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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

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# Certificate of Completion

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LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES

CERTIFICATE OF COMPLETION

Boundary Change of City



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 uninhabited proposal designated as:

**ANNEXATION NO. 2016-07 TO THE  
CITY OF SANTA CLARITA (WEST CREEK)**

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 **August 10, 2016**.

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.

The effective date of this boundary change of city is **November 15, 2016**.

IN WITNESS WHEREOF, I execute this Certificate  
this 20<sup>th</sup> day of **October 2016**.

A handwritten signature in cursive script, appearing to read "Novak", is written over a horizontal line.

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

**RESOLUTION NO. 2016-23PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2016-07 TO THE CITY OF SANTA CLARITA (WEST CREEK)"**

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 section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City and Santa Clarita Streetlight Maintenance District No. 1; detachment of said territory from County Road District No. 5; withdrawal from County Lighting Maintenance District 1687 and County Public Library System, and exclusion from County Lighting District LLA-1, Unincorporated Zone, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 1,018.39± acres of inhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 2016-07 to the City of Santa Clarita (West Creek)"; 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 annexation to the City is that a majority of the landowners within the affected territory desire the services provided by the City and local government representation; and

WHEREAS, on August 10, 2016, the Commission approved Annexation No. 2016-07 to the City of Santa Clarita (West Creek); and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for October 12, 2016 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 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 6, 2016, 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 annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 1,447, and the number of registered voters is 1,719, and the total assessed value of land within the affected territory is \$872,114,616.
  - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2016-07 to the City of Santa Clarita (West Creek) and not withdrawn is 0, which, even if valid, represents less than 15 percent of the number of owners of land who own at least 15 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 Annexation No. 2016-07 to the City of Santa Clarita (West Creek) and not withdrawn is 0, which, even if valid, represents less than 15 percent of the number of registered voters residing within boundaries of the affected territory.
2. 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.
3. The affected territory consists of 1,018.39± acres, is inhabited, and is assigned the following short form designation:

" Annexation No. 2016-07 to the City of Santa Clarita (West Creek)"

4. Annexation No. 2016-07 to the City of Santa Clarita (West Creek) is hereby approved, subject to the following terms and conditions:

- a. The City of Santa Clarita 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 November 15, 2016.
- c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
- d. 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.
- e. The regular County assessment roll shall be utilized by the City.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City and Santa Clarita Streetlight Maintenance District No. 1.
- h. Detachment of the affected territory from County Road District No. 5.
- i. Withdrawal of affected territory from County Lighting Maintenance District 1687 and the County Public Library System.

- j. Exclusion of affected territory from County Lighting District LLA-1, Unincorporated Zone.
- k. Upon the effective date of the annexation, 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.
- l. Upon the effective date of the annexation, 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.



- m. Upon the effective date of the annexation, 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.

- n. Except to the extent in conflict with "a" through "m", 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 Section 57325) shall apply to this annexation.
5. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the City of Santa Clarita.
6. The Executive Officer is directed to transmit a copy of this resolution to the City, upon the City's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 12<sup>th</sup> day of October 2016.

MOTION:	FINLAY
SECOND:	KUEHL
AYES:	BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, KNABE, KUEHL, McCALLUM, RYU, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	CLOSE
MOTION PASSES:	9/0/0

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



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

**RESOLUTION NO. 2016-38RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING  
"ANNEXATION NO. 2016-07 TO THE CITY OF SANTA CLARITA (WEST CREEK)"**

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 section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City and Santa Clarita Streetlight Maintenance District No. 1; detachment of said territory from County Road District No. 5; withdrawal from County Lighting Maintenance District 1687 and County Public Library System, and exclusion from County Lighting District LLA-1, Unincorporated Zone, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 1,018.39± acres of inhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 2016-07 to the City of Santa Clarita (West Creek)"; 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 annexation to the City is that a majority of the landowners within the affected territory desire the services provided by the City and 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 Sections 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 July 21, 2016, 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 August 10, 2016, 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 Section 57002, the Commission set the protest hearing for October 12, 2016 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2016-07 to the City of Santa Clarita (West Creek), pursuant to California Environmental Quality Act (CEQA), the Commission considered the Negative Declaration prepared by the City of Santa Clarita, as lead agency, on April 26, 2016, 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 proposed project as shown in the Negative Declaration.
2. 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.
3. The affected territory consists of 1,018.39± acres, is inhabited, and is assigned the following short form designation:  
  
"Annexation No. 2016-07 to the City of Santa Clarita (West Creek)".
4. Annexation No. 2016-07 to the City of Santa Clarita (West Creek) 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 November 15, 2016.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. 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.
- e. The regular County assessment roll shall be utilized by the City.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City and Santa Clarita Streetlight Maintenance District No. 1.
- h. Detachment of the affected territory from County Road District No. 5.
- i. Withdrawal of affected territory from County Lighting Maintenance District 1687 and the County Public Library System.
- j. Exclusion of affected territory from County Lighting District LLA-1, Unincorporated Zone.

- k. Upon the effective date of the annexation, 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.
- l. Upon the effective date of the annexation, 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.

- m. Upon the effective date of the annexation, 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.



- n. Except to the extent in conflict with "a" through "m", 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 Section 57325) shall apply to this annexation
5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for October 12, 2016 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 10<sup>th</sup> day of August 2016.

MOTION: FINLAY  
SECOND: McCALLUM  
AYES: CLOSE, DEAR, FINLAY, KNABE, MITCHELL (ALT. FOR SPENCE), McCALLUM, GLADBACH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: KREKORIAN, KUEHL  
MOTION PASSES: 7/0/0

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



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

Resolution No.16-38

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES AND THE CITY COUNCIL OF THE CITY OF  
SANTA CLARITA, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF  
PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY  
KNOWN AS ANNEXATION 2016-07 (WEST CREEK) TO THE CITY OF  
SANTA CLARITA, WITHDRAWAL FROM COUNTY LIGHTING MAINTENANCE  
DISTRICT 1687, EXCLUSION FROM COUNTY LIGHTING DISTRICT LLA-1,  
UNINCORPORATED ZONE, DETACHMENT FROM COUNTY ROAD DISTRICT NO. 5,  
WITHDRAWAL FROM THE COUNTY PUBLIC LIBRARY SYSTEM, AND ANNEXATION  
TO SANTA CLARITA STREETLIGHT MAINTENANCE DISTRICT NO. 1**

**WHEREAS**, the City of Santa Clarita initiated proceedings with the Local Agency Formation Commission for Los Angeles County (LAFCO) for the annexation of territory identified as Annexation 2016-07 to the City of Santa Clarita; and

**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; and

**WHEREAS**, the area proposed for annexation is identified as Annexation 2016-07 and consists of approximately 1,018 acres of unincorporated territory known as "West Creek" generally located north, west, and southwest of the intersection of Copper Hill Drive and McBean Parkway; and

**WHEREAS**, the area is located within the boundaries of County Lighting Maintenance District 1687; and

**WHEREAS**, the City of Santa Clarita hereby agrees to the withdrawal of the proposed annexation territory from County Lighting Maintenance District 1687 and annexation to Santa Clarita Streetlight Maintenance District No. 1; and

**WHEREAS**, upon annexation of the proposed area to the City of Santa Clarita, the territory shall be withdrawn from County Lighting Maintenance District 1687 and annexed to Santa Clarita Streetlight Maintenance District No. 1; and

**WHEREAS**, the annexation area is also located within an assessment district, County Lighting District LLA-1, Unincorporated Zone; and

**WHEREAS**, pursuant to Section 22613 of the California Streets and Highways Code, whenever any territory of an assessment district is included within a city by annexation or incorporation, that territory is thereby excluded from the assessment district; and

**WHEREAS**, upon annexation of the proposed area to the City of Santa Clarita, the territory will be automatically excluded from County Lighting District LLA-1, Unincorporated Zone; and

**WHEREAS**, effective July 1, 2011, the City of Santa Clarita has withdrawn from the County Public Library system, and therefore, all unincorporated territory annexed to the City of Santa Clarita after that date will also be withdrawn from the County Public Library system.

