperate*

mindful that the North County area (including the Santa Clarita and Antelope Valleys), which appears to be a small inset on the average county map, is actually sixty per cent of the land area of the entire county.

As the proposed city will be contracting for services from Los Angeles County, the Sheriff, Fire and Paramedic services now provided to the outlying unincorporated areas will continue to be readily and efficiently provided.

F. If a waiver under Government Code Section 54790(g) is requested, explain why the prohibition of an island would be detrimental to the orderly development of the community and why the enclosed area cannot reasonably be annexed to another city or incorporated as a new city.

Not applicable.

II. PHYSICAL FEATURES

A. Land Area

1. Square Miles: 94 + or -.
2. Acres: 60,160 + or -.

B. General description of topography:

The Santa Clarita Valley runs east and west surrounded by canyons leading out of the mountains to the Santa Clara River, which flows west through Ventura County to the ocean. The area is basically desert with desert vegetation and practically no rain fall for eight months of the year. During heavy rains, flooding in the Santa Clara River basin occurs.

C. Describe physical boundaries, if any (rivers, mountains, freeways, etc.):

To the north are the Angeles and Los Padres National Forests and mountains. To the east are the small communities of Agua Dulce and Acton, separated from the proposed City of Santa Clarita by a significant amount of acreage outside of the Consolidated Fire Protection District. To the south, the San Gabriel and Santa Susana Mountains, including a large portion of the Angeles National Forest, separate the Santa Clarita Valley from the greater Los Angeles area. On the west is the community of Val Verde, between the proposed city boundaries and the Ventura County line; however, the proposed boundaries of the city generally follow lines to the west and just beyond the line of sight of Interstate 5, the Golden State Freeway.

D. Describe drainage basins, rivers, flood control channels, etc., in the subject area:

The mountains on the north, east and south all drain into the valley of the Santa Clara River, which during the wet season flows through Ventura County to the ocean. Tributaries feeding into the Santa Clara River include drainage from Bouquet, Mint, San Francisquito, Sand, Wiley, Wildwood, Placerita and other smaller canyons. There are a few flood control channels lined in the populated areas (Bouquet, Mint, Wiley and Placerita Canyons), but for the most part the river is not channeled.

E. Describe major highways and streets that serve the general area:

The major highways of the Santa Clarita Valley are often described on regional maps as forming a V-shaped configuration bounded on the west by Interstate 5, the Golden State Freeway, and toward the northeast by California State Route 14, the Antelope Valley Freeway. These freeways continue to provide primary regional ingress/egress for residents and through traffic.

The implementation of an arterial network adequate to serve the needs of the rapidly growing Santa Clara Valley necessitated development of five road assessment districts. The first has been implemented, the second is about to be activated and the others await finalization of contractual negotiations with the developers and the Department of Public Works. Sufficient monies will be generated on a pro rata basis per new household and/or commercial and industrial development to pay for the necessary roads. Senate Bill 1781, introduced by Senator William Campbell (31st Dist.), would provide that development agreements entered into by a county shall remain valid if the territory subject to the agreement is subsequently incorporated, as specified.

Interstate 5, the major inland corridor for north-south traffic between Los Angeles and everything north, accommodates heavy usage by passenger vehicles, trucks and buses. It is a major urban freeway and traverses the western sector of the proposed city running the full length, exiting at the northwest boundary in the community of Castaic.

Design and development of new bridges and ramps along this corridor adequate to accommodate the growth are already in planning stages, and have been agreed upon in arrangements between the developers, County Public Works and the California Department of Transportation (Cal Trans) [see road benefit assessment districts map enclosed].

State Route 14 is the northeast linkage from the eastern part of the City of Santa Clarita and beyond to Antelope Valley and the desert areas east and north. Improvements are currently underway at Sand Canyon bridge in the proposed city, and developers will improve the Via Princessa off ramp and construct a bridge linking Soledad to SR 14 under agreements with appropriate authorities (see benefit assessment district map).

Among the vital arterials, and considered important to the Santa Clarita Valley, is the completion of State Highway 126 from its present terminus at Interstate 5 to SR 14. State Highway 126 Alternate presently extends east on Magic Mountain Parkway and San Fernando Road to SR 14. Long deemed critical to this valley, the roadway 'right of way' (roughly an east-west direction across the Santa Clarita Valley) cannot be funded under mechanisms available to the California Department of Transportation. Therefore, in a cooperative agreement between the County, the State and the builders a conventional highway will be built as plans for housing construction in the area are finalized, as per the Road Assessment District Formulas.

