



Sand Canyon Community Association

Preserving our heritage and protecting our safety



2026 Annual Meeting Membership Meeting

The annual meeting was held on September 10, 2026 at Church of the Canyons, 28050 Sand Canyon Road from 7:00pm to 9:00 pm. Approximately 85 residents plus invited guests attended the meeting.

The following Board of Director members were in attendance: Marty Fox, Mike Gramza, Dave Hauser, Laura Hauser, Julie Henry, Roger Sager, Tom Schurke, Josh Spry.

I. CALL TO ORDER & WELCOME

- **Call to Order & Opening:** Board Member Dave Hauser welcomed attendees to the Annual Meeting and introduced Association President Roger Sager.
- **Host Acknowledgment:** President Roger Sager thanked Church of the Canyons for hosting the annual meeting and acknowledged Brian for managing technical support.
- **Host Welcome & Community Events:** Pastor Ullman provided welcoming remarks on behalf of Church of the Canyons. He invited residents to upcoming community events:
 - **Free Fall Festival:** October 17th (featuring food, games, bouncy castles, live music, and gospel sharing).
 - **Community Movie Night:** November 6th.
 - **Christmas Eve Service:** December 24th at 6:00 PM.
- **Pledge of Allegiance:** Led by City of Santa Clarita Mayor Laurene Weste with full audience participation.

II. BOARD INTRODUCTIONS & FINANCIAL REPORT

- **Board Member Introductions:** President Roger Sager introduced ASSOCIATION Board members present: Marty Fox, Dave Hauser, Laura Hauser, Julie Henry, Josh Spry
- **Treasurer's Report (Presented by Julie Henry & Roger Sager):**
 - **Current Financial Balance:** Current bank account total of **\$18,144.03**.
 - **Operating Expenses & Funding Overview:** Roger Sager provided financial context:
 - **Volunteer Governance:** Confirmed all Board members serve entirely as uncompensated volunteers.

- **Recurring Expenses:** Regular operational costs include web hosting/website maintenance, the community broadcast text/email alert software, and the annual general liability insurance premium.
- **Emergency Radio Maintenance:** Non-annual maintenance incurred ~\$2,200 to purchase bulk replacement batteries for the Association's ~30 emergency network radios (tested monthly, batteries last ~4 years).
- **Donations & Zelle Payments:** Highlighted that digital donation capabilities via **Zelle** were recently integrated into the website. The Board expressed gratitude for recent contributions and encouraged continued support.

III. GUEST SPEAKERS & DIGNITARY PRESENTATIONS

1. City of Santa Clarita — Mayor Laurene Weste

Mayor Laurene Weste provided an extensive update on municipal projects, local infrastructure, emergency response, and state legislative impacts:

- **City Infrastructure Projects:**
 - **Multipurpose Event & Skating Rink:** Construction is wrapping up on a 12,000-square-foot multipurpose event/skating rink facility.
 - **Via Princessa Park & Underground Water Storage:** Development is underway for Via Princessa Park near the Metrolink station, featuring large-scale underground water storage reservoirs built beneath both Via Princessa Park and Newhall Park.
 - **Vista Canyon Bridge:** Bridge construction is complete, with a formal ribbon-cutting scheduled for September 20th to improve regional traffic flow and alleviate congestion on Sand Canyon Road.
 - **Henry Mayo Newhall Hospital Access:** Realignment and street widening are in progress near the hospital to improve emergency vehicle access.
 - **Environmental Initiatives:** Deployed a municipal hydrogen fueling station for transit buses and utilized goat grazing for fire fuel mitigation.
 - **Newhall Main Street Fire:** Acknowledged the loss caused by the three-alarm fire in Newhall; the City is coordinating temporary art beautification and local artist rebuild efforts.
- **City Council District Voting System:**
 - Addressed the transition to district-based elections, noting that while residents now vote for one specific district representative every four years, all five Council members vote on City-wide matters.
- **State Land Use & Housing Legislation (Handout Provided to Board):**
 - Presented a legislative document package outlining 12 signed state housing bills and additional pending legislation impacting municipal zoning authority:
 - **Review Deadlines:** Projects cannot be delayed beyond five meetings without risk of automatic approval.

- **Parking Minimums:** State regulations remove parking minimums near public transit.
- **Builder's Remedy:** Blockages of Developer projects can trigger state "Builder's Remedy" provisions, allowing high-density, low-income developments bypassing local zoning.
- **Negotiation Strategy:** Urged the Association Board and community to focus on collaborative negotiation with developers rather than outright project denials to retain and influence protections.
- **City Fiscal Health:** Confirmed the City remains fiscally strong with balanced budgets, a \$27 million emergency reserve fund, and pension liabilities paid down to 90%.