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, as governing body of the County and the County of Los Angeles Road District No. 5, County Lighting Maintenance District 1687, County Lighting District LLA-1, Unincorporated Zone, and the County Public Library, and the City Council of the City of Santa Clarita, 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 Annexation 2016-07, detachment from County Road District No. 5, withdrawal from County Lighting Maintenance District 1687, annexation to Santa Clarita Streetlight Maintenance District No. 1, exclusion from County Lighting District LLA-1, Unincorporated Zone, and withdrawal from the County Public Library system, is as set forth below:

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The City of Santa Clarita agrees that it will bear the full responsibility for the street lighting and lighting maintenance services in the proposed annexation area upon the withdrawal of the annexation territory from County Lighting Maintenance District 1687 and exclusion of the territory from County Lighting District LLA-1, Unincorporated Zone.
2. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Santa Clarita, resulting from Annexation 2016-07 is approved and accepted.
3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2016-07 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 Annexation 2016-07, shall be transferred to the County of Los Angeles, and the County Road District No. 5 share in the annexation area shall be reduced to zero.
4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the tax-sharing ratio received by County Lighting Maintenance District 1687 attributable to Annexation 2016-07 in the annexation area shall be reduced to zero.
5. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation No. 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of Two Hundred, Thirty-Five Thousand, Three Hundred, and Thirty-One Dollars (\$235,331) in property tax revenue attributable to the County Public Library, within the territory of Annexation No. 2016-07, 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 Annexation No. 2013-03 territory shall be transferred from the County Public Library to the City-Santa Clarita Library Fund as shown below, and the County Public 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
01286	0.028684821	12500	0.027656295	15363	0.027657396
02473	0.027300763	13761	0.027509016	15506	0.021110064
02628	0.021575220	14795	0.027300952	15507	0.027657396
08715	0.028684821	14796	0.027657396	15508	0.027657396
08716	0.029430534	14810	0.027657396	15632	0.028684821
12458	0.028266821	14813	0.027657396	15644	0.027657396
12459	0.028266821	14814	0.027657396	15837	0.027657396
12461	0.027300952				

6. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, Four Hundred, Eighty-One Thousand, Four Hundred, and Four Dollars (\$481,404) in base property tax revenue shall be transferred from the County of Los Angeles to the City of Santa Clarita.

7. For the fiscal year commencing after the filing of the statement of boundary change for Annexation 2016-07 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 Annexation 2016-07 territory shall be transferred from the County of Los Angeles to the City of Santa Clarita 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
01286	0.056755701	12500	0.055747542	15363	0.055742599
02473	0.053194170	13761	0.052709665	15506	0.065964674
02628	0.065964674	14795	0.053193898	15507	0.055742599
08715	0.051643721	14796	0.055742599	15508	0.055742599
08716	0.043339228	14810	0.055742599	15632	0.051643721
12458	0.055742599	14813	0.055742599	15644	0.055742599
12459	0.055742599	14814	0.055742599	15837	0.055742599
12461	0.053193898				


/

PASSED, APPROVED AND ADOPTED this 28th day of June, 2016 by  
the following vote:

AYES: McLean, Boydston, ABSENT: None  
Weste, Acosta, Kellar

NOES: None

ABSTAIN: None

  
Mayor  
City of Santa Clarita, California

ATTEST:

*Unusual for*  
City Clerk  
City of Santa Clarita

(Signed in Counterpart)

The foregoing resolution was on the 19<sup>th</sup> day of July, 2016, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



LORI GLASGOW, Executive Officer  
Clerk of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smithman  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By [Signature]  
Deputy

/

(Signed in Counterpart)

**WEST CREEK PARK AND RECREATIONAL TRAIL**  
**TRANSFER AGREEMENT TO**  
**CITY OF SANTA CLARITA**

This Santa Clarita Park Property Transfer Agreement ("Agreement") is made and entered into this 19th day of July 2016, by and between the City of Santa Clarita, a municipal corporation ("City"), and the County of Los Angeles ("County"), a body politic and corporate, pursuant to Government Code Section 25550.5, for the transfer of certain County park and recreational property rights to City.

**RECITALS**

This Agreement is made with reference to the following facts:

- A. County is the holder of certain property rights to a 16.88-acre County-operated park commonly known as West Creek Park ("Park"). More specifically, said Park lies on 2.528 acres of parkland owned by the County in fee simple as shown on the Grant Deed recorded on January 14, 2010, attached hereto and incorporated herein by this reference as Exhibit A. Said Park also lies on an adjacent 14.355 acres of parkland owned by the Metropolitan Water District of Southern California ("MWD"), a public corporation, which on June 12, 2007 granted easement rights for park purposes to Newhall Land and Farming ("Newhall"), which in turn, assigned said easement rights to the County through an Assignment Agreement, recorded on January 14, 2010, attached hereto and incorporated herein by this reference as Exhibit A-1. The County is the owner of various park improvements and appurtenances located on the aforementioned parkland (said real and personal property collectively referred to herein as the "Park Property").
- B. County is also the holder of certain easement rights, granted by Newhall, for public recreational trail purposes including a Class 1 Bike Trail ("Recreational Trail"). The Grant of Easement that assigned said rights, recorded on March 31, 2011, is attached hereto and incorporated herein by this reference as Exhibit B. The Recreational Trail currently runs over property owned in fee simple by Newhall.
- C. County and City desire to transfer all of the County's aforementioned rights to the Park Property and Recreational Trail to the City, for the purpose of operating the Park Property and Recreational Trail as part of the City's park and trail system.

NOW, THEREFORE, in consideration of the promises, conditions, and mutual covenants set forth herein, the parties hereto do agree as follows:

**1. Transfer of County's Interests in the Park Property.**

A. Portion of the Park Property Owned in Fee Simple by County. County agrees to convey the portion of the Park Property owned in fee simple by County, as well as convey County's park improvements and appurtenances thereon, to City by executing a Quitclaim Deed. City agrees to accept County's Quitclaim Deed, and warrants to County that said Quitclaim Deed will be sufficient to release County's fee-simple interest in the Park Property and all of County's liabilities and obligations thereto.

B. Portion of the Park Property Owned in Fee Simple by MWD. County agrees to assign to City its easement rights to the portion of the Park Property owned in fee simple by MWD, by executing an Assignment of Easement, subject to MWD's approval of said Assignment of Easement. City agrees to accept County's Assignment of Easement, and acknowledges that City shall thereby assume all of County's rights, obligations, and liabilities under the aforementioned Assignment Agreement recorded on January 14, 2010 (referenced and attached herein as Exhibit A-1).

**2. Transfer of County's Interest in the Recreational Trail.** County agrees to assign its easement rights to the Recreational Trail to City by executing an Assignment of Easement, and City agrees to accept said Assignment of Easement and acknowledges that City shall thereby assume all of County's rights, obligations, and liabilities under the aforementioned Grant of Easement recorded on March 31, 2011 (referenced and attached herein as Exhibit B).

**3. Use.** City agrees, at its sole cost, to continue operation, maintenance and any development of the Park Property and Recreational Trail solely for public park and/or public recreational purposes. Unless otherwise required herein, the City's use of the Park Property and Recreational Trail shall be consistent with the terms and conditions imposed upon and assumed by County in the aforementioned Assignment Agreement, recorded on January 14, 2010, and Grant of Easement, recorded on March 31, 2011 (referenced and attached herein as Exhibits A-1 and B, respectively).

**4. Consideration.** City and County mutually agree that consideration for the transfer of County's rights to the Park Property and Recreational Trail shall be City's agreement to continue operation, maintenance and any development of the Park Property and Recreational Trail solely for public park, trail, and/or public recreational purposes, for the benefit of the residents of incorporated and unincorporated areas throughout Los Angeles County, without discrimination against or preference, gratuity, bonus or other benefits to residents of incorporated area not equally accorded to residents of unincorporated area.



**5. Condition of County's Fee-Simple Title to Park Property.** Except as otherwise expressly provided in this Agreement, City agrees to accept the conveyance of County's fee-simple title to the Park Property and assignment of County's easements to the Park Property and Recreational Trail on an "AS IS" and "WITH ALL FAULTS" basis, with respect to the present state and condition of said properties as of the Closing Date. Except for the express representations and warranties set forth herein, each party agrees that the other has not made, does not make and specifically negates and disclaims any representations or warranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to the property being conveyed by it hereunder, including without limitation any warranty of merchantability, habitability, or fitness for a particular purpose.

**6. Warranties of County.** County warrants that:

A. County has no actual present knowledge of any pending litigation involving the Park Property or the Recreational Trail.

B. County has no actual present knowledge of any violation of, or notices concerning defects or noncompliance with, any applicable building code or other code, statute, regulation, ordinance, judicial order, or judicial holding pertaining to the Park Property or the Recreational Trail.

**7. Closing Date and Recordation.** The closing date ("Closing Date") shall occur in conjunction with City completing its official annexation of the Park Property into City's incorporated borders (the "West Creek/West Hills Annexation"), anticipated to occur on \_\_\_\_\_, 2016.

Both parties agree that County shall prepare and record with the County Registrar-Recorder/County Clerk all documentation necessary to complete the transfer of County's property rights to City as contemplated herein. City agrees to timely provide County with certificates or resolutions of acceptance, pursuant to Government Code Section 27281, prior to County's recordation of said necessary documentation.

**8. Indemnification.** City waives any and all claims, and agrees to indemnify, defend, save, and hold harmless County and its Special Districts, elected and appointed officers, employees, and agents (collectively, "County Indemnified Parties"), from and against any and all liability, expense (including without limitation defense costs and legal fees), and claims for damages of any nature whatsoever, related to site conditions of the Park Property or the Recreational Trail that accrue, or incidents that occur, after the Closing Date.