Other major streets and secondary highways in the area are:

- Sierra Highway
- Placerita Canyon Road
- Shadow Pines Boulevard
- Sand Canyon Road
- Soledad Canyon Road
- Whites Canyon Road
- Bouquet Canyon Road
- Seco Canyon Road
- San Fernando Road
- Newhall Avenue
- Lyons Avenue
- Wiley Canyon Road
- Calgrove Boulevard
- Orchard Village Road
- McBean Parkway
- Valencia Boulevard
- The Old Road
- Magic Mountain Parkway
- Santa Clara River Road (Newhall Ranch Road)
- Rye Canyon Road
- Henry Mayo Drive
- Parker Road
- The Ridge Route

All new construction of roads in and adjacent to housing tracts and commercial/industrial growth areas will be paid for by the developers.

Significant public transportation needs exist. The Santa Clarita Valley is served by Amtrak bus service between Bakersfield and Los Angeles, by Greyhound, and by airport shuttle services. Park and ride services, as well as local bus service and a commuter service to Los Angeles, exist, but do not meet the full needs of the residents.

III. SOCIAL FACTORS

A. Population

1. Total population in subject area (indicate source of information):

106,000 in July 1986, according to estimates made by the Canyon Country and Santa Clarita Valley Chambers of Commerce. The Los Angeles County Department of Regional Planning publishes figures for the Santa Clarita Valley in sub-statistical areas 20.123 (Acton-Mint Canyon), 20.124 (Canyon Country), 20.131 (Castaic-Val Verde), 20.132 (Saugus-Bouquet Canyon), 20.133 (Newhall-Valencia) and 20.14 (South Slope San Gabriel Mountains). The table below is taken from these figures.

Population Data as of 1 Jan. 1985

<u>Stat. Area</u>	<u>Population</u>	<u>Housing Units</u>	<u>Multiple</u>	<u>Vacancies (%)</u>
Acton-Mint Cyn.	5,803	1,982	305	6.63
Canyon Country	8,440	2,474	0	1.79
Castaic-V. V.	12,417	3,193	2,397	5.66
Saugus-Bouquet	43,516	14,870	294	1.39
Newhall-Valencia	<u>32,966</u>	<u>11,179</u>	<u>746</u>	2.61
	103,142	33,698	3,742	

It should be pointed out that these tables bear little relationship to the actual populations of the communities of Newhall, Saugus, Valencia, Canyon Country and Castaic as defined by the U. S. Postal Service, or to the proposed city boundaries.

The Acton-Mint Canyon area includes the populations of Acton and Agua Dulce outside the proposed city. The Castaic-Val Verde area includes the Pitchess Honor Ranch and the community of Val Verde outside the proposed area of the city.

2. Number of registered voters in subject area (indicate source of information):

52,162 were on the rolls on 11 June 1986, according to the office of the Los Angeles County Registrar of Voters.

3. Estimated population increase with the next ten years:

a. in subject area: the Chevan model published in table 6, page V-8, of the Santa Clarita Valley Development Analysis (Dept. of Regional Planning, June 1984), indicates that the present trends include a fertility rate of 2.10 births per woman and net inward migration of 4,000 per year. At this rate the population increase in the subject area would be about 53,750 to a total of 159,750 by 1995, with the population growing to 164,000 in 1996, ten years from now. However, the Santa Clarita Valley Areawide General Plan of 16 Feb. 1984 projects a population of 165,000 by the year 2000. The present land use policy map can accommodate a larger figure.

b. in adjacent incorporated area:

There is no adjacent incorporated area. The City of Los Angeles, which lies to the south, is about one-half mile, at the closest point, from the proposed City of Santa Clarita. Palmdale and Lancaster are over twenty-five miles away.

c. in adjacent unincorporated area:

As it is the desire of the residents of Val Verde on the west and Agua Dulce on the east to maintain a rural environment, and the present population of these communities is relatively small, growth in the next ten years is expected to be minimal.

B. Housing

1. Number and types of dwelling units in subject area (indicate source of information):

30,328 dwelling units, of which 29,027 were occupied, were estimated to exist on 1 Jan. 1984. This included 23,680 single family, 2,540 mobile homes, and 4,108 multi-family dwelling units listed in Appendix C of the 1984 Santa Clarita Valley Development Analysis (DRP), page VI-6. Of this number about 500 units are not located in the proposed City of Santa Clarita.

