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COC 2020-01

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FOR REFERENCE ONLY: 20221071699

RECORDING REQUEST BY AND
WHEN RECORDED MAIL TO

NAME: THE LOCAL AGENCY FORMATION COMMISSION

MAILING

ADDRESS: 80 S. LAKE AVE. SUITE 870

CITY, STATE,

ZIP CODE: PASADENA, CA 91101

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TITLE

Certificate of Completion

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

CERTIFICATE OF COMPLETION

Boundary Change of City and District

I, Paul A. Novak, Executive Officer of the Local Agency Formation Commission for the County of Los Angeles, do hereby certify that I have examined the attached documents with respect to the inhabited proposal designated as:

**REORGANIZATION NO. 2020-01 TO THE CITY OF SANTA CLARITA
(TESORO DEL VALLE)**

and have found said documents to be in compliance with the resolution of approval adopted by the Local Agency Formation Commission for the County of Los Angeles on **September 14, 2022**.

All of the information required by the State law is contained in the attached documents and by this reference incorporated herein.

The affected territory will be taxed for any existing general indebtedness, if any, of the City/District.

The effective date of this boundary change of city and district is the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder County Clerk.

IN WITNESS WHEREOF, I execute this Certificate
this **14th** day of **November 2022**.



Paul A. Novak, AICP, Executive Officer
Local Agency Formation Commission for the
County of Los Angeles

**RESOLUTION NO. 2022-02PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"REORGANIZATION NO. 2020-01 TO THE CITY OF SANTA CLARITA (TESORO DEL VALLE),
ANNEXATION OF PARCEL 1 TO THE GREATER LOS ANGELES COUNTY VECTOR CONTROL
DISTRICT AND ANNEXATION OF PARCEL 1 & 2 TO THE CITY OF SANTA CLARITA"**

WHEREAS, the City of Santa Clarita (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of Parcel 1 to the Greater Los Angeles County Vector Control District (District); annexation of Parcel 1 & 2 to the City of Santa Clarita; detachment of Parcel 1 & 2 from and the County Road District No. 5; withdrawal of Parcel 1 & 2 from the County Lighting Maintenance District 1687 and Los Angeles County Library; and exclusion of Parcel 1 & 2 from County Lighting District LLA-1, Unincorporated Zone, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 1,786± acres of inhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle)"; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for the proposed reorganization is that landowners within the affected territory desire the services provided by the City and for local government

representation; and

WHEREAS, on September 14, 2022, the Commission approved Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle); and

WHEREAS, pursuant to Government Code § 57002, the Commission set the protest hearing for November 9, 2022 at 8:30 a.m., at the Commission's virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19"; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code §§ 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on September 21, 2022, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections, and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the reorganization directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this action is within the scope of its California Environmental Quality Act findings made at the Commission hearing on September 14, 2022.
2. The Commission finds that the number of property owners is 1,234, and the number of registered voters is 2,279, and the total assessed value of land within the affected territory is \$725,808,431.
 - a) The Commission finds that the number of property owners who filed written protests in opposition to Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle) and not withdrawn is 0, which, even if valid, represents less than 25 percent of the number of owners of land who own at least 25 percent of the assessed value of land within the affected territory; and
 - b) The Commission finds that the number of registered voters who filed written protests in opposition to Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle) and not withdrawn is 0, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1,786± acres, is inhabited, and is assigned the following short form designation: "Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle)."

5. Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle), is hereby approved, subject to the following terms and conditions:

- a. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an

extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City and/or District.
- f. The regular County assessment roll shall be utilized by the City and/or District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City and/or District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" as annexation of Parcel 1 to the Greater Los Angeles County Vector Control District and annexation of Parcel 1 & 2 to the City of Santa Clarita.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the Applicant.
- j. Detachment of Parcel 1 & 2 from the County Road District No. 5.
- k. Withdrawal of Parcel 1 & 2 from the County Lighting Maintenance District 1687 and Los Angeles County Library.
- l. Exclusion of Parcel 1 & 2 from the County Lighting District LLA-1, Unincorporated Zone.
- m. Upon the effective date of the reorganization, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where

owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.

- n. Upon the effective date of the reorganization, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- o. Upon the effective date of the reorganization, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles

Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- p. The Applicant shall comply with that certain Parks Transfer Agreement, approved by the County on September 6, 2022, and the City on August 23, 2022.
- q. The Applicant shall comply with the Supplemental Joint Resolution of the Board of Supervisors of the County of Los Angeles and the City Council of the City of Santa Clarita, adopted by the County on September 6, 2022, and the City on August 23, 2022.
- r. Except to the extent in conflict with "a" through "q", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this reorganization.

6. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the Greater Los Angeles County Vector Control District and the City of Santa Clarita.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the City and District, upon the City's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 9th day of November 2022.

MOTION:	Barger	SECOND:	Finlay	APPROVED:	8-0-0
AYES:	Barger, Finlay, Matthews (Alt. for VACANT), McCallum, Mirisch, Mitchell, Oschin, Dear				
NOES:	None.				
ABSTAIN:	None.				
ABSENT:	Lee				

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



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

**RESOLUTION NO. 2022-19RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING**

**"REORGANIZATION NO. 2020-01 TO THE CITY OF SANTA CLARITA (TESORO DEL VALLE),
ANNEXATION OF PARCEL 1 TO THE GREATER LOS ANGELES COUNTY VECTOR CONTROL
DISTRICT, ANNEXATION OF PARCEL 1 & 2 TO THE CITY OF SANTA CLARITA, AND AMENDMENT
TO THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT SPHERE OF INFLUENCE"**

WHEREAS, the City of Santa Clarita (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of Parcel 1 to the Greater Los Angeles County Vector Control District (District); annexation of Parcel 1& 2 to the City of Santa Clarita; detachment of Parcel 1 & 2 from and the County Road District No. 5; withdrawal of Parcel 1 & 2 from the County Lighting Maintenance District 1687 and Los Angeles County Library; exclusion of Parcel 1 & 2 from County Lighting District LLA-1, Unincorporated Zone; and amendment to the Greater Los Angeles County Vector Control District Sphere of Influence, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 1,786± acres of inhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle)"; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for the proposed reorganization is that landowners

within the affected territory desire the services provided by the City and for local government representation; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on August 20, 2022, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on September 14, 2022, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, pursuant to Government Code § 57002, the Commission set the protest hearing for November 9, 2022, at 8:30 a.m., at the Commission’s virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles “Best Practices to Prevent COVID-19”, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting as a responsible agency with respect to Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle), pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared and adopted by the City of Santa Clarita, as lead agency, on November 12, 2019, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the City of Santa Clarita's approvals related to the project as shown in the Negative Declaration.
2. The Commission hereby amends the Sphere of Influence of the Greater Los Angeles County Vector Control District and makes the following determinations in accordance with Government Code § 56425(e):

(1) Present and Planned Land Uses in the Area:

The affected territory consists of approximately 1,077 single-family homes, two parks, an elementary school, and vacant land. The affected territory is proposed to be developed to include approximately 820 additional single-family homes.

There are no proposed/future land use changes due to this sphere of influence amendment.

(2) Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within the unincorporated County of Los Angeles adjacent to the City of Santa Clarita. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid

waste, street lighting, water, wastewater, and other services are provided by the County and other special districts.

The affected territory includes 1,077 single-family homes, two parks, an elementary school, and vacant land, all of which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas would be for Parcel 1 to not receive vector control services, leading to increased risk of vector-borne diseases, which could adversely impact property values and quality of life.

(3) Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide:

The District currently provides vector control services to over 851,000 acres or 1.330 square miles of land throughout Los Angeles County. The annexation would add 1,609.27 acres to the service area. The District indicated that it has the ability to provide vector control services to the affected territory once the reorganization is complete.

(4) Existence of Any Social or Economic Communities of Interest:

There are no significant social or economic communities of interest within the affected territory.

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

(6) Determination of the Services of the Existing District:

The Commission has a written statement of the functions and classes of service of the District specifying the nature, location and extent of its classes of service and that it provides vector control service within its boundary, on file.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1,786± acres, is inhabited, and is assigned the following short form designation: "Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle)."
5. Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle), is hereby approved, subject to the following terms and conditions:
 - a. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO

and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City and/or District.
- f. The regular County assessment roll shall be utilized by the City and/or District.

- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City and/or District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" as annexation of Parcel 1 to the Greater Los Angeles County Vector Control District and annexation of Parcel 1 & 2 to the City of Santa Clarita.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the Applicant.
- j. Detachment of Parcel 1 & 2 from the County Road District No. 5.
- k. Withdrawal of Parcel 1 & 2 from the County Lighting Maintenance District 1687 and Los Angeles County Library.
- l. Exclusion of Parcel 1 & 2 from the County Lighting District LLA-1, Unincorporated Zone.
- m. Upon the effective date of the reorganization, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and

water quality treatment systems serving roadways and bridges shall vest in the City.

- n. Upon the effective date of the reorganization, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- o. Upon the effective date of the reorganization, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief

Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.


- p. The Applicant shall comply with that certain Parks Transfer Agreement, approved by the County on September 6, 2022, and the City on August 23, 2022.
 - q. The Applicant shall comply with the Supplemental Joint Resolution of the Board of Supervisors of the County of Los Angeles and the City Council of the City of Santa Clarita, adopted by the County on September 6, 2022, and the City on August 23, 2022.
 - r. Except to the extent in conflict with "a" through "q", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this reorganization.
6. Pursuant to Government Code § 57002, the Commission hereby sets the protest hearing for November 9, 2022 at 8:30 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code §§ 57025 and 57026.

7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 14th day of September 2022.

MOTION:	Barger	SECOND:	Finlay	APPROVED:	9-0-0
AYES:	Barger, Finlay, Lee, Matthews (Alt. for VACANT), Mirisch, Mitchell, Oschin, McCallum, Dear				
NOES:	None.				
ABSTAIN:	None.				
ABSENT:	None.				

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



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

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS, AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES, THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, AND THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,

AND THE

CITY COUNCIL OF THE CITY OF SANTA CLARITA, THE BOARD OF DIRECTORS OF THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT, THE SANTA CLARITA VALLEY SANITATION DISTRICT OF LOS ANGELES COUNTY, THE ANTELOPE VALLEY RESOURCE CONSERVATION DISTRICT, AND THE SANTA CLARITA VALLEY WATER AGENCY, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS REORGANIZATION 2020-01 (TESORO DEL VALLE) TO THE CITY OF SANTA CLARITA, DETACHMENT FROM COUNTY ROAD DISTRICT NO. 5, AND WITHDRAWAL FROM THE LOS ANGELES COUNTY LIBRARY, AND TRANSFER BETWEEN THE CITY AND THE COUNTY OF CERTAIN IMPROVEMENTS, FACILITIES, ASSESSMENTS, AND OTHER RELATED ITEMS

WHEREAS, the City of Santa Clarita (City) initiated proceedings with the Local Agency Formation Commission for Los Angeles County (LAFCO) for the annexation of territory identified as Reorganization 2020-01 to the City;

WHEREAS, pursuant to Section 99 of the California Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies;

WHEREAS, the area proposed for annexation is identified as Reorganization 2020-01 and consists of Parcel 1 & 2 with approximately 1,786± acres of inhabited territory to the City and annex Parcel 1 with approximately 1,609± acres to the Greater Los Angeles County Vector Control District; and affected territory generally known as "Tesoro del Valle" is located north of the intersection of Copper Hill Drive and Avenida Rancho Tesoro;

WHEREAS, effective July 1, 2011, the City has withdrawn from the Los Angeles County Library, and therefore, all unincorporated territory annexed to the City after that date will also be withdrawn from the Los Angeles County Library;

WHEREAS, the Board of Supervisors of the County of Los Angeles (County), as governing body of the County, the Consolidated Fire Protection District of Los Angeles County, the Los Angeles County Flood Control District, and on behalf of Road District No. 5, and the LA County Library; the City Council of the City; and the governing bodies of the Greater Los Angeles County Vector Control District, the Santa Clarita Valley Sanitation District of Los Angeles County, the Antelope Valley Resource Conservation District, and the Santa Clarita Valley Water Agency, have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of the unincorporated territory identified as Reorganization 2020-01, detachment from County Road District No. 5, and withdrawal from the LA County Library, is as set forth below;

WHEREAS, the area proposed for annexation includes a benefit assessment area formed pursuant to the Benefit Assessment Act of 1982 (California Government Code Sections 54703 et seq.), known as Drainage Benefit Assessment Area (DBAA) No. 35;

WHEREAS, DBAA No. 35 was established for the purpose of collecting annual assessments from parcels located in Tesoro Del Valle, to pay for the operation and maintenance of drainage improvements consisting of biofiltration basins and associated access roads, vegetated swales, proprietary Modular Wetland Systems, and associated low flow conveyance piping, as more particularly described in the "DRAINAGE BENEFIT ASSESSMENT AREA (DBAA) NO. 35 ENGINEER'S REPORT, TESORO DEL VALLE MASTER PLAN PROJECT TRACT NO. 51644-1" (Drainage Improvements), serving the parcels in subdivision Tract No. 51644-1;

WHEREAS, construction of the Drainage Improvements has not been completed as of the date of this joint resolution, but their completion is required pursuant to a subdivision improvement agreement and secured by performance bonds;

WHEREAS, the area proposed for annexation includes storm drains, street, sewer facilities, and water quality facilities in the Tesoro Highlands Vesting Tentative Tract Map (VTTM) No. 51644-1 (Tesoro Highlands Subdivision) which are in various stages of completion, ranging from initial planning to constructed, which the County intends, and the City agrees, shall be transferred or assigned as provided in this resolution;

WHEREAS, the area proposed for annexation includes the Tesoro Highlands Subdivision, the maps for which the County and City agree shall be reviewed and approved as provided in this resolution;

WHEREAS, portions of the area proposed for annexation are located in a Federal Emergency Management Area (FEMA) designated area of special flood hazard and regulatory floodway;

WHEREAS, stormwater and other surface water runoff from the area proposed for annexation is regulated by ORDER NO. R4-2021-0105, NPDES PERMIT NO. CAS004004, WASTE DISCHARGE REQUIREMENTS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) DISCHARGES WITHIN THE COASTAL WATERSHEDS OF LOS ANGELES AND VENTURA COUNTIES (MS4 Permit) or successor permits issued by the Los Angeles Regional Water Quality Control Board;

WHEREAS, the City and the Los Angeles County Flood Control District are parties to an existing maintenance agreement, Agreement No. CBRP20160323-01, pertaining to the maintenance of trash excluder devices (i.e., any device which partially blocks the opening or outlet of a catch basin to prevent trash from entering the storm drain system, including Connector Pipe Screen devices, installed at the opening of or

inside any catch basin owned by the Los Angeles County Flood Control District) located within the City;

WHEREAS, storm drains, basins and other flood protection improvements (Flood Protection Improvements), sewers, sewer infrastructure and water quality facilities (collectively, Facilities) are proposed to be constructed within the area proposed for annexation by the developer of subdivision VTTM No. 51644-1;

WHEREAS, some Flood Protection Improvements have not been completed as of the date of this joint resolution, but their construction is required pursuant to a subdivision improvement agreement and secured by performance bonds;

WHEREAS, the area proposed for annexation includes Facilities that have been already constructed, installed, or accepted by the County, the County intends, and the City agrees, the ownership of and responsibility for such Facilities shall be transferred to the City as provided in this resolution;

WHEREAS, the area proposed for annexation includes roads, road-related facilities and improvements and road easements which have been or are to be transferred to the County, the County intends, and the City agrees the ownership and responsibility for such roads, road-related facilities and improvements and road easements will be transferred to the City;

WHEREAS, the County intends, and the City agrees, that the City will assume ownership and responsibility for any easements, other than storm drain easements, that are located in the area proposed for annexation that have not already been accepted by the County;

WHEREAS, the County intends, and the City agrees, the County shall retain any fees paid into the Valencia Bridge and Major Thoroughfare Construction Fee District (VBMT District) for the area proposed to be annexed prior to the date of the annexation; and

WHEREAS, the annexation area of Reorganization 2020-01 includes streets and appurtenant street assets including traffic signs, pavement markings, curb markings, raised pavement markers, and traffic signals already constructed, installed, or accepted by the County, which the County intends, and the City agrees, the ownership of and responsibility for shall be transferred to the City as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenue between the County and the City, resulting from Reorganization 2020-01 is approved and accepted.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2020-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue received by County Road District No. 5, attributable to

Reorganization 2020-01, shall be transferred to the County, and the County Road District No. 5 share in the annexation area shall be reduced to zero.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization2020-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of One Hundred, Ninety-Eight Thousand, Five Hundred, and Twenty-Nine Dollars (\$198,529) in property tax revenue attributable to the LA County Library, within the territory of Reorganization2020-01, shall be transferred to the City-Santa Clarita Library Fund, and the following ratios of annual property tax increment attributable to each respective Tax Rate Area in the Reorganization2020-01 territory shall be transferred from the LA County Library to the City-Santa Clarita Library Fund as shown below, and the LA County Library’s share in the annexation area shall be reduced to zero.