**9. Default Regarding Use of County Lobbyists.** City and each County Lobbyist or County Lobbying firm, as defined in Los Angeles County Code Section 2.160.010, retained by City shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code 2.160. Failure on the part of City or any County Lobbyist or County Lobbying firm retained by City to fully comply with the County Lobbyist

Ordinance shall constitute a material breach of this Agreement upon which County may immediately terminate or suspend this Agreement.

**10. Notices.** Any written notices required by this Agreement shall be made by personal delivery, registered or certified mail, postage prepaid, to the address indicated below:

City: Darren Hernandez  
Deputy City Manager  
City of Santa Clarita  
23920 Valencia Boulevard, Suite 230  
Santa Clarita, CA 91355

County: Chief Executive Office  
Attention: Director of Real Estate Division  
500 W. Temple Street, Room 754  
Los Angeles, CA 90012

with a copy to: Department of Parks and Recreation  
Attention: Kathline King, Planning Division  
510 South Vermont Avenue  
Los Angeles, CA 90020

City Clerk  
City of Santa Clarita  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

**11. Counterpart.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but of which together shall constitute one and the same instrument.

**12. Authorization, Approvals, Binding Nature.** This Agreement has no force and effect and is not binding on City until and unless it is authorized by its City Council, and is not binding on County until and unless authorized by its Board of Supervisors at a duly noticed public meeting.

**13. Time is of the Essence.** Time is of the essence for each and every term, condition, covenant, obligation and provision of this Agreement.

**14. Severability.** In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be severed from the Agreement, and the remaining parts hereof shall remain in full force and effect as fully as though such invalid, illegal, or unenforceable portion had never been part of the Agreement, provided the remaining Agreement can be reasonably and equitably enforced.

15. **Binding on Successors.** Subject to the limitations set forth herein, the Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

16. **California Law.** This Agreement shall be construed in accordance with the internal laws of the State of California.

17. **Waivers.** No waiver by either party of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by either party of the same or any other provision.

18. **Captions.** The captions and the section and subsection numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Agreement nor in any way affect this Agreement.

19. **No Presumption Re: Drafter.** The parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any party to be the drafter of this Agreement, and therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter, shall be applicable in interpreting or enforcing this Agreement.

20. **Assistance of Counsel.** Each party hereto either had the assistance of counsel or had counsel available to it, in the negotiation for, and the execution of, this Agreement, and all related documents.

21. **Required Actions of the Parties.** County and City agree to execute all such instruments and documents and to take all action as may be required in order to consummate the transfer of County's property rights to City as contemplated herein.

22. **Survival of Covenants.** The covenants, agreements, representations and warranties made herein are intended to survive the consummation of the transfer of County's property rights to the Park Property and Recreational Trail, and the recordation of the relevant Quitclaim Deed and Grants of Easement.

23. **Interpretation.** Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

24. **Final Agreement.** This Agreement and the exhibits attached hereto, contains the entire agreement of the parties with respect to the transaction contemplated in this Agreement and supersedes any prior agreement, oral or written, between City and County, regarding the subject matter hereof. No contemporaneous or subsequent agreement, amendment, representation or promise made by either party hereto, or by or to any employee, officer, agent, or representative of either party, shall be of any effect unless it is in writing and executed by the parties hereto.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their duly authorized officials, as of the day and year first above written.

**CITY OF SANTA CLARITA**

A municipal corporation

BY: *Kenneth Striplin*  
Kenneth W. Striplin  
City Manager

ATTEST:

BY: *[Signature]*  
Kevin Tonoian  
City Clerk

APPROVED AS TO FORM:

BY: *[Signature]*  
Joseph M. Montes  
City Attorney



ATTEST:

LORI GLASGOW  
Executive Officer-Clerk of  
the Board of Supervisors

**COUNTY OF LOS ANGELES**

By: *Hilda F. Solis*  
Chair, Board of Supervisors

By: *Lachelle Smithman*  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By: *[Signature]*  
Deputy

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**#15 JUL 19 2016**

*Lori Glasgow*  
LORI GLASGOW  
EXECUTIVE OFFICER



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**ANNEXATION NO. 2016-07**  
**TO THE CITY OF SANTA CLARITA**  
**(WEST CREEK)**

That portion of the Rancho San Francisco in the unincorporated territory of the County of Los Angeles, State of California, per map recorded in Book 1, Pages 521 and 522, of Patents, described as a whole as follows:

Commencing at the point of intersection of the centerline of Alta Vista Avenue with the centerline of Constellation Road as shown on Tract No. 52673-03 filed in Book 1281 Pages 6 through 25, inclusive, of Maps, in the Office of the Recorder of said county; thence,

TL1) along the centerline of Alta Vista Avenue, South 69° 32' 27" East 221.41 feet

TC2) to the beginning of a tangent curve concave northerly having a radius of 1200.00 feet; thence, easterly along said curve through a central angle of 18° 42' 37" an arc distance of 391.87 feet; thence,

TL3) South 88° 15' 04" East 38.47 feet to the POINT OF BEGINNING;

C1) said point being in the westerly line of the land described in Certificate of Completion filed October 31, 1996 as Instrument No. 96-1773306, said certificate being referred to as City of Santa Clarita Annexation No. 1995-03; said point also being the beginning of a non-tangent curve concave westerly having a radius of 910.00 feet, a radial line to the beginning of said curve bears South 64° 05' 45" East; thence, leaving said centerline, along said city boundary, northerly along said curve through a central angle of 0° 49' 10" an arc distance of 13.01 feet; thence,

L2) North 25° 05' 05" East 32.77 feet to a point of intersection of the northerly right-of-way of Alta Vista Avenue with the westerly line of Parcel 2 of Parcel Map No. 25802 filed in Book 338 Pages 23 through 48, inclusive, of Parcel Maps, in the Office of the Recorder of said county; thence,

L3) along the westerly line of said Parcel 2 and said city boundary, North 25° 05' 05" East 417.22 feet

C4) to the beginning of a tangent curve concave southeasterly having a radius of 890.00 feet; thence, northeasterly along said curve through a central angle of 14° 54' 12" an arc distance of 231.50 feet; thence,

L5) North 23° 30' 18" West 210.54 feet; thence,

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**(CONTINUED)**

L6) North 5° 50' 36" East 376.03 feet; thence,

L7) North 26° 20' 54" East 450.52 feet; thence,

L8) North 20° 27' 45" West 417.44 feet; thence,

L9) North 58° 00' 04" West 698.70 feet; thence,

L10) North 2° 13' 59" East 390.24 feet; thence,

L11) North 23° 55' 58" East 620.77 feet; thence,

L12) North 20° 12' 18" West 405.03 feet; thence,

L13) North 47° 25' 28" West 512.35 feet; thence,

L14) North 9° 09' 47" East 420.19 feet to Station No. 8 in the easterly boundary of the Wayside Honor Farm, as shown on County Surveyors Map CSB 1638 in the Office of the County Engineer of said county; thence,

L15) leaving said city boundary, along the westerly line of said Parcel 2, and along the easterly line of said farm, North 83° 48' 05" East 531.29 feet to Station No. 7 of said farm; thence,

L16) North 14° 11' 02" West 536.31 feet to Station No. 6 of said farm; thence,

L17) North 42° 05' 16" East 644.01 feet to Station No. 5 of said farm and the northerly corner of said Parcel 2; thence,

L18) along the westerly and northerly and northeasterly line of Parcel 4 of said Parcel Map No. 25802, North 0° 06' 11" West 1390.28 feet to Station No. 4 of said farm; thence,

L19) North 81° 56' 42" West 425.42 feet to Station No. 3 of said farm; thence,

L20) North 44° 57' 12" East 1118.38 feet to Station No. 2 of said farm; thence,

L21) North 71° 11' 43" East 497.49 feet to Station No. 1 of said farm; thence,

L22) South 80° 20' 33" East 713.46 feet; thence,

L23) South 12° 26' 44" West 221.42 feet; thence,

L24) South 21° 05' 19" East 305.10 feet; thence,

L25) North 47° 15' 05" East 275.82 feet; thence,

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**(CONTINUED)**

L26) North 72° 38' 37" East 209.10 feet; thence,

L27) South 29° 58' 16" East 329.12 feet; thence,

L28) South 11° 49' 24" West 82.11 feet; thence,

L29) South 24° 18' 33" East 517.97 feet; thence,

L30) South 40° 07' 47" East 481.87 feet; thence,

L31) North 70° 53' 54" East 155.00 feet; thence,

L32) South 32° 28' 17" East 562.66 feet; thence,

L33) South 66° 20' 36" East 195.95 feet; thence,

L34) South 40° 00' 06" East 336.62 feet; thence,

L35) South 34° 05' 30" East 512.36 feet; thence,

L36) South 58° 36' 47" East 119.50 feet; thence,

L37) leaving the northeasterly line of said Parcel 4, South 58° 36' 47" East 105.18 feet to the centerline of Tesoro Del Valle Drive, 90.00 feet wide, as shown on said Parcel Map No. 25802; thence,