2. Estimated increase in dwelling units within the next ten years:

a. in subject area: 18,770 dwelling units would have to be built in the next ten years to accommodate the projected population increase at the rate of 3.09 persons per unit which existed in 1984.

b. in adjacent incorporated area: not applicable.

c. in adjacent unincorporated areas: one thousand units would accommodate the growth in population anticipated for Val Verde and Agua Dulce in the next ten years.³

IV. LAND USE

A. Describe present land use:

1. in subject area:

The major land use, in terms of acreage, is designated as hillside management by the Santa Clarita Valley Areawide General Plan, adopted 16 Feb. 1984. Some of this land is producing agricultural products, and is being used for grazing or oil production; however, much of the oil production is to the west of the proposed city.

The planned community of Valencia, other tract developments in Seco Canyon, Bouquet Canyon, Canyon Country, Newhall and Castaic accommodate the residential and commercial uses in the area today.

Significant areas are set aside for floodplain and public service facilities, the latter including the Pitchess Honor Ranch, which can house 4,700 prisoners (and which will house 8,200 prisoners by 1990), the Saugus Rehabilitation Center, and juvenile detention facilities in Bouquet Canyon. In addition, there are numerous Southern California Edison easements for transmission lines crossing the valley, as well as major aqueducts serving the City of Los Angeles. Six Flags Magic Mountain is a large recreation facility, and east of I-5 from this site is the Valencia Industrial Center, with additional industrial areas to the east, along Soledad Canyon Road (Magic Mountain and the industrial areas have also been covered in greater detail, above). Much of the

remaining buildable area is used or zoned for urban residential and commercial buildings. Castaic Lake, William S. Hart Regional County Park and the county-state Placerita Nature Center are important attractions.

2. in adjacent incorporated area: not applicable.

3. in adjacent unincorporated area:

There are stretches of hillside management area, about two miles each in extent, between the proposed city and the nonurban areas of Val Verde and Agua Dulce. The majority of the areas to the north and south are in national forests.

B. What is the current zoning in the subject area?

The current zoning includes most varieties of zones found in the Los Angeles County Zoning Ordinance except there is little in the way of unlimited or exceptionally dense zoning. The tallest building in the Santa Clarita Valley is four stories.

According to Department of Regional Planning staff the following zoning exists in the Santa Clarita Valley:

R-1	Single Family Residence
R-2	Two Family Residence
R-3-()U	Limited Multiple Residence
R-4-()U	Unlimited Residence
R-A	Residential Agriculture
RPD	Residential Planned Development
A-1	Light Agriculture
A-2	Heavy Agriculture
C-H	Commercial Highway
C-1	Restricted Business
C-2	Neighborhood Business
C-3	Unlimited Commercial
C-M	Commercial Manufacturing
C-R	Commercial Recreation
CPD	Commercial Planned Development
M-1	Light Manufacturing
M-1½	Restricted Heavy Manufacturing
M-2	Heavy Manufacturing
MPD	Manufacturing Planned Development
O-S	Open Space
P-R	Restricted Parking
R-R	Resort and Recreation
W	Watershed
()-BE	Billboard Exclusion
()-DP	Development Program
()-P	Parking

C. Describe proposed changes, if any, in land use and/or zoning within the subject area upon completion of this proposal.

The applicants, proposing the City of Santa Clarita, support balanced and quality growth. Existing permits granted by Los Angeles County will be honored as required by law. Future cases will be evaluated within the framework of planning which is responsible to the community.

*Will use the
current
General Plan*

V. ECONOMIC FACTORS

A. Taxes and Property Value

1. Assessed valuation of subject area for 1985:
 - a. Land: \$1,117,914,900.
 - b. Improvements: \$1,608,706,700.
 - c. Total (Land & Improvements): \$2,726,621,600.
2. Per capita assessed value: \$25,722.

B. Tax code areas affected by this proposal:

Before listing the tax code areas affected it is necessary to insert a disclaimer at this point. To answer this question, two experienced researchers went to the Assessor's Office in the Santa Clarita Valley Civic Center. Books 2824 and 2858 were missing and no space was found in the racks for them, so any TCA numbers unique to those books are missing. In addition, there were identically numbered code index maps in some of the books, some duplicates and some different editions. Other maps were missing, necessitating taking the list from the detailed maps. It is possible, however, that some of the code index maps were older editions, with the more recent ones missing. With this disclaimer the following list, which was constructed with great care from the materials available, is presented.