2. LA County Supervisor Kathryn Barger's Office — Natalie Vartanian (Senior Field Deputy)

Natalie Vartanian presented updates on County governance and regional environmental issues:

- **County Governance & Measure G Implementation:**
 - Clarified that Sand Canyon residents receive dual representation ("a two-fer") from both City government and County regional services (Public Health, Mental Health).
 - Discussed **Measure G** (passed in 2024), which restructures County governance by expanding the Board of Supervisors from 5 to 9 members and creating an elected County Chief Executive Officer (CEO).
 - A 13-member Governance Reform Task Force was appointed to guide recommendations. The elected CEO position will appear on the 2028 ballot, with Board expansion taking effect in 2032.
- **Chiquita Canyon Landfill Subsurface Reaction Update:**
 - Updated residents on the ongoing subsurface elevated-temperature reaction event at Chiquita Canyon Landfill in Castaic (active since ~2022).
 - The Federal EPA serves as the lead environmental agency.
 - Following a lawsuit filed by LA County seeking nuisance abatement and resident relocation funding, a judge recently denied the County's preliminary injunction request for immediate relocation funds due to landfill appeals. County Counsel is actively exploring further legal options while federal litigation continues.

3. Los Angeles County Fire Department (LACFD) — Battalion Chief Pat Sprengel & Battalion Chief Frank Baker

Battalion Chief Pat Springle (Division 34) and Battalion Chief Frank Baker (Battalion 22, Station 150) presented fire safety and operational updates: (Note: Chief Springle stood in for Maria Grycan, Community Services Liaison).

- **Sand Canyon Road Reconstruction & Emergency Operations:**
 - **Road Closure:** Sand Canyon Road south beyond Placerita will remain closed to all traffic—including emergency vehicles—for approximately seven months due to

road reconstruction at mile marker 7.83 following storm damage. Hard closures are located north of the Arizona crossing (past Sable Ranch) to the Santa Clara Truck Trail (Camp 9 turnoff).

- **Timeline:** Joint project managed by LA County Public Works and the U.S. Forest Service. Phase 1 target is mid-December 2026 (aiming for gated emergency access), with Phase 2 completion targeted for March 2027.
- **Response Adjustments:** LACFD adjusted dispatch matrices to ensure rapid response north and south of the closure. Camp 9 crews respond by air for regional incidents and pre-position ground crews at Station 132 during daytime hours.
- **Placerita Canyon Brush Mitigation:** The Association worked with the LACFD who coordinated with LA County Public Works and the City to mow a 10-foot fuel buffer on both sides of Placerita Canyon Rd. between Sand Canyon Rd. and the SR-14 freeway.
- **State "Zone 0" Defensible Space Regulations (AB 3074, SB 504, AB 1455):**
 - Finalized by the California Board of Forestry on August 19, 2026, targeting ember-cast ignition risks within 0–5 feet of structures.
 - **Implementation:** Effective immediately for new construction upon final OAL publication (September 2026). Existing homes receive a 5-year grace period focusing on education:
 - **Phase 1 (Years 1–3):** Removal of combustible items (firewood, dead leaves, mulch) within 5 feet; gutter cleaning; tree trimming.
 - **Phase 2 (Years 4–5):** Creation of under-eave safety zones, replacement of combustible gates/fences.
- **Belcaro Project Position:** Clarified that LACFD's legal jurisdiction on the proposed 341-home Belcaro buildout is strictly limited to enforcing the Fire Code (road widths, access/egress, water infrastructure, fuel modification, Zone 0). Outside Fire Code enforcement, LACFD holds no land-use approval authority.
- **Preparedness Resources:** Recommended residents review **Ready, Set, Go!** materials (fire.lacounty.gov) and download the **Genasys Protect** evacuation tracking app (protect.genasys.com).

4. Santa Clarita Valley Sheriff's Station — Deputy Juan Ayala Melgoza & Deputy Valle

Deputy Juan Ayala Melgoza (Zone 8 Deputy) and Deputy Valle (Homeless Liaison Deputy) presented station updates: (Note: Captain Brandon Barclay was unable to attend due to illness).

- **Crime Statistics & Burglary Arrests:**
 - **Zone 8 Statistics:** Bi-weekly crime reports show zero reported burglaries or major criminal incidents in Sand Canyon.
 - **Major Burglary Ring Arrests:** Partnering with the Major