L38) along said centerline, South 32° 28' 20" East 193.36 feet to the intersection with the centerline of Copper Hill Drive, 110.00 feet wide, as shown on said Parcel Map No. 25802; thence,

L39) along last said centerline, North 57° 31' 40" East 70.25 feet

C40) to the beginning of a tangent curve concave southerly having a radius of 1800.00 feet; thence, easterly along said curve through a central angle of 41° 24' 11" an arc distance of 1300.71 feet; thence,

L41) leaving last said centerline, North 19° 05' 49" East 55.85 feet to the northerly line of said Copper Hill Drive and the southwesterly corner of Parcel 5 of said Parcel Map No. 25802; thence,

L42) along the westerly and northerly line of said Parcel 5, North 19° 05' 49" East 107.99 feet; thence,

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**(CONTINUED)**

L43) North 24° 17' 47" East 419.01 feet; thence,

L44) North 16° 09' 00" East 437.63 feet; thence,

L45) North 24° 06' 38" East 451.11 feet; thence,

L46) South 80° 20' 37" East 1595.10 feet; thence,

L47) North 65° 49' 17" East 187.85 feet to the northeasterly corner of said Parcel 5, said northeasterly corner also being an angle point on the boundary of Certificate of Completion filed March 3, 2006 as Instrument No. 06-0473751, said certificate being referred to as City of Santa Clarita Annexation No. 2005-07; thence, southerly, westerly, and northerly along the westerly, northerly, and easterly sidelines of said Annexation No. 2005-07, Annexation No. 98-02, Annexation No. 2010-10, Annexation No. 98-02, and first said Annexation No. 1995-03, the following courses to the point of beginning:

L48) South 2° 36' 07" West 106.45 feet; thence,

L49) South 43° 43' 15" West 194.30 feet; thence,

L50) South 26° 55' 20" West 270.27 feet; thence,

L51) South 13° 31' 14" West 428.05 feet; thence,

L52) South 2° 09' 10" East 330.01 feet; thence,

L53) South 49° 06' 17" West 188.22 feet; thence,

L54) South 1° 16' 57" East 75.72 feet; thence,

L55) South 88° 43' 03" West 100.00 feet

C56) to the beginning of a non-tangent curve concave northwesterly having a radius of 27.00 feet, a radial line to the beginning of said curve bears North 88° 43' 03" East; thence, southerly and westerly along said curve through a central angle of 95° 11' 47" an arc distance of 44.86 feet; thence,

L57) South 3° 54' 50" West 100.00 feet

C58) to the beginning of a non-tangent curve concave northerly having a radius of 1850.00 feet, a radial line to the beginning of said curve bears South 3° 54' 50" West; thence, westerly along said curve through a central angle of 7° 48' 52" an arc distance of 252.32 feet; thence,



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**(CONTINUED)**

L59) South 25° 26' 50" West 79.43 feet; thence,

L60) South 34° 21' 55" West 415.89 feet; thence,

L61) South 41° 30' 38" West 415.89 feet; thence,

L62) South 34° 18' 03" West 187.07 feet; thence,

L63) South 23° 40' 02" West 684.85 feet; thence,

L64) South 26° 11' 43" West 659.99 feet; thence,

L65) South 19° 58' 47" West 1327.43 feet; thence,

L66) South 12° 52' 08" West 491.92 feet; thence,

L67) South 5° 48' 05" West 497.03 feet; thence,

L68) South 0° 53' 06" West 364.62 feet; thence,

L69) South 4° 50' 05" West 836.03 feet; thence,

L70) South 8° 49' 44" West 519.51 feet; thence,

L71) South 81° 10' 16" East 63.92 feet; thence,

L72) South 9° 05' 49" West 436.26 feet; thence,

L73) South 7° 04' 12" West 463.42 feet; thence,

L74) North 87° 20' 37" West 1081.84 feet

C75) to the beginning of a non-tangent curve concave westerly having a radius of 2742.00 feet, a radial line to the beginning of said curve bears South 83° 39' 36" East; thence, northerly along said curve through a central angle of 3° 56' 13" an arc distance of 188.41 feet; thence,

L76) North 2° 24' 11" East 207.51 feet

C77) to the beginning of a tangent curve concave southeasterly having a radius of 27.00 feet; thence, northerly and easterly along said curve through a central angle of 90° 15' 13" an arc distance of 42.53 feet; thence,

L78) North 2° 13' 52" East 40.00 feet; thence,

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**(CONTINUED)**

L79) South 87° 20' 30" East 126.36 feet; thence,  
L80) North 2°39'30" East 49.45 feet; thence,  
L81) North 5° 54' 18" West 362.02 feet; thence,  
L82) North 17° 12' 58" West 35.04 feet; thence,  
L83) North 33° 04' 08" West 128.65 feet; thence,  
L84) North 41° 06' 54" West 66.06 feet; thence,  
L85) North 26° 45' 26" West 45.31 feet; thence,  
L86) North 9° 22' 10" East 182.62 feet; thence,  
L87) North 43° 29' 42" East 59.50 feet; thence,  
L88) North 52° 52' 41" East 41.84 feet; thence,  
L89) North 29° 07' 21" East 40.99 feet; thence,  
L90) North 3° 04' 13" East 128.63 feet; thence,  
L91) North 0° 03' 35" West 76.90 feet; thence,  
L92) North 5° 07' 48" West 133.65 feet; thence,  
L93) North 16° 23' 40" West 86.41 feet; thence,  
L94) North 7° 33' 54" West 73.98 feet; thence,  
L95) North 14° 50' 53" West 56.66 feet; thence,  
L96) North 36° 37' 34" West 62.05 feet; thence,  
L97) North 69° 37' 18" West 58.84 feet; thence,  
L98) North 73° 07' 09" West 60.99 feet; thence,  
L99) North 36° 01' 20" West 50.72 feet; thence,  
L100) North 9° 15' 17" East 78.56 feet; thence,  
L101) North 64° 24' 19" East 80.82 feet; thence,

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**(CONTINUED)**

L102) South 83° 15' 58" East 77.10 feet; thence,

L103) North 14° 10' 08" East 77.46 feet; thence,

L104) North 49° 19' 40" West 74.28 feet; thence,

L105) North 15° 46' 32" West 204.79 feet; thence,

L106) South 73° 46' 19" West 1473.51 feet; thence,

L107) North 60° 18' 01" West 127.99 feet

C108) to the beginning of a non-tangent curve concave northwesterly having a radius of 1749.92 feet, a radial line to the beginning of said curve bears South 60° 18' 01" East; thence, westerly along said curve through a central angle of 44° 21' 49" an arc distance of 1354.95 feet; thence,

L109) South 74° 03' 48" West 444.03 feet

C110) to the beginning of a tangent curve concave southerly having a radius of 1750.00 feet; thence, westerly along said curve through a central angle of 5° 43' 43" an arc distance of 174.97 feet; thence,

L111) North 21° 39' 55" West 50.00 feet

C112) to the beginning of a non-tangent curve concave southeasterly having a radius of 1800.00 feet, a radial line to the beginning of said curve bears North 21° 39' 55" West; thence, southwesterly along said curve through a central angle of 15° 40' 58" an arc distance of 492.69 feet; thence,