1634

2626 2628 2631 2634 2638 2641

4494

6556

6601 6602 6604 6605 6607 6610 6611 6612 6613 6618 6620 6621 6622
6623 6625 6627 6628 6632 6633 6634 6636 6637 6638 6640 6641 6642
6643 6644 6645 6646 6648 6649 6650

7672

8556 8577 8581 8582 8583 8586 8588 8590 8591

8615 8616 8617 8618

8700 8704 8706 8707 8708 8711 8712 8715 8719 8726 8727 8732 8734
8735 8736 8738 8740 8741 8742 8743 8745 8746 8749 8750 8751 8752
8754 8755 8756 8759 8760 8762 8768 8770 8771 8772 8773 8775 8776
8777 8779 8780 8781 8782 8783 8784 8785

8827 8830 8831 8832 8834 8835 8836 8837 8838 8841 8842 8844 8845
8846 8847 8851 8852 8853 8855 8856 8857 8859 8860 8861 8862 8863
8867 8868 8871 8876 8878 8879 8881 8882 8884 8886 8887 8888 8889
8890 8894 8896 8899

8905 8912 8913 8914 8955 8956 8957 8959 8960 8962 8973 8974 8975
8986 8987 8989 8993 8994 8997 8999

9125 9126 9127 9128 9129 9133 9138 9139 9141 9143 9145 9149 9150
9151 9152 9154 9155 9165 9166 9167 9170 9172 9174 9177 9181 9184

9870 9875

9952 9953 9954 9960 9961 9962 9970 9971 9972 9973 9975 9976 9977
9978 9979 9980 9981 9982 9983 9984 9989

C. Commercial Activities

1. Describe any commercial and/or industrial facilities within the subject area:

Commercial facilities have not been fully developed for population of 106,000. Existing facilities include shopping areas, centers and stores in Newhall along San Fernando Road and Lyons Avenue; shopping centers and a number of automobile dealers along or near Valencia Boulevard in Valencia; and centers along Soledad Canyon Road in Canyon Country, as well as smaller centers in Saugus. Industrial facilities include the rapidly growing Valencia Industrial Center and other areas along the Southern Pacific tracks in Saugus.

This subject has been considered at greater length, above in the section describing the future growth potential of the area (I-D).

2. Describe any proposed commercial and/or industrial facilities within the subject area:

Due to the continuing growth of the area of the proposed city there are numerous commercial and industrial facilities for which zoning and planning have been completed. A major shopping center is proposed for the Valencia core area. The county civic center includes several county offices, a sheriff's station, municipal courts and a regional library.

3. Proximity of subject area to major commercial and/or industrial facilities (civic centers, airports, shopping centers, oil refineries, etc.):

Aside from the facilities presently existing or being developed in the proposed city, and treated above, the Santa Clarita Valley Civic Center, a county facility at Valencia Boulevard and Magic Mountain Parkway, is about thirty-five miles from the Los Angeles County Hall of Administration, about forty-four miles from Los Angeles International Airport and twenty-five from Burbank Airport, about twenty miles from Northridge Fashion Square and about forty-eight miles from major refineries in the Torrance area.

VI. GOVERNMENTAL SERVICES AND FACILITIES

A. Indicate governmental services provided to the subject area:

	<u>Agency Providing Services</u>	
	<u>Now</u>	<u>After incorporation</u>
C 1. Police	L. A. Co. Sheriff	Same, by contract -
C 2. Fire	L. A. Co. Fire	Same, by contract -
3. Sewage Disposal	San. Dists. 26 & 32	Same
4. Refuse Collection	Private	Same
C 5. Street Maint.	L. A. Co.	Contract -
6. Street Lighting	Special Districts	Same
7. Water Supply	CLWA/Sp. Dist./Priv.	Same
- 8. Building Reg.	L. A. Co.	City
- 9. Land Use Planning	L. A. Co. DRP	City
10. Library Services	L. A. Co.	Same
- 11. Parks (local)	L. A. Co.	City
12. Playgrounds	School Districts	Same
13. Health	L. A. Co.	Same
14. Schools	School Districts	Same
15. Other	L. A. Co./Contract	Same