Tax Rate Area	Annual Tax Increment Ratio Transfer to the City	Tax Rate Area	Annual Tax Increment Ratio Transfer to the City	Tax Rate Area	Annual Tax Increment Ratio Transfer to the City
2477	0.028192949	13699	0.028139617	13762	0.028098851
6789	0.028683695	13700	0.028098851	14812	0.02819295
6828	0.028306067	13701	0.028139617	14865	0.028194058
6832	0.028590949	13702	0.028099952	15426	0.028234941
8723	0.031188135	13703	0.028171837	15640	0.028139617
13348	0.027872598	13704	0.028139617	15641	0.028192949
13349	0.030371569	13705	0.028139617	15839	0.028099952
13350	0.030790135	13706	0.028098253	15840	0.028098851
13351	0.028235317	13707	0.028139617	16129	0.028098851
13352	0.028192949	13761	0.028099952	16130	0.028098253
13697	0.028139617				

4. For the fiscal year commencing after the filing of the statement of boundary change for Reorganization2020-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the following ratios of annual property tax growth as shown below shall be transferred from the affected taxing entities to the Greater Los Angeles County Vector Control District (“District”) as a result of Reorganization No. 2020-01 to the District. The other affected taxing entities’ share of property tax growth in the Tax Rate Areas shall be adjusted to reflect transfer to the District:

Tax Rate Area	Annual Tax Increment Ratio Transfer to the District	Tax Rate Area	Annual Tax Increment Ratio Transfer to the District	Tax Rate Area	Annual Tax Increment Ratio Transfer to the District
6789	0.000155906	13352	0.000155779	13707	0.000155906
6832	0.000155779	13697	0.000155906	15426	0.000155906
8723	0.000150369	13699	0.000155906	15640	0.000155906
13348	0.000153714	13701	0.000155906	15641	0.000155768
13349	0.000148085	13704	0.000155906	16130	0.000155779
13350	0.000150369	13705	0.000155906		
13351	0.000155906	13706	0.000155779		

5. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2020-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, Three Hundred, Seventy-Six Thousand, Six Hundred, and Eighty-One Dollars (\$376,681) in base property tax revenue shall be transferred from the County to the City.

6. For the fiscal year commencing after the filing of the statement of boundary change for Reorganization 2020-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the following ratios of annual property tax increment attributable to each respective Tax Rate Area in the Reorganization 2020-01 territory shall be transferred from the County to the City as shown below and the County's share shall be reduced accordingly:

Tax Rate Area	Annual Tax Increment Ratio Transfer to the City	Tax Rate Area	Annual Tax Increment Ratio Transfer to the City	Tax Rate Area	Annual Tax Increment Ratio Transfer to the City
2477	0.052904526	13699	0.051797893	13762	0.052712857
6789	0.059909032	13700	0.052712857	14812	0.052904526
6828	0.053041833	13701	0.051797893	14865	0.052901333
6832	0.054094259	13702	0.052709665	15426	0.051970954
8723	0.075371378	13703	0.063257765	15640	0.051797893
13348	0.048239167	13704	0.051797893	15641	0.051714162
13349	0.056961323	13705	0.051797893	15839	0.052709665
13350	0.062863824	13706	0.05152837	15840	0.052712857
13351	0.051971664	13707	0.051797893	16129	0.052712857
13352	0.051714163	13761	0.052709665	16130	0.05152837
13697	0.051797893				

7. The City agrees that upon completion of the Drainage Improvements, as evidenced by written notice from the County, the City will take ownership of and responsibility for the operation and maintenance of the Drainage Improvements.

8. For the first fiscal year commencing after the completion of the Drainage Improvements, as evidenced by written notice from the County, and every fiscal year thereafter, the City shall be responsible for the administration of DBAA No. 35, including the collection of the annual assessments.

9. The City acknowledges and agrees that from and after the effective date of Reorganization 2020-01, the City will be solely responsible for the enforcement of federal, state and municipal flood plain management regulations within the area annexed pursuant to Reorganization 2020-01 and shall assume all responsibility for administering and ensuring compliance with the requirements of the National Flood Insurance Program in connection with the annexed area.

10. From and after the effective date of Reorganization 2020-01, the City shall assume responsibility for compliance with the requirements and obligations of the MS4 Permit as they relate to the area annexed pursuant to Reorganization 2020-01.

11. Promptly after the effective date of Reorganization 2020-01, the City shall amend the Watershed Management Program for the Upper Santa Clara River Watershed to reflect that the area annexed pursuant to Reorganization 2020-01 is within the jurisdiction of the City.

12. Promptly after the effective date of Reorganization 2020-01, the City shall amend the Coordinated Integrated Monitoring Program for the Upper Santa Clara River Watershed to reflect that the area annexed pursuant to Reorganization 2020-01 is within the jurisdiction of the City.

13. Promptly after the effective date of Reorganization 2020-01, City shall amend the existing cost-sharing Memorandum of Understanding for the Upper Santa Clara River Watershed group to reflect that the area annexed pursuant to Reorganization 2020-01 is within the jurisdiction of the City.

14. From and after the effective date of Reorganization 2020-01, the City shall assume ownership of and responsibility for all trash excluder devices (i.e., any device which partially blocks the opening or outlet of a catch basin to prevent trash from entering the storm drain system, including Connector Pipe Screen devices, installed at the opening of or inside any catch basin owned by the Los Angeles County Flood Control District) located in the area annexed pursuant to Reorganization 2020-01, and shall promptly amend the existing maintenance agreement (Agreement No. CBRP20160323-01) with the Los Angeles County Flood Control District to add the catch basins located within the annexation area.

15. The City ensures that Tesoro del Valle provides a secondary emergency means of road access to the adjacent unincorporated Tapia Ranch tract subdivision project, TR53822.

16. The City agrees that it will satisfy conditions necessary for parcel map and grading plan approval.

17. Upon the effective date of annexation, the City agrees that responsibility for maintaining hillside and ridgeline protections standards specified in the Castaic Area Community Standards District as described and defined in the Los Angeles County Code shall be transferred to and assumed by the City.

18. Upon the effective date of annexation, the City agrees that responsibility for maintaining ridgeline protections, grading limitations, and development standards for residential projects specified in the San Francisquito Community Standards District as described and defined in the Los Angeles County Code shall be transferred to and assumed by the City.

19. Upon the effective date of annexation, the City shall assume responsibility for implementing and enforcing the Mitigation Monitoring and Reporting Program ("MMRP") included in the Environmental Impact Report as certified and approved by the County for the Tesoro Del Valle project in November, 2018.

20. The City agrees that that it will abide by and maintain all of the protections listed as mitigation measures with respect to the Santa Clara River Significant Ecological Area.

21. The Regional Housing Needs Assessment allocation for the area shall be transferred from the County to the City. Accordingly, 820 "above-moderate income" units shall be transferred from the County to the City as a result of the annexation.

22. In addition to the mitigation measures detailed in the MMRP, the City shall assume responsibility for enforcing any conditions of approval and map conditions that were required as part of the project entitlements.

23. From and after the effective date of Reorganization 2020-01, the City shall assume ownership of and responsibility for all streets and appurtenant street assets including traffic signs, pavement markings, curb markings, raised pavement markers, and traffic signals already constructed, installed, or accepted by the County and located in the area annexed by the City pursuant to Reorganization 2020-01.

24. The County Lighting Districts are impacted by the Reorganization No. 2020-01 (Tesoro Del Valle). Upon approval of Reorganization No. 2020-01, those portions of County Lighting Maintenance District 1687 and County Lighting District LLA-1 (Unincorporated Zone) located within the proposed annexation boundary shall be withdrawn from County Lighting Maintenance District 1687 and detached from County Lighting District LLA-1 (Unincorporated Zone), respectively. The responsibility for the

administration, operation, and maintenance of the existing streetlights located therein shall be transferred to the City effective upon the date of the jurisdictional change

25. From and after the effective date of Reorganization 2020-01, the City shall assume ownership of and responsibility for all Facilities already constructed, installed, or accepted by the County and located in the area annexed by the City pursuant to Reorganization 2020-01.