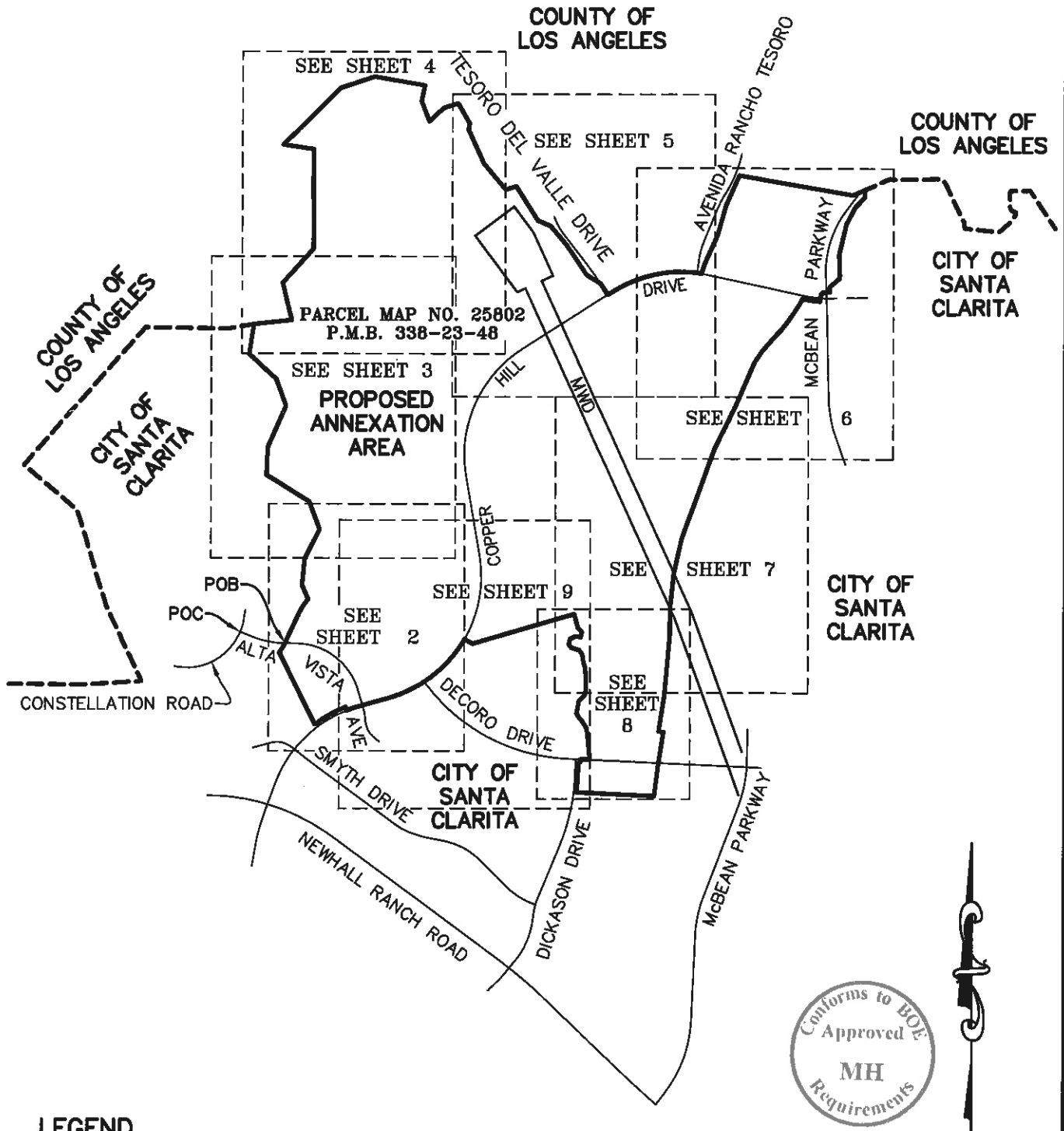
L113) North 26° 31' 27" West 1112.79 feet

C114) to the beginning of a non-tangent curve concave northwesterly having a radius of 910.00 feet, a radial line to the beginning of said curve bears South 54° 12' 42" East; thence, northeasterly along said curve through a central angle of 9° 53' 03" an arc distance of 156.98 feet, to the POINT OF BEGINNING,

containing an area of 1018.39 acres, more or less.

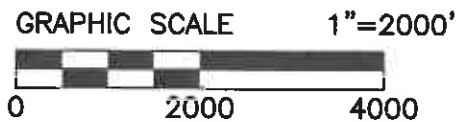
**EXHIBIT "B"**  
**BOUNDARY SKETCH**

**ANNEXATION NO.: 2016-07 TO THE CITY OF SANTA CLARITA**



**LEGEND**

---	ANNEXATION BOUNDARY
---	EXISTING CITY BOUNDARY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
MWD	METROPOLITAN WATER DISTRICT



**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
(Continued)

DETAIL A  
(FROM BELOW LEFT)

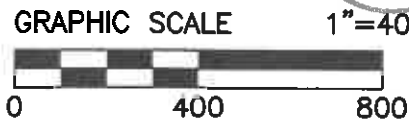
CITY OF  
SANTA  
CLARITA

CITY OF  
SANTA  
CLARITA

**PROPOSED  
ANNEXATION  
AREA**

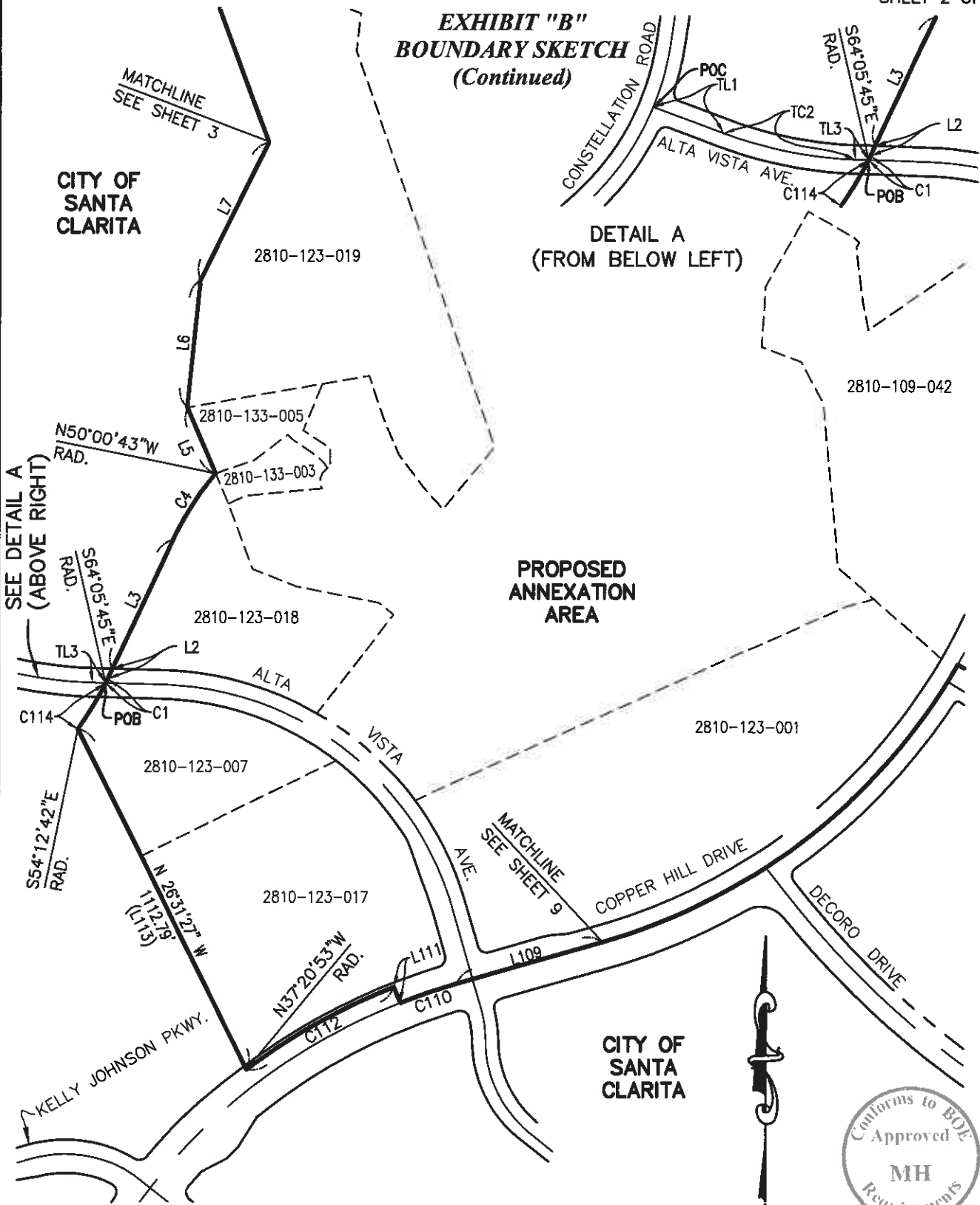
**LEGEND**

ANNEXATION BOUNDARY  
ASSESSOR PARCEL LINES



1"=400'

CITYHALL2\Dept\PW\ENGINEERING\Projects\ENG16-00001 - Annexation\GDE16-00001\Exhibits\Exhibit B.dwg



**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
*(Continued)*

**COUNTY OF  
LOS ANGELES**

MATCHLINE  
SEE SHEET 4

**CITY OF  
SANTA  
CLARITA**

2810-132-029

**PROPOSED  
ANNEXATION  
AREA**

2810-132-023

2810-132-001

2810-119-028

L14

N 47°25'28" W  
512.35'  
(L13)

2810-132-010

L10

N 23°55'58" E  
620.77'  
(L11)

N 58°00'04" W  
698.70'  
(L9)