FLOOD CONTROL
HEALTH & WELFARE
COUNTY PARKS

B. List government facilities (structures) in subject area:

United States Government

Postal Service Offices and Facilities

18366 Soledad Canyon Road, Canyon Country

31479 Castaic Road, Castaic

Golden Valley Annex, 26541B Golden Valley Road, Saugus

Main Office, 26081 Bouquet Canyon Road, Saugus

22621 Eighth Street, Newhall

25842½ Tournament Road, Valencia

Recruiting Office (USA, USAF, USMC, USN)

23033 Lyons Avenue, Newhall

Social Security Administration

18845 Soledad Canyon Road, Canyon Country

State of California

Cal Trans Maintenance Station, 23922 San Fernando Road, Newhall

Employment Development Department, 24400 Walnut Street, Newhall

Highway Patrol, 25111 North Chiquella Lane, Newhall

Motor Vehicles Department, 24427 Newhall Avenue, Newhall

State Police, 31849 North Lake Hughes Road, Castaic

Telecommunications Division, Radio Maintenance Shop

24629 Arch Street, Newhall

Trueblood Roadside Rest, Castaic

Water Resources Department, Southern Field Division Operations

and Maintenance, 31849 North Lake Hughes Road, Castaic

County of Los Angeles

Santa Clarita Valley Civic Center

23726 West Magic Mountain Parkway, Valencia

Field Office of Supervisor Michael D. Antonovich

23740 West Magic Mountain Parkway, Valencia

Sheriff's Department

23743 West Valencia Boulevard, Valencia

Regional Library

23747 West Valencia Boulevard, Valencia

Department of Consumer Affairs (Thursday only)

District Attorney

Municipal Court

Public Defender

Treasurer and Tax Collector, Business and Health Licenses

23757 West Valencia Boulevard Valencia

Public Works

Regional Planning (Tues.-Thurs. only)

23759 West Valencia Boulevard, Valencia

Probation Department

23763 West Valencia Boulevard, Valencia

Health Services Department

Department of Children's Services, 27233 Camp Plenty Road,

Canyon Country

Department of Community and Senior Citizens Services,

24400 Walnut Street, Newhall

Fire Department

Station 107, 18239 West Soledad Canyon Road, Canyon Country

Station 123, 26321 North Sand Canyon Road, Canyon Country

Station 76, 27223 Henry Mayo Drive, Valencia

Station 149, 31770 Ridge Route, Castaic

Station 81, 13028 West Sierra Highway

Station 73, 24875 North San Fernando Road, Newhall

Station 111, 26829 Seco Canyon Road, Valencia

Library, 18536 Soledad Canyon Road, Canyon Country

22704 West Ninth Street, Newhall

Mental Health Services

25050 Peachland Avenue, Newhall

Office of Education

Joseph Scott Detention School, 28700 Bouquet Canyon Road,
Saugus

Kenyon Scudder Detention School, 28750 Bouquet Canyon Road,
Saugus

Parks and Recreation Department

Castaic Lake Recreation Area (part), 32132 Ridge Route,
Castaic

William S. Hart Regional Park, 24151 Newhall Avenue, Newhall

Newhall Park, 24923 Newhall Avenue, Newhall

North Oaks Park, 27824 Camp Plenty Road, Canyon Country

Old Orchard, 25023 North Avenida Rotella, Valencia

Placerita Canyon Nature Center (part), 19152 Placerita Canyon
Road, Newhall

Santa Clarita Park, 27285 Seco Canyon Road, Saugus

Valencia Glen Park, 23750 Via Gavola, Valencia

Valencia Meadows Park, 25671 Fedala Road, Valencia

Maintenance District Yard #3, 31320 North Castaic, Castaic

Maintenance Yard #556, 26724 West Parker, Castaic

Sub-yard #556, 22310 Placerita Canyon, Newhall

Public Social Services Department, 27233 Camp Plenty Road,
Canyon Country

Road Department Maintenance Yards,

17931 West Sierra Highway, Saugus

27624 Parker Road, Castaic

City of Los Angeles

Aqueducts

Saugus Rehabilitation Center (not in use)

Local Government [each governed by an elected board]

Castaic Lake Water Agency, 23560 Lyons Avenue, Newhall

Castaic Union School District, 31700 Ridge Route, Castaic

Castaic Elementary School (K-8)