26. From and after the effective date of Reorganization 2020-01, the City shall be responsible for accepting the dedication of any Flood Protection Improvements within the area annexed pursuant to Reorganization 2020-01 that are completed after the effective date of Reorganization 2020-01. After acceptance by the City, the City may request the Los Angeles County Flood Control District to accept the transfer of any such Flood Protection Improvements.

27. From and after the effective date of Reorganization 2020-01, the City shall assume ownership of and responsibility for all road, road-related facilities and improvements and any road easements already constructed, installed, or accepted by the County and located in the area annexed by the City pursuant to Reorganization 2020-01.

28. From and after the effective date of Reorganization 2020-01, the County shall retain fees paid for the area to be annexed into the VBMT District prior to the date of annexation.

29. Facilities, roads, road-related facilities and improvements, streets and appurtenant street assets the Tesoro Highlands Subdivision that have been cleared for construction or started construction but not accepted by the County, upon the date of annexation, shall continue to require construction inspection by the County. However, the City shall have final approval and be required to accept the Facilities upon final approval. Notwithstanding, the County shall have the authority to assign, and the City shall accept the assignment of the Multiple Agreements and related security for the Subdivisions' Facilities. The City would then assume all further approval and acceptance responsibilities of those Facilities.

30. Facilities, roads, road-related facilities and improvements, streets and appurtenant street assets for the Tesoro Highlands Subdivision that have not been cleared for construction but have involved County review, upon the date of annexation, shall continue to require review by the County for the County review fees paid thus far. However, the City shall, after County review fees have been exhausted, collect any necessary additional review fees, perform the remaining reviews, and have final review and approval of the plans, and be required to permit, inspect, and accept the Facilities upon final approval. Notwithstanding, the County shall have the authority to assign, and the City shall accept the assignment of the Multiple Agreements and related security for the Subdivisions' Facilities. The City would then assume all further approval and acceptance responsibilities of those Facilities.

31. Upon the effective date of annexation, the County shall continue to review the remaining Tesoro Highlands Subdivision maps until the paid County review fees have been exhausted. However, the City shall, after County review fees have been exhausted, collect any necessary additional review fees, perform the remaining reviews, and have final review and approval of the maps and be required to accept the Final Maps upon final approval.

32. The County and City each agree to take such further actions as necessary to effectuate and implement the terms of this resolution in good faith.

PASSED, APPROVED AND ADOPTED this 14th day of July,
2022 by the following vote:

AYES: 30

ABSENT: 7

NOES: 0

ABSTAIN: 0

Greater Los Angeles County Vector Control District



Signature

Emily Holman, Board President

Print Name and Title

ATTEST:



Marilyn Sanabria
Secretary

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(Signed in Counterpart)



EXHIBIT "A"
ANNEXATION NO. 2020-01
TO THE CITY OF SANTA CLARITA

All that real property in the County of Los Angeles, State of California, more particularly described as follows:

PARCEL 1:

BEGINNING at the southwest corner of Section 28, Township 5 North, Range 16 West, San Bernardino Meridian, as shown on Parcel Map No. 26320 filed in Book 310 Pages 1 through 51 inclusive, of Parcel Maps, in the Office of the County Recorder of said County;

Thence, along the westerly boundary of said Parcel Map No. 26320, the following courses:

1. North 01°46'30" West 1,328.32 feet;
2. South 89°43'24" East 1,322.35 feet;
3. North 01°47'07" West 1,328.58 feet;
4. South 89°44'04" East 2,696.48 feet;
5. North 00°41'26" West 2,684.08 feet;
6. North 02°20'15" East 1,324.70 feet;

Thence, along the northerly boundary of said Parcel Map No. 26320, the following courses:

7. South 89°15'46" East 1,386.02 feet;
8. South 89°36'07" East 1,075.10 feet;
9. South 64°12'06" East 1,018.81 feet;
10. South 56°08'10" East 781.70 feet;
11. South 00°52'54" East 460.41 feet;
12. South 89°42'01" East 725.17 feet;
13. South 59°55'27" East 693.10 feet;

Thence, along the easterly boundary of said Parcel Map No. 26320, the following courses:

14. South 00°15'13" West 1,094.46 feet;
15. South 03°16'43" West 1,218.03 feet;

16. Thence, continuing along the said easterly boundary of Parcel Map No. 26320, and its westerly prolongation, North 89°48'15" West 1,269.72 feet to the southwest corner of the Northeast Quarter of Section 27, said Township and Range;

17. Thence, continuing along said easterly boundary of Parcel Map No. 26320, South 00°24'56" West 1,329.03 feet to an angle point in said easterly boundary of Parcel Map No. 26320;

Thence, continuing along said easterly boundary of Parcel Map No. 26320, the following courses:

18. North 89°47'34" West 2,662.59 feet;

19. South 00°26'15" West 1,328.49 feet;

20. South 00°59'00" East 2,653.90 feet;

21. South 89°44'45" East 1,297.70 feet;

22. South 00°00'29" West 696.00 feet;

23. South 89°50'05" East 982.61 feet;

24. North 00°17'25" East 696.00 feet;

25. South 89°50'05" East 235.92 feet;

26. Thence, along the northerly line of Parcel 16 as described in document recorded December 17, 1998 as Instrument No. 98-2294912, of Official Records, in the Office of said County Recorder, South 89°50'05" East 91.01 feet to an angle point in said northerly line of Parcel 16;

27. Thence, continuing along said northerly line of Parcel 16, South 87°33'30" East 530.07 feet to a point in the westerly line of San Francisquito Canyon Road, 60 feet wide, as shown on said Parcel Map No. 26320;

28. Thence, along said westerly line of San Francisquito Canyon Road, South 22°01'25" West 185.74 feet to a point in the southerly line of said Parcel 16;

29. Thence, along said southerly line of Parcel 16, North 87°33'30" West 464.34 feet to an angle point in said southerly line of Parcel 16;

30. Thence, continuing along said southerly line of Parcel 16, North 89°50'05" West 117.98 feet to a point in said easterly boundary of Parcel Map No. 26320;

31. Thence, along said easterly boundary of Parcel Map No. 26320, South 10°02'10" West 999.39 feet;

32. Thence, continuing along said easterly boundary of Parcel Map No. 26320, South 75°17'10" East 284.56 feet;

33. Thence, continuing along said easterly boundary of Parcel Map No. 26320, South 07°09'55" West 261.39 feet;

34. Thence, along the northerly line of the land described in said document recorded December 17, 1998 as Instrument No. 98-2294912, of said Official Records, North 75°43'00" West 303.11 feet to the northwesterly corner of last-mentioned document;

35. Thence, along the westerly line of last-mentioned document, South 13°42'55" West 65.00 feet;

36. Thence, along the southerly line of last-mentioned document, South 75°43'00" East 305.39 feet to an angle point in said easterly boundary of Parcel Map No. 26320, said point being the beginning of a non-tangent curve concave Easterly having a radius of 1,030.00 feet, a radial line through said point bears North 79°42'23" West;

37. Thence, southerly along said easterly boundary of Parcel Map No. 26320 and along said curve through a central angle of 11°17'50" an arc distance of 203.09 feet;

38. Thence, continuing along said easterly boundary of Parcel Map No. 26320, South 06°06'08" West 24.95 feet;

39. Thence, continuing along said easterly boundary of Parcel Map No. 26320, South 03°45'41" West 6.29 feet to the beginning of a tangent curve concave Easterly having a radius of 1,040.00 feet;

40. Thence, continuing along said easterly boundary of Parcel Map No. 26320, southerly along said curve through a central angle of 07°18'24" an arc distance of 132.63 feet;

41. Thence, continuing along said easterly boundary of Parcel Map No. 26320, North 81°20'24" West 96.46 feet;

42. Thence, continuing along said easterly boundary of Parcel Map No. 26320, South 04°45'30" West 492.17 feet;

43. Thence, along the northeasterly line of the land described in document recorded September 15, 2000 as Instrument No. 00-1451710, of said Official Records, South 48°27'04" East 280.00 feet to the northerly line of the Rancho San Francisco, as shown on said Parcel Map No. 26320;

44. Thence, along said northerly line of the Rancho San Francisco, North 80°20'35" West 9,351.11 feet to the southwesterly corner of Parcel 53, as shown on said Parcel Map No. 26320;

Thence, along the westerly boundary of said Parcel Map No. 26320, the following courses:

45. North 00°33'22" West 2,385.92 feet;

46. North 89°29'46" West 1,322.04 feet;

47. North 00°31'19" West 1,331.44 feet;

48. South 89°25'40" East 2,642.56 feet to the POINT OF BEGINNING.

Area: 1,608.828 acres

PARCEL 2:

BEGINNING at the intersection of the westerly line of San Francisquito Canyon Road, 60 feet wide, and the northerly line of the Rancho San Francisco, as shown on said Parcel Map No. 26320 (sheet 29);

49. Thence, along last said westerly line of San Francisquito Canyon Road, South $26^{\circ}56'29''$ East 241.24 feet to an angle point in said westerly line;

50. Thence, along the southwesterly line of the land described in said deed recorded as Instrument No. 98-2294912, South $65^{\circ}47'59''$ West 549.81 feet to a point in the southeasterly prolongation of the southerly line of said Parcel Map No. 26320;

51. Thence, along said southeasterly prolongation, North $80^{\circ}20'48''$ West 170.00 feet to an angle point in said southerly boundary of Parcel Map No. 26320;

Thence, along said southerly boundary of Parcel Map No. 26320, the following courses:

52. North $80^{\circ}20'48''$ West 1,425.23 feet;

53. South $24^{\circ}06'19''$ West 451.14 feet;

54. South $16^{\circ}08'52''$ West 437.62 feet;

55. South $24^{\circ}17'39''$ West 419.00 feet;

56. South $19^{\circ}05'41''$ West 163.77 feet to the beginning of a non-tangent curve concave southerly having a radius of 1,800.00 feet, a radial line through said point bears North $08^{\circ}55'53''$ East;

57. Westerly along said curve through a central angle of $41^{\circ}24'14''$ an arc distance of 1,300.74 feet;

58. Thence, tangent to said curve, South $57^{\circ}31'39''$ West 70.37 feet;

59. Thence, North $32^{\circ}28'21''$ West 193.32 feet to a point on the westerly boundary of said Parcel Map No. 26320;

Thence, along the westerly boundary of said Parcel Map No. 26320, the following courses:

60. North $58^{\circ}37'06''$ West 224.63 feet;

61. North $34^{\circ}05'24''$ West 512.37 feet;

62. North $40^{\circ}00'00''$ West 336.63 feet;

63. North $66^{\circ}20'30''$ West 195.95 feet;

64. North $32^{\circ}28'11''$ West 562.67 feet;

65. South $70^{\circ}54'00''$ West 155.00 feet;

66. North $40^{\circ}08'04''$ West 481.87 feet;

67. North $24^{\circ}18'50''$ West 517.97 feet;

68. North 11°49'07" East 82.11 feet;
69. North 29°58'57" West 329.19 feet;
70. South 72°37'37" West 209.03 feet;
71. South 47°17'25" West 275.74 feet;
72. North 21°05'06" West 305.04 feet;
73. North 12°26'57" East 221.38 feet to a point in said northerly line of the Rancho San Francisco;
74. Thence, along said northerly line of the Rancho San Francisco, South 80°20'35" East 6,456.30 feet to the **POINT OF BEGINNING**.

Area Parcel 1: 1,608.828 acres
Area Parcel 2: 176.022 acres
Total Area: 1,784.850 acres

AREA PARCEL 1: 1,608.828 ACRES
AREA PARCEL 2: 176.022 ACRES
TOTAL AREA: 1,784.850 ACRES

EXHIBIT "B"

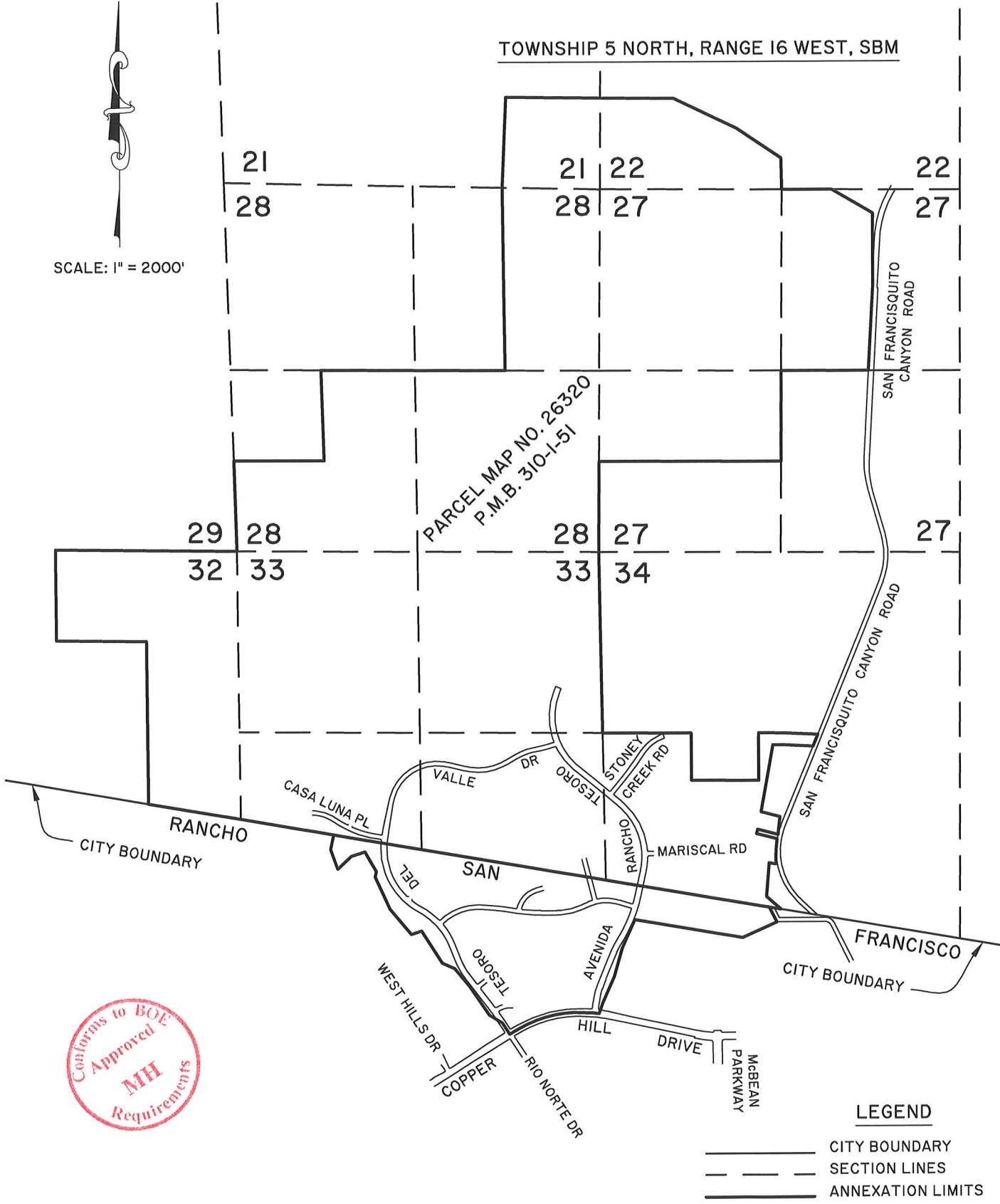
TESORO ANNEXATION

VICINITY MAP

TOWNSHIP 5 NORTH, RANGE 16 WEST, SBM



SCALE: 1" = 2000'



PARCEL MAP NO. 26320
P.M.B. 310-1-51

LEGEND

- CITY BOUNDARY
- - - - SECTION LINES
- ANNEXATION LIMITS

AREA PARCEL 1: 1,608.828 ACRES
AREA PARCEL 2: 176.022 ACRES
TOTAL AREA: 1,784.850 ACRES

EXHIBIT "B"

TESORO ANNEXATION

INDEX MAP



SCALE: 1" = 2000'