MATCHLINE  
SEE SHEET 2

2810-123-019

**LEGEND**

- ANNEXATION BOUNDARY
- - - - - EXISTING CITY BOUNDARY
- - - - - ASSESSOR PARCEL LINES
- POB POINT OF BEGINNING



**GRAPHIC SCALE**

**1"=500'**

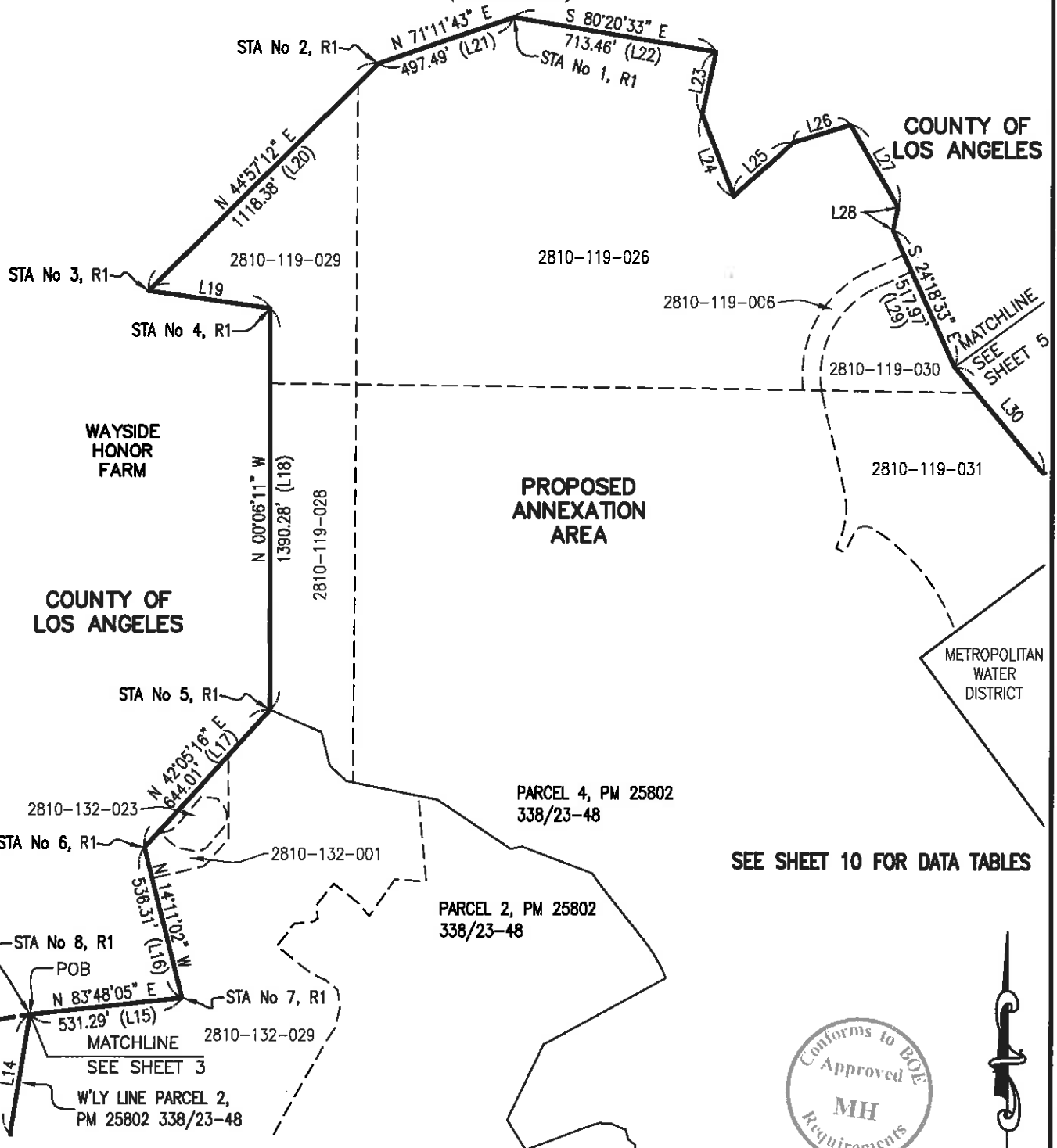


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**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
(Continued)

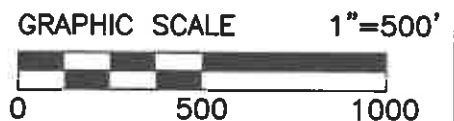
R1: WAYSIDE HONOR RANCHO, CSB 1638



SEE SHEET 10 FOR DATA TABLES

**LEGEND**

- ANNEXATION BOUNDARY
- EXISTING CITY BOUNDARY
- ASSESSOR PARCEL LINES
- POB
- POINT OF BEGINNING

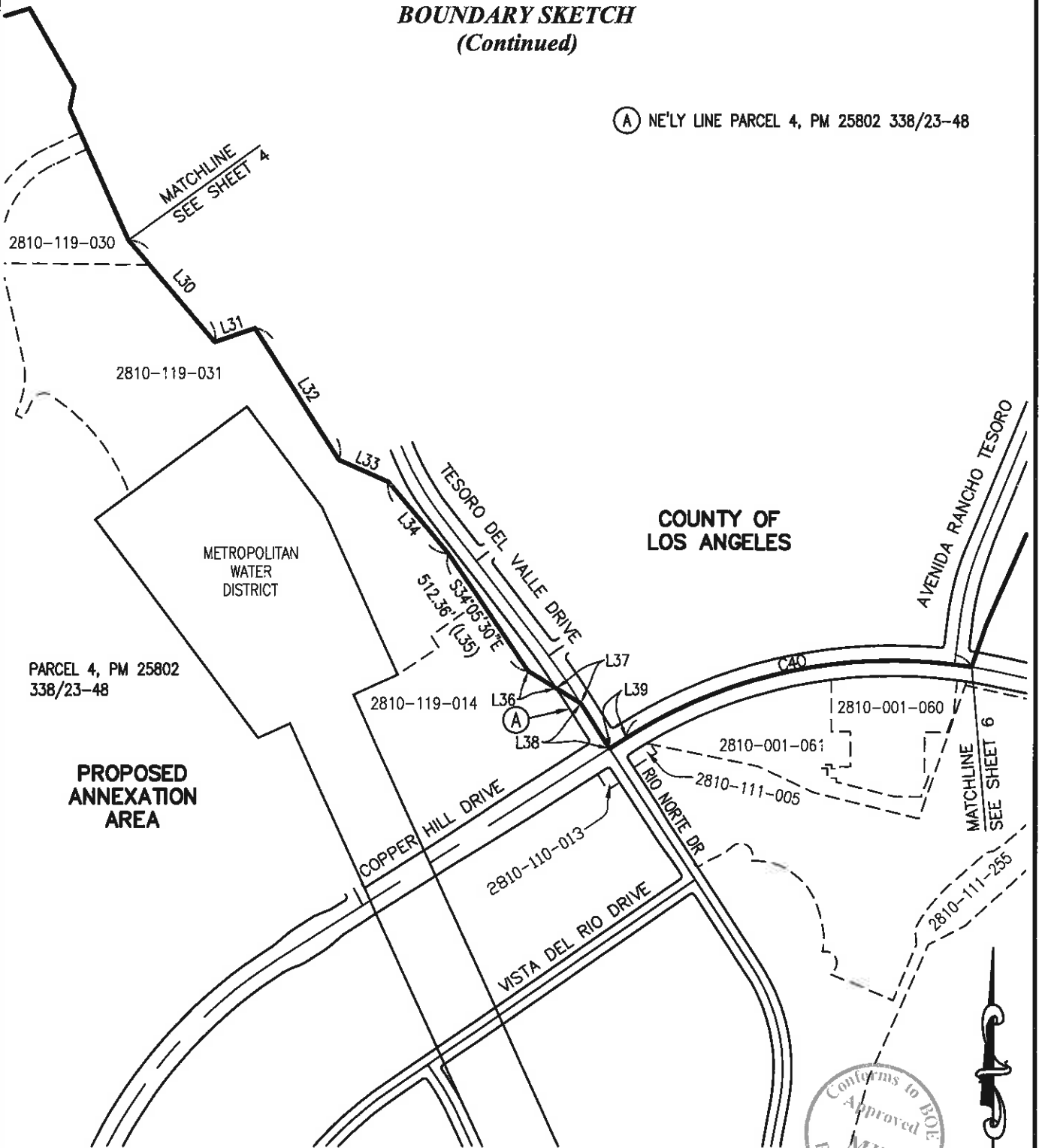


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**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
(Continued)

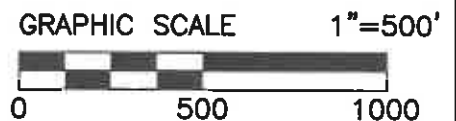
(A) NE'LY LINE PARCEL 4, PM 25802 338/23-48

\\CITYHALL2\Dept\PW\ENGINEERING\Projects\ENG16-00001 - Annexation\GDE16-00001\Exhibits\Exhibit B.dwg