William S. Hart Union High School District, 24823 Walnut Street, Newhall - three high schools, three junior high schools, continuation school, Learning Post

Newhall County Water District, 23780 Pine Street, Newhall

Newhall School District, 25022 Hawkbryn, Newhall

Elementary schools in Newhall and Valencia, K-6

Santa Clarita Community College District, 26455 North Rockwell Canyon Road, Valencia - College of the Canyons

Saugus Union Elementary School District, 22211 West Newhall Ranch Road, Saugus - Elementary schools in Saugus and Valencia, K-6

Sulphur Springs Union Elementary School District, 18830 Soledad Canyon Road, Canyon Country - Elementary schools in Canyon Country, K-6

C. Describe how your proposal meets the government needs of the subject area, including comments on proposed new services and/or increases in the level of specific services:

Effective local management of revenue sources, responsive planning, zoning and land use decisions, plus law enforcement tailored to meet the needs of the community will be achieved by creating the City of Santa Clarita. The city will develop better road maintenance, traffic circulation and improved overall attention to the infrastructure. City officials and employees will be available directly during meetings of the council and commissions, at public hearings, and will be able to be reached by a local phone call. Members of the city council would be more readily accessible.

*improve
parks*

D. If new services are to be provided, how will costs be met (connection fees, special assessment districts, etc.):

Should any new types of services be desired by the residents concerned, Proposition 13 guidelines will be followed, consistent with sound fiscal policies. In addition, the existing practices of levying connection fees and special assessments, particularly for roads, will be maintained and expanded if necessary so that these costs will be equitably distributed.

VII. GENERAL

A. Has any of the same territory been included within a proposal that was denied by the Local Agency Formation Commission during the past year?

No.

B. Has any of the same territory been included within a proposal that was terminated either at the protest hearing or election during the past year?

No.

C. It is desired that this proposal provide for and be made subject to the following terms and conditions:

None.

Representatives designated to appear at the public hearing before
the Local Agency Formation Commission on behalf of the proponents:

James A. Schutte
Co-Chairman
17840 Blackbrush Drive
Canyon Country, CA 91351

business: (805) 252-2303
residence: (805) 252-4313

Louis Garasi
Co-Chairman
26737 Gwenalda Lane
Canyon Country, CA 91351

business: (805) 257-4060
residence: (805) 251-5758

Connie Worden
Committee Spokesperson
P. O. Box 233
Newhall, CA 91322-0233

business: (805) 259-7485

Carl Boyer, 3rd
P. O. Box 333
Newhall, CA 91322-0333

business: (818) 365-1121
residence: (805) 259-3154

NOTES

¹See the Santa Clarita Valley Areawide General Plan, adopted 16 Feb. 1984, p. 10.

²Listed below are some major development projects currently in the planning process. The ultimate build-out of these plans will result in nearly 30,000 additional residential units. Other developments throughout the Santa Clarita Valley total approximately 20,000 more units [figures based on Department of Regional Planning reports, 14 July 1986].

<u>Tract or Parcel No.</u>	<u>Plan Amendment No. and Density</u>	<u>Developer</u>
33613	(Pending) 1st phase 1,800 2nd phase 1,586 3rd phase 2,000	Poe
Parcel Map 17271	Specific Plan 85004 ultimate build-out 6,900	Shine
43591	LP 85-359 1st phase 1,833 ultimate build-out 10,000	Newhall L F
43750	LP 85-015 1,029	Larwin
44373		
32365	SP 85-015 903	Palmer
31236	SP 85-629 1,520	Palmer
Parcel Map 17646	LP 85-388 275 room hotel 510 units	ABCO Assoc.










Excluding the hotel, the projects listed above total 28,081 units.