7

3

4

PARCEL MAP NO. 26320
P.M.B. 310-1-51

TOWNSHIP 5 NORTH, RANGE 16 WEST, SBM

RANCHO
CITY BOUNDARY

CASA LUNA PL VALLE DRIVE

STONEY CREEK ROAD

MARISCAL ROAD

SAN FRANCISQUITO CANYON ROAD

5 FRANCISCO
CITY BOUNDARY

WEST HILLS DR
COPPER

AVENIDA TESORO
HILL DRIVE

McBEAN PARKWAY

6

LEGEND

- CITY BOUNDARY
- ANNEXATION LIMITS
- - - SHEET LIMITS

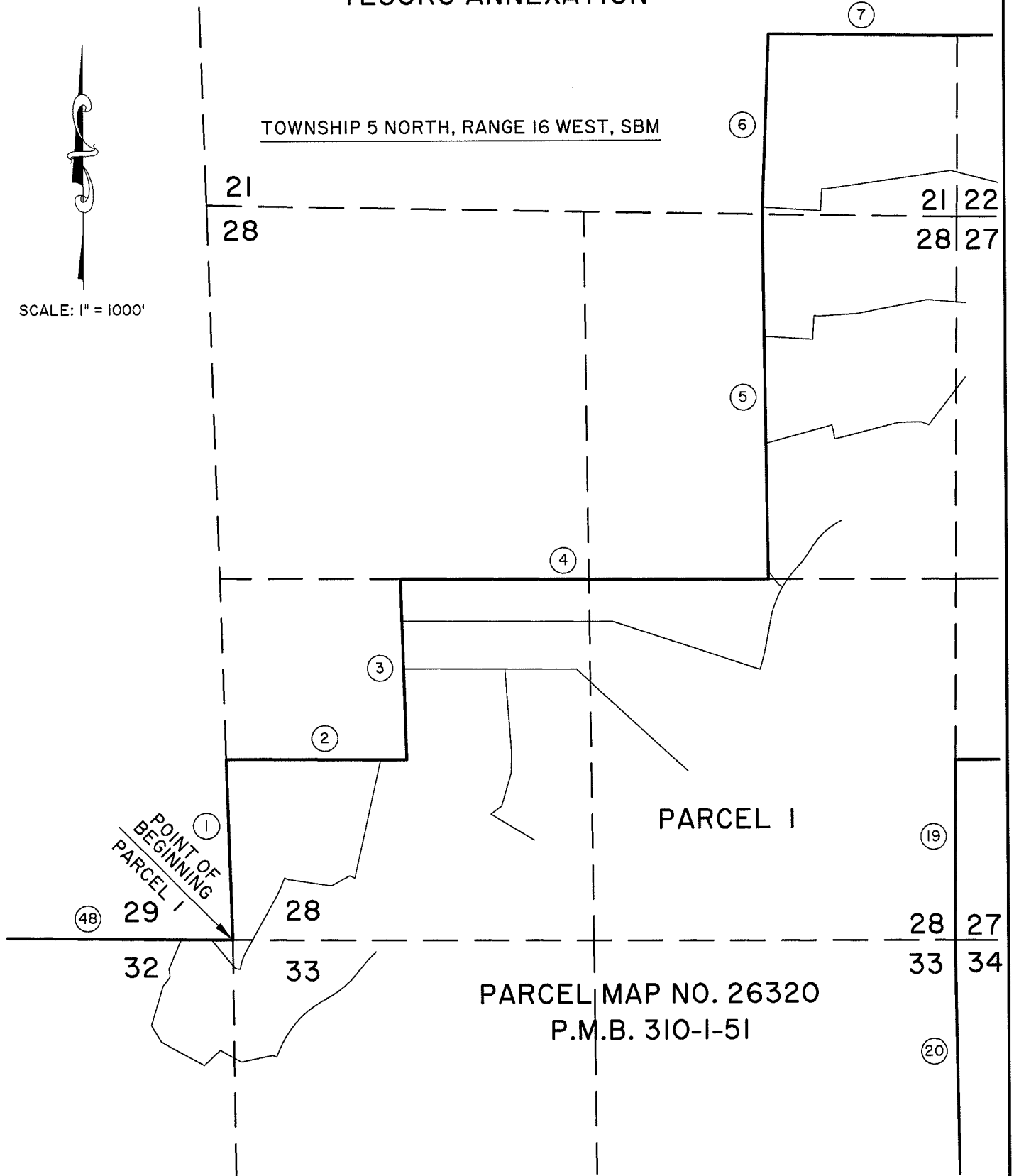
EXHIBIT "B"

TESORO ANNEXATION

TOWNSHIP 5 NORTH, RANGE 16 WEST, SBM



SCALE: 1" = 1000'



PARCEL I

PARCEL MAP NO. 26320
P.M.B. 310-1-51

LEGEND


-  PARCEL LINES
-  ANNEXATION LIMITS

EXHIBIT "B"

TESORO ANNEXATION



SCALE: 1" = 1000'



PARCEL MAP NO. 26320
P.M.B. 310-1-51

PARCEL 1

SAN FRANCISQUITO
CANYON ROAD

TOWNSHIP 5 NORTH, RANGE 16 WEST, SBM

LEGEND

-  PARCEL LINES
-  ANNEXATION LIMITS

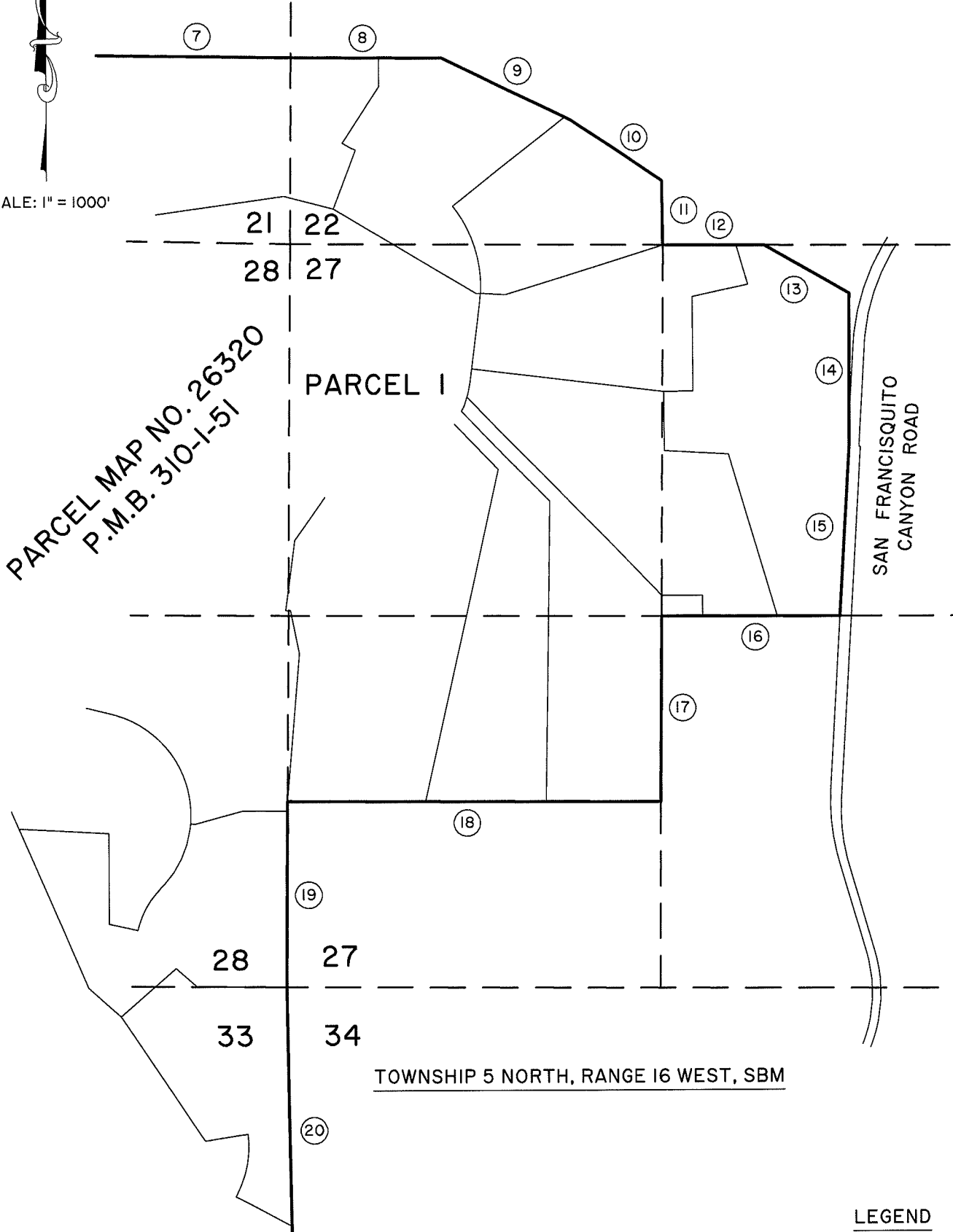


EXHIBIT "B"