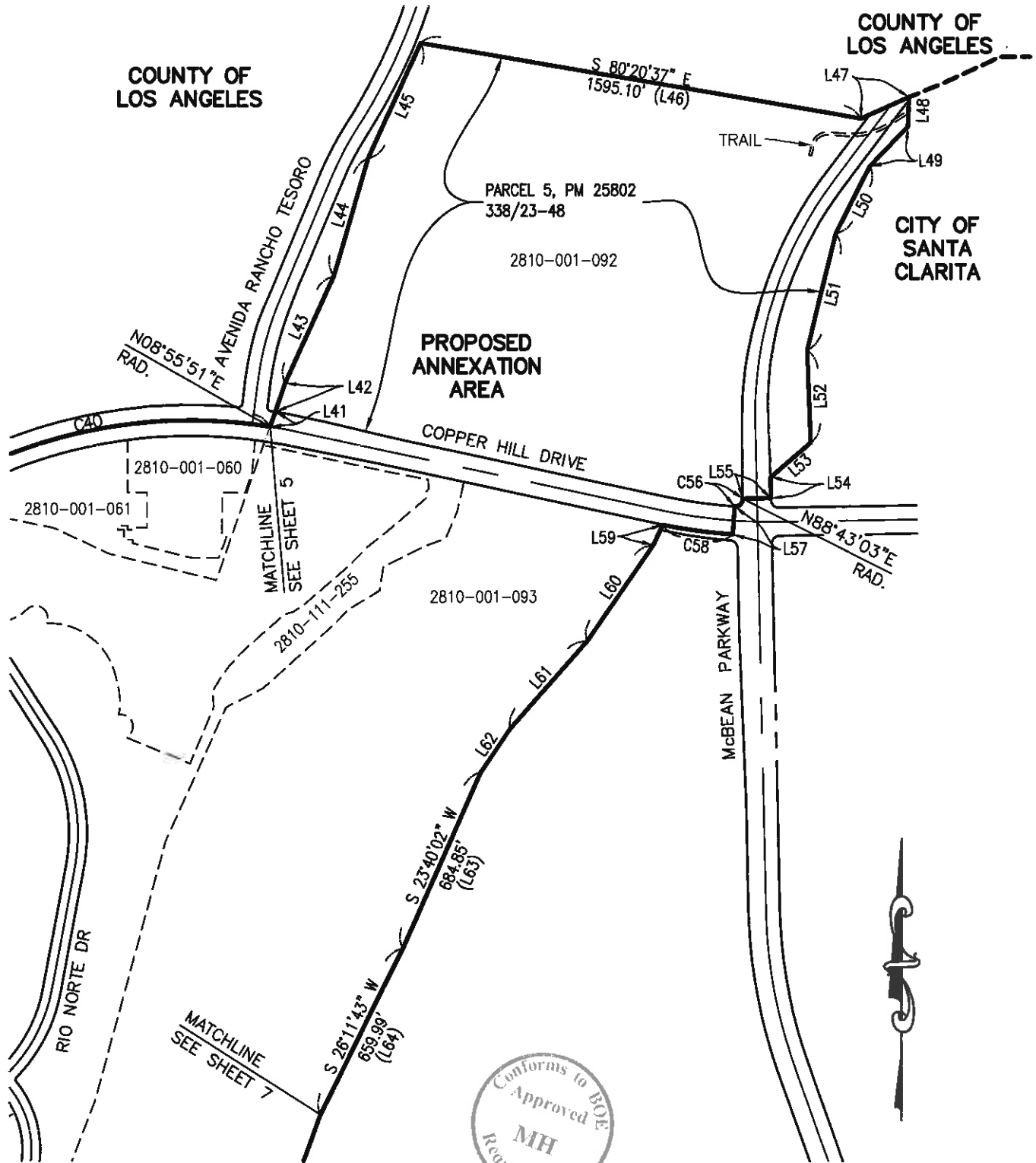
**LEGEND**

— ANNEXATION BOUNDARY  
- - - ASSESSOR PARCEL LINES



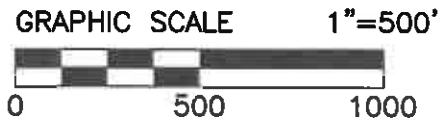


**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
(Continued)

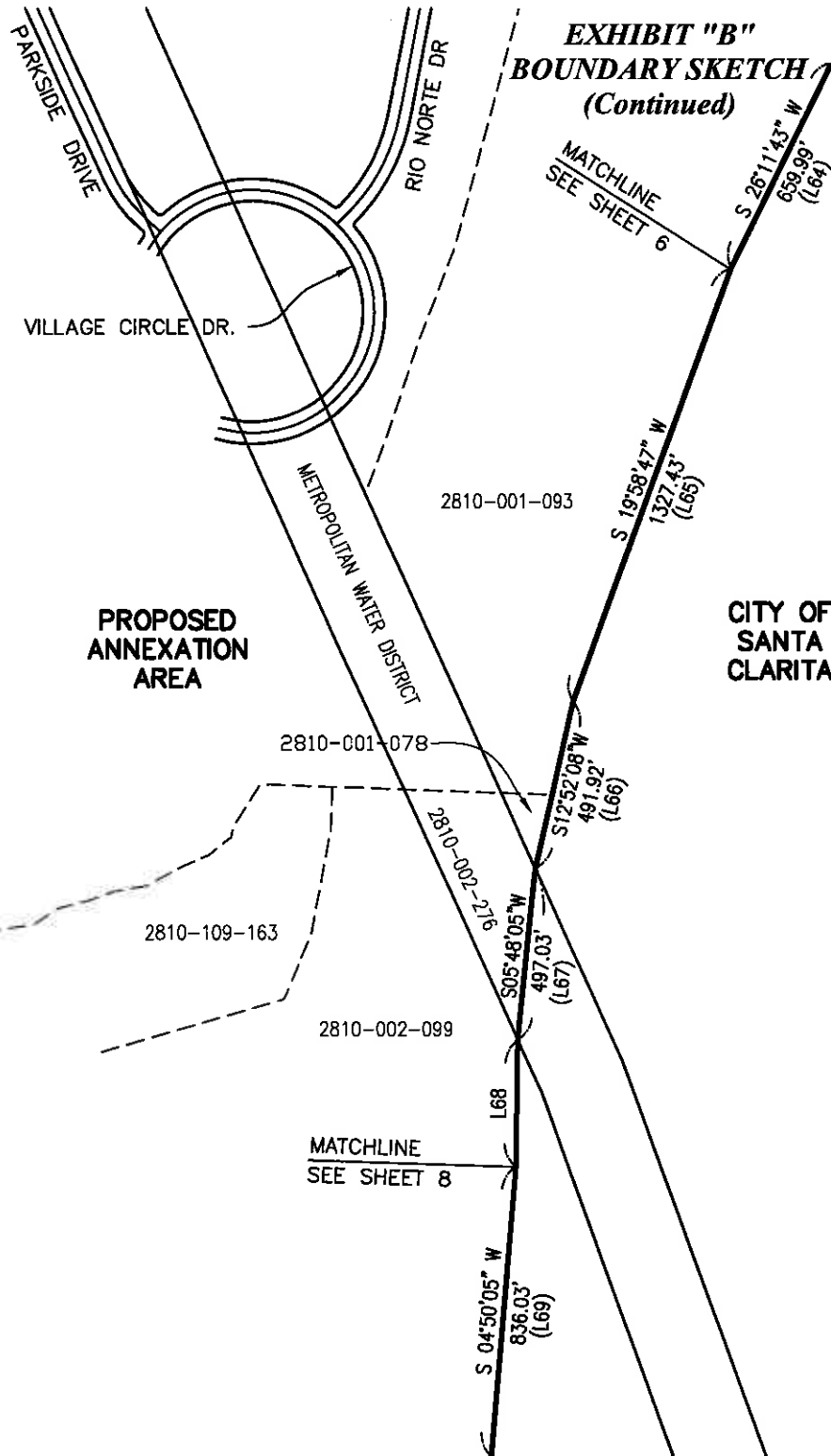


**LEGEND**

- ANNEXATION BOUNDARY
- - - EXISTING CITY BOUNDARY
- - - ASSESSOR PARCEL LINES

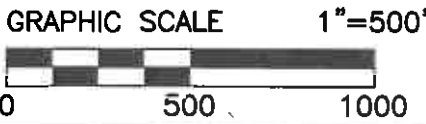


**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
(Continued)



**LEGEND**

— ANNEXATION BOUNDARY  
--- ASSESSOR PARCEL LINES



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**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
**(Continued)**

MATCHLINE  
SEE SHEET 9

2810-109-163

2810-002-099

MATCHLINE  
SEE SHEET 7

CITY OF  
SANTA  
CLARITA

PROPOSED  
ANNEXATION  
AREA

CITY OF  
SANTA  
CLARITA

SUNNY CREEK DR.