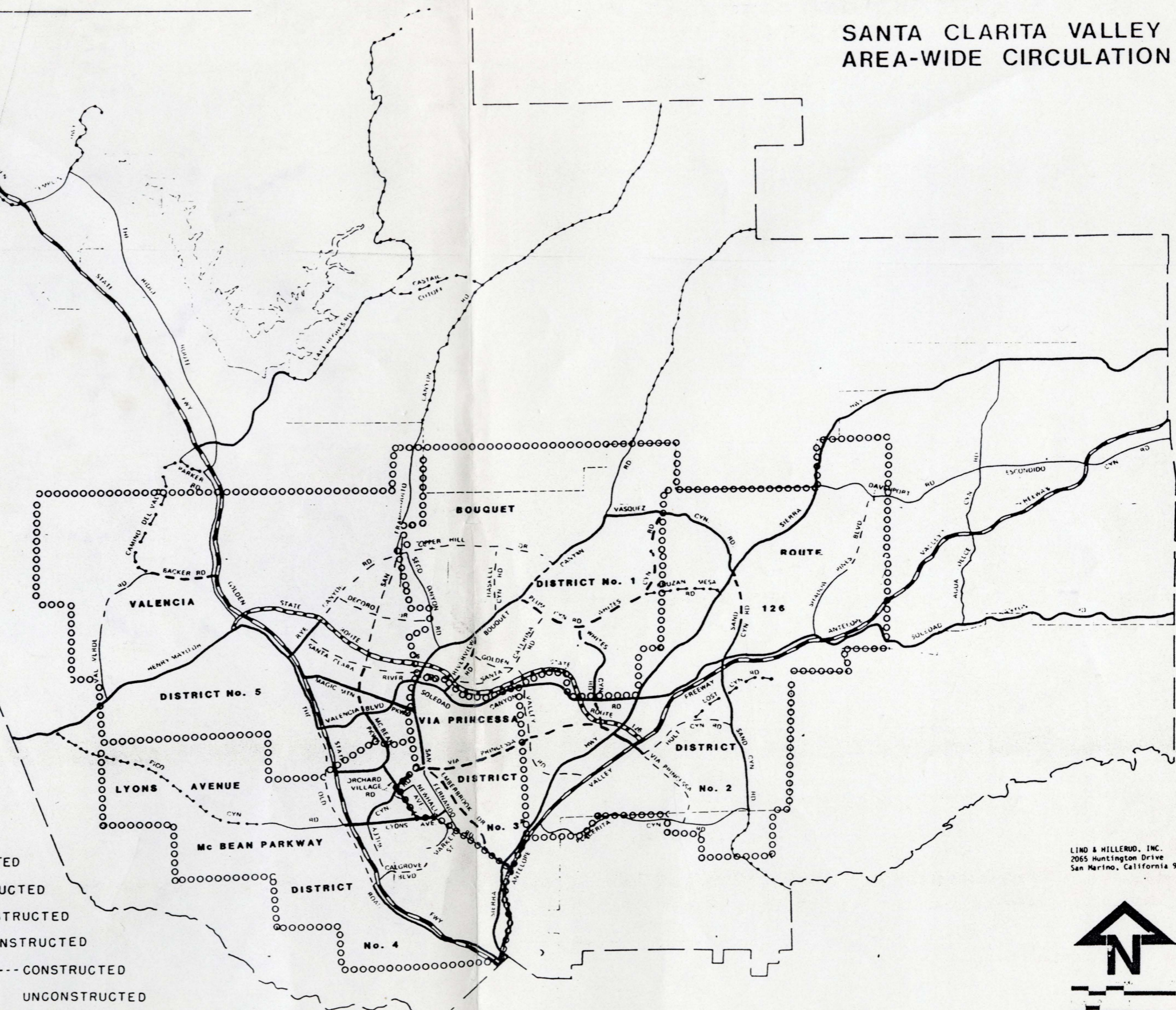
³There are presently over 52,000 units in the planning-permitting process (pipeline). The large developments indicated in note 2 account for 58% of these units. A variety of other projects comprise the balance.

SANTA CLARITA VALLEY
AREA-WIDE CIRCULATION PLAN
FEB. 1964

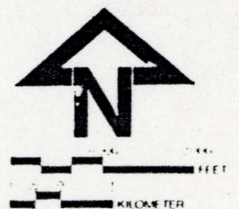
LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
BRIDGE AND MAJOR THOROUGHFARE
CONSTRUCTION FEE DISTRICT

LEGEND

-  MAJOR HIGHWAY--- CONSTRUCTED
-  UNCONSTRUCTED
-  SECONDARY HIGHWAY--- CONSTRUCTED
-  UNCONSTRUCTED
-  LIMITED SECONDARY HIGHWAY--- CONSTRUCTED
-  UNCONSTRUCTED
-  FREEWAY
-  STATE ROUTE 126--- UNCONSTRUCTED
-  DISTRICT BOUNDARY



LIND & MILLERUD, INC.
2065 Huntington Drive
San Marino, California 91108



department of
REGIONAL PLANNING
county of los angeles