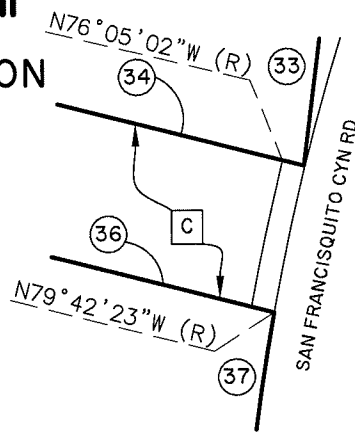
TESORO ANNEXATION

TOWNSHIP 5 NORTH, RANGE 16 WEST, SBM

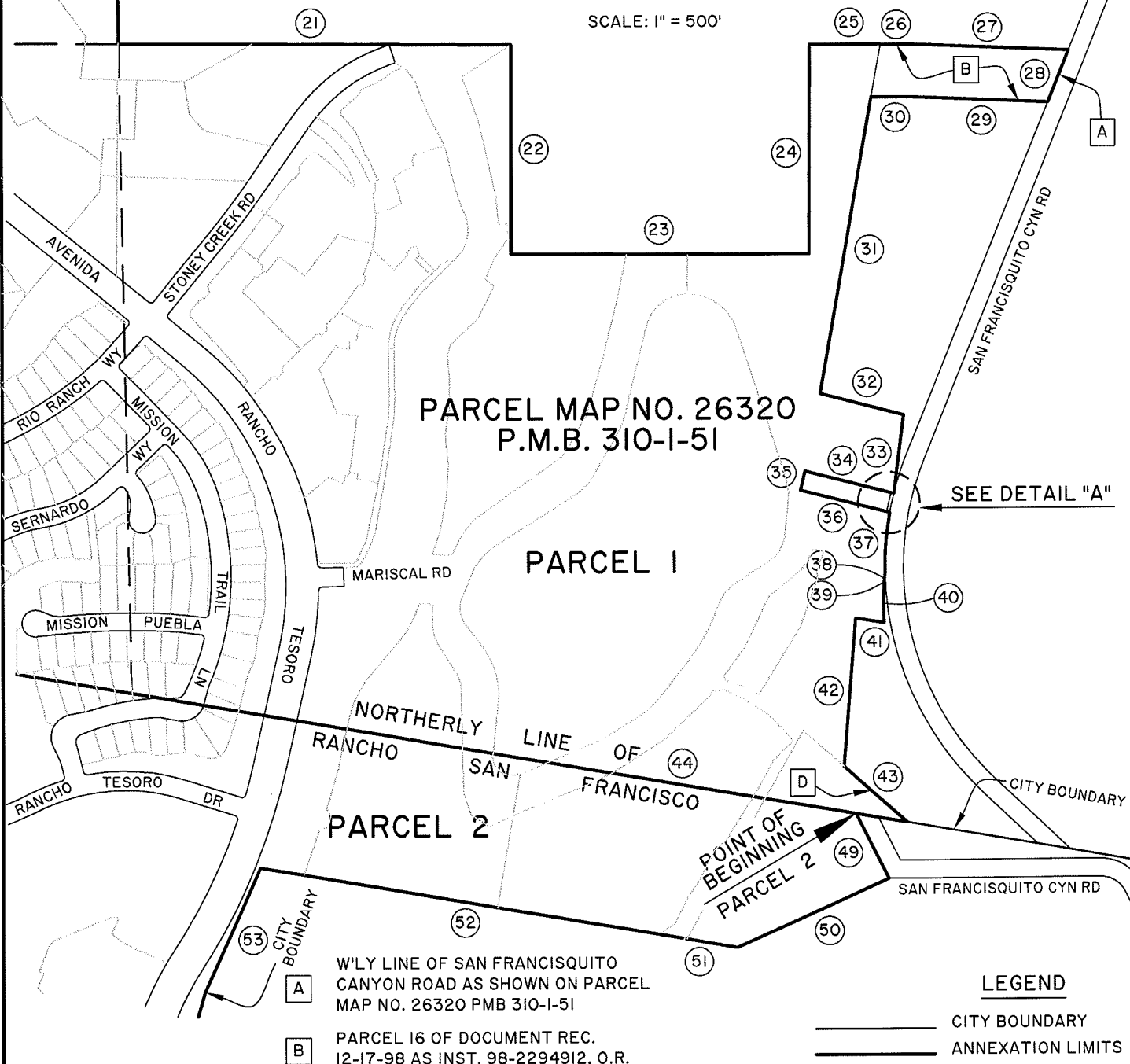
- C** BOUNDARY OF DOCUMENT REC. 12-17-98 AS INST. 98-2294912, O.R.
- D** NORTHEASTERLY BOUNDARY OF DOCUMENT REC. 09-15-00 AS INST. 00-1451710, O.R.



SCALE: 1" = 500'



DETAIL "A"



PARCEL MAP NO. 26320
P.M.B. 310-I-51

PARCEL 1

PARCEL 2

- A** W'LY LINE OF SAN FRANCISQUITO CANYON ROAD AS SHOWN ON PARCEL MAP NO. 26320 PMB 310-I-51
- B** PARCEL 16 OF DOCUMENT REC. 12-17-98 AS INST. 98-2294912, O.R.

LEGEND

- CITY BOUNDARY
- ANNEXATION LIMITS

EXHIBIT "B"

TESORO ANNEXATION

TOWNSHIP 5 NORTH, RANGE 16 WEST, SBM

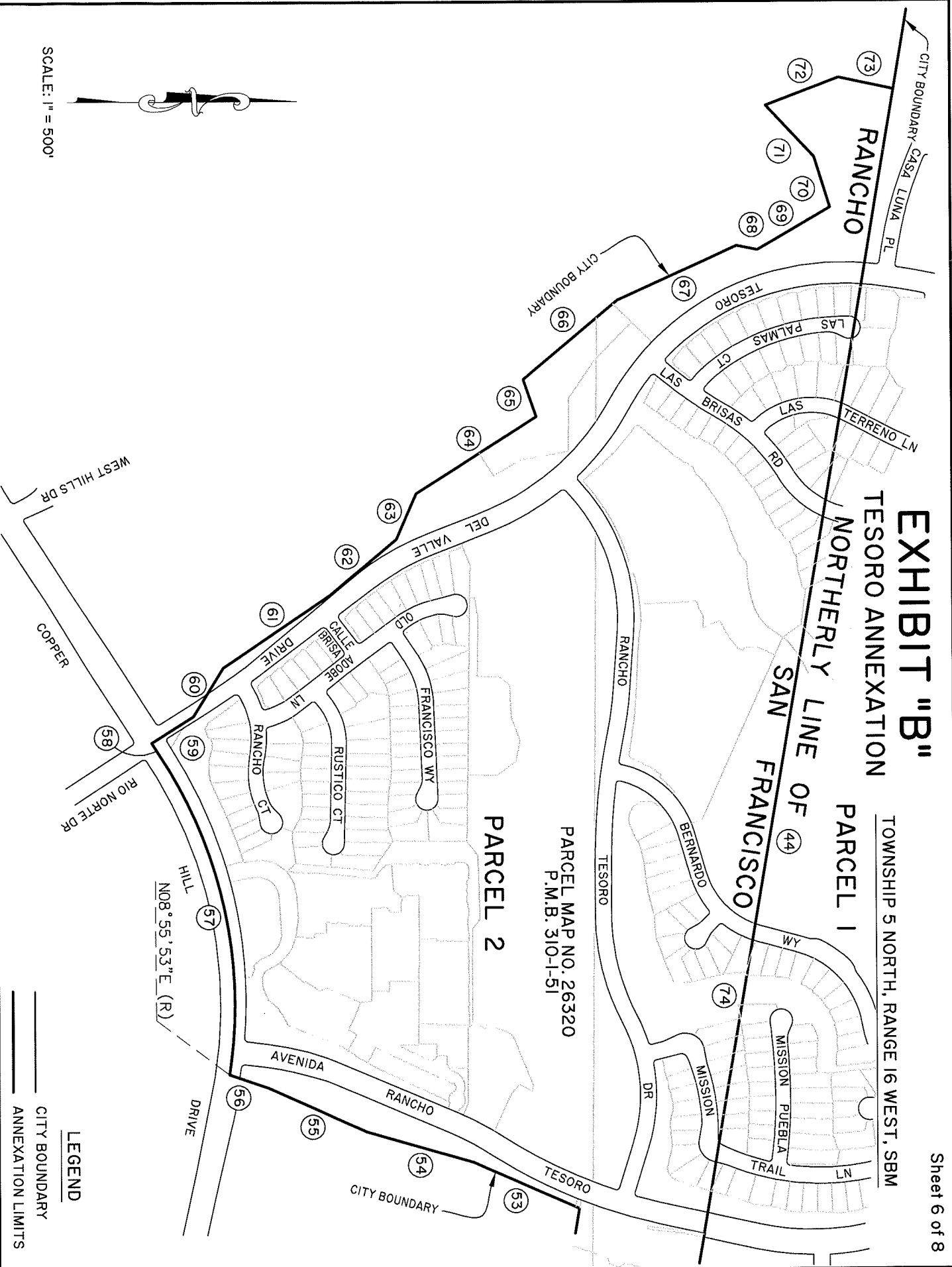
NORTHERLY LINE OF

SAN FRANCISCO

PARCEL 1

PARCEL 2

PARCEL MAP NO. 26320
P.M.B. 310-1-51



SCALE: 1" = 500'