DECORO DRIVE

DICKASON DRIVE

**LEGEND**

ANNEXATION BOUNDARY  
ASSESSOR PARCEL LINES

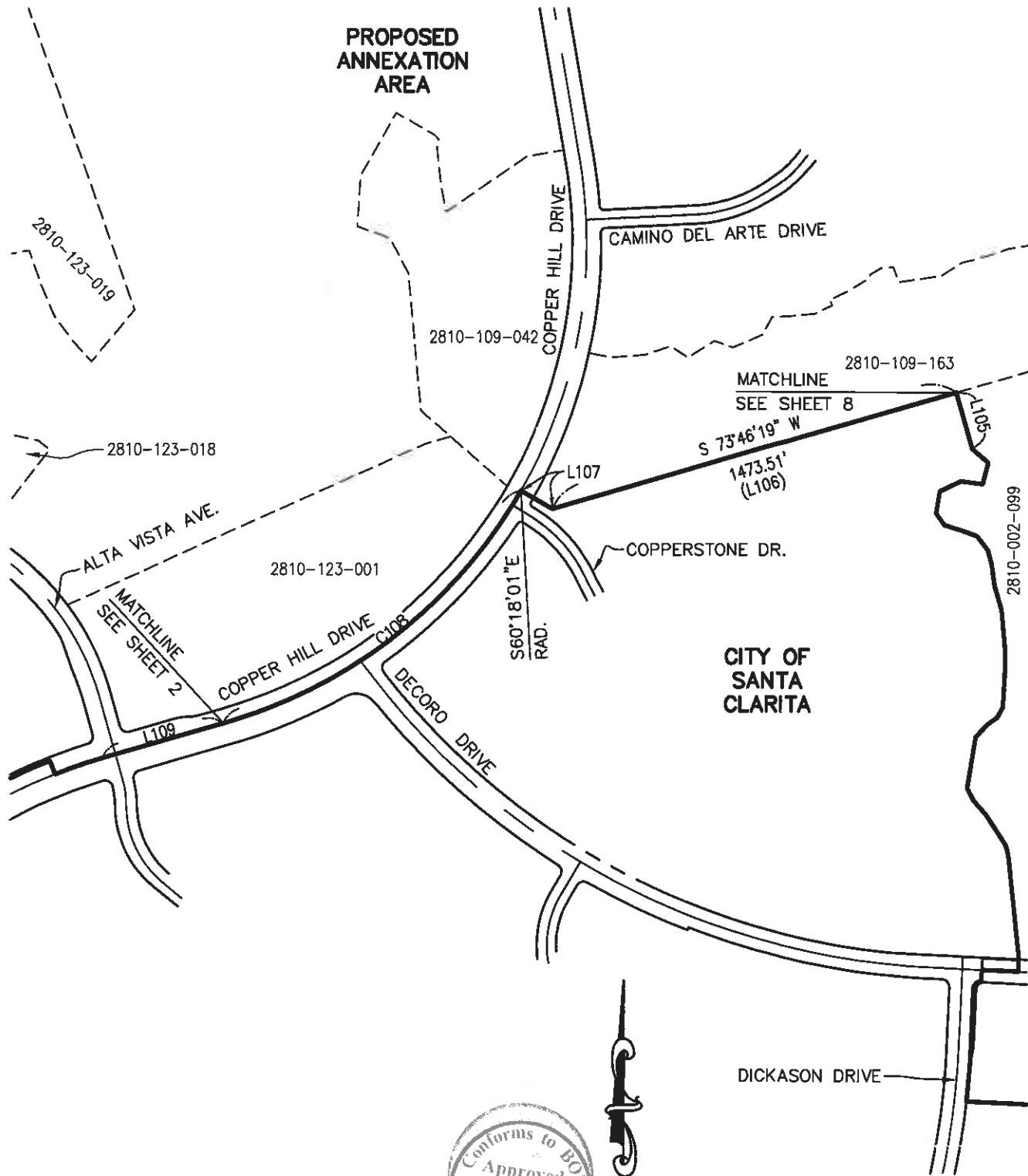
GRAPHIC SCALE

1"=300'



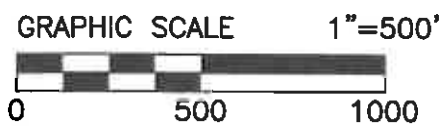
**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
**(Continued)**

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**LEGEND**

- ANNEXATION BOUNDARY
- - - ASSESSOR PARCEL LINES



**EXHIBIT "B"**  
**BOUNDARY SKETCH**  
**(Continued)**

LINE TABLE		
LINE	LENGTH	BEARING
TL1	221.41	S69°32'27"W
TC2	SEE CURVE TABLE	
TL3	38.47	S88°15'04"E
C1	SEE CURVE TABLE	
L2	32.77	N25°05'05"E
L3	417.22	N25°05'05"E
C4	SEE CURVE TABLE	
L5	210.54	N23°30'18"W
L6	376.03	N05°50'36"E
L7	450.52	N26°20'54"E
L8	417.44	N20°27'45"W
L10	390.24	N02°13'59"E
L12	405.03	N20°12'18"W
L14	420.19	N09°09'47"E
L19	425.42	N81°56'42"W
L23	221.42	S12°26'44"W
L24	305.10	S21°05'19"E
L25	275.82	N47°15'05"E
L26	209.10	N72°38'37"E
L27	329.12	S29°58'16"E
L28	82.11	S11°49'24"W
L30	481.87	S40°07'47"E
L31	155.00	N70°53'54"E
L32	562.66	S32°28'17"E
L33	195.95	S66°20'36"E
L34	336.62	S40°00'06"E
L36	119.50	S58°36'47"E
L37	105.18	S58°36'47"E
L38	193.36	S32°28'20"E
L39	70.25	N57°31'40"E
C40	SEE CURVE TABLE	
L41	55.85	N19°05'49"E
L42	107.99	N19°05'49"E
L43	419.01	N24°17'47"E
L44	437.63	N16°09'00"E
L45	451.11	N24°06'38"E
L47	187.85	N65°49'17"E
L48	106.45	S02°36'07"W
L49	194.30	S43°43'15"W
L50	270.27	S26°55'20"W

LINE TABLE		
LINE	LENGTH	BEARING
L51	428.05	S13°31'14"W
L52	330.01	S02°09'10"E
L53	188.22	S49°06'17"W
L54	75.72	S01°16'57"E
L55	100.00	S88°43'03"W
C56	SEE CURVE TABLE	
L57	100.00	S03°54'50"W (R)
C58	SEE CURVE TABLE	
L59	79.43	S25°26'50"W
L60	415.89	S34°21'55"W
L61	415.89	S41°30'38"W
L62	187.07	S34°18'03"W
L68	364.62	S00°53'06"W
L71	63.92	S81°10'16"E
C75	SEE CURVE TABLE	
L76	207.51	N02°24'11"E
C77	SEE CURVE TABLE	
L78	40.00	N02°13'52"E
L79	126.36	S87°20'30"E
L80	49.45	N02°39'30"E
L81	362.02	N05°54'18"W
L82	35.04	N17°12'58"W
L83	128.65	N33°04'08"W
L84	66.06	N41°06'54"W
L85	45.31	N26°45'26"W
L86	182.62	N09°22'10"E
L87	59.50	N43°29'42"E
L88	41.84	N52°52'41"E
L89	40.99	N29°07'21"E
L90	128.63	N03°04'13"E
L91	76.90	N00°03'35"W
L92	133.65	N05°07'48"W
L93	86.41	N16°23'40"W
L94	73.98	N07°33'54"W
L95	56.66	N14°50'53"W
L96	62.05	N36°37'34"W
L97	58.84	N69°37'18"W
L98	60.99	N73°07'09"W
L99	50.72	N36°01'20"W
L100	78.56	N09°15'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L101	80.82	N64°24'19"E
L102	77.10	S83°15'58"E
L103	77.46	N14°10'08"E
L104	74.28	N49°19'40"W
L105	204.79	N15°46'32"W
L107	127.99	N60°18'01"W
C108	SEE CURVE TABLE	
L109	444.03	S74°03'48"W
C110	SEE CURVE TABLE	
L111	50.00	N21°39'55"W (R)
C112	SEE CURVE TABLE	
C114	SEE CURVE TABLE	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
TC2	391.87	1200.00	18°42'37"
C1	13.01	910.00	0°49'10"
C4	231.50	890.00	14°54'12"
C40	1300.71	1800.00	41°24'11"
C56	44.86	27.00	95°11'47"
C58	252.32	1850.00	7°48'52"
C75	188.41	2742.00	3°56'13"
C77	42.53	27.00	90°15'13"
C108	1354.95	1749.92	44°21'49"
C110	174.97	1750.00	5°43'43"
C112	492.69	1800.00	15°40'58"
C114	156.98	910.00	9°53'03"

(R) - RADIAL