LEGEND

———— CITY BOUNDARY

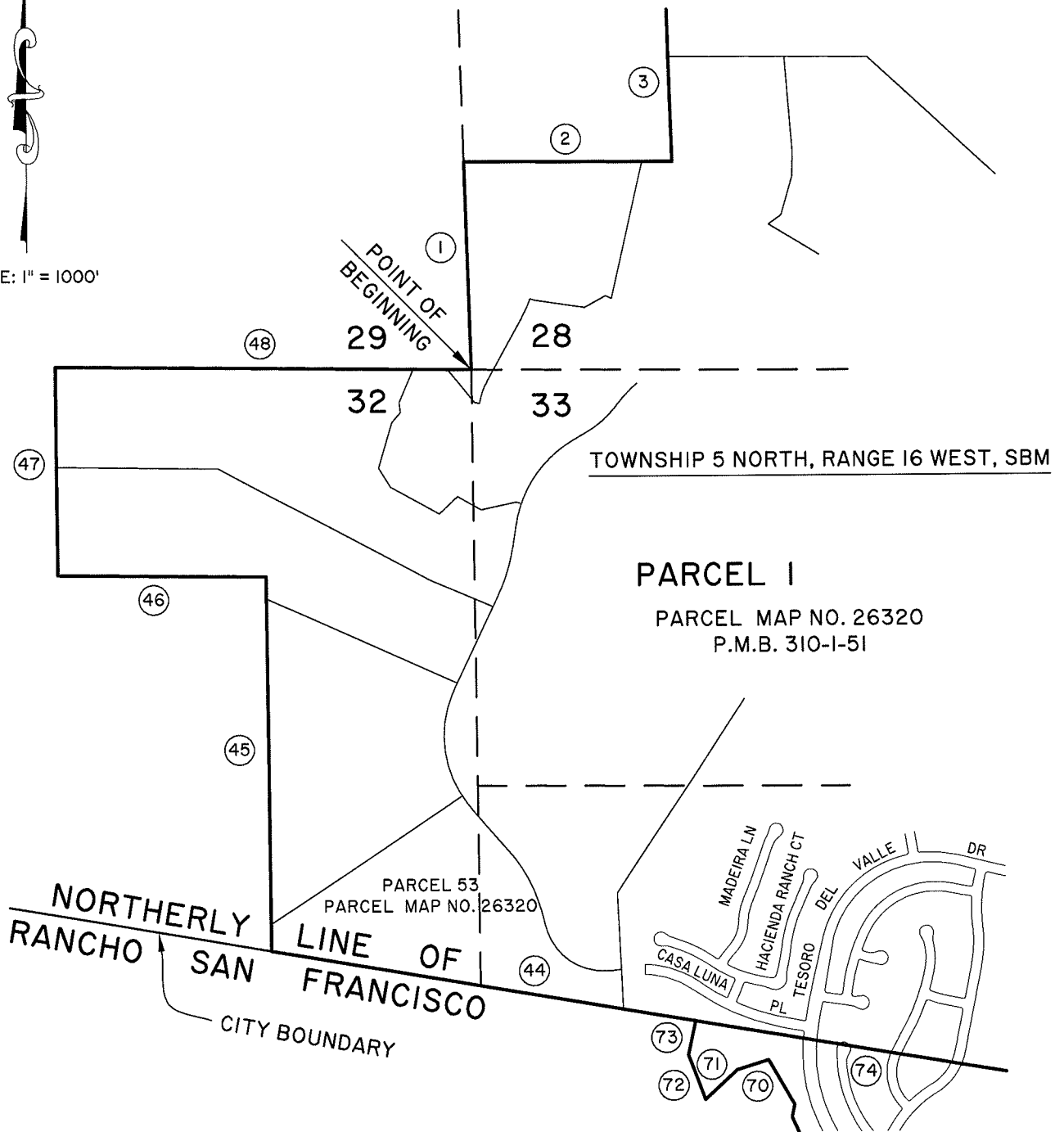
———— ANNEXATION LIMITS

EXHIBIT "B"

TESORO ANNEXATION



SCALE: 1" = 1000'



LEGEND

-  CITY BOUNDARY
-  ANNEXATION LIMITS

EXHIBIT "B"

TESORO ANNEXATION

ANNOTATION TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
1	N01°46'30"W	--	1328.32'
2	S89°43'24"E	--	1322.35'
3	N01°47'07"W	--	1328.58'
4	S89°44'04"E	--	2696.48'
5	N00°41'26"W	--	2684.08'
6	N02°20'15"E	--	1324.70'
7	S89°15'46"E	--	1386.02'
8	S89°36'07"E	--	1075.10'
9	S64°12'06"E	--	1018.81'
10	S56°08'10"E	--	781.70'
11	S00°52'54"E	--	460.41'
12	S89°42'01"E	--	725.17'
13	S59°55'27"E	--	693.10'
14	S00°15'13"W	--	1094.46'
15	S03°16'43"W	--	1218.03'
16	N89°48'15"W	--	1269.72'
17	S00°24'56"W	--	1329.03'
18	N89°47'34"W	--	2662.59'
19	S00°26'15"W	--	1328.49'
20	S00°59'00"E	--	2653.90'
21	S89°44'45"E	--	1297.70'
22	S00°00'29"W	--	696.00'
23	S89°50'05"E	--	982.61'
24	N00°17'25"E	--	696.00'
25	S89°50'05"E	--	235.92'
26	S89°50'05"E	--	91.01'
27	S87°33'30"E	--	530.07'
28	S22°01'25"W	--	185.74'
29	N87°33'30"W	--	464.34'
30	N89°50'05"W	--	117.98'
31	S10°02'10"W	--	999.39'
32	S75°17'10"E	--	284.56'
33	S07°09'55"W	--	261.39'
34	N75°43'00"W	--	303.11'
35	S13°42'55"W	--	65.00'
36	S75°43'00"E	--	305.39'

ANNOTATION TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
37	11°17'50"	1030.00'	203.09'
38	S06°06'08"W	--	24.95'
39	S03°45'41"W	--	6.29'
40	07°18'24"	1040.00'	132.63'
41	N81°20'24"W	--	96.46'
42	S04°45'30"W	--	492.17'
43	S48°27'04"E	--	280.00'
44	N80°20'35"W	--	9351.11'
45	N00°33'22"W	--	2385.92'
46	N89°29'46"W	--	1322.04'
47	N00°31'19"W	--	1331.44'
48	S89°25'40"E	--	2642.56'
49	S26°56'29"E	--	241.24'
50	S65°47'59"W	--	549.81'
51	N80°20'48"W	--	170.00'
52	N80°20'48"W	--	1425.23'
53	S24°06'19"W	--	451.14'
54	S16°08'52"W	--	437.62'
55	S24°17'39"W	--	419.00'
56	S19°05'41"W	--	163.77'
57	41°24'14"	1800.00'	1300.74'
58	S57°31'39"W	--	70.37'
59	N32°28'21"W	--	193.32'
60	N58°37'06"W	--	224.63'
61	N34°05'24"W	--	512.37'
62	N40°00'00"W	--	336.63'
63	N66°20'30"W	--	195.95'
64	N32°28'11"W	--	562.67'
65	S70°54'00"W	--	155.00'
66	N40°08'04"W	--	481.87'
67	N24°18'50"W	--	517.97'
68	N11°49'07"E	--	82.11'
69	N29°58'57"W	--	329.19'
70	S72°37'37"W	--	209.03'
71	S47°17'25"W	--	275.74'
72	N21°05'06"W	--	305.04'
73	N12°26'57"E	--	221.38'
74	S80°20'35"E	--	6456.30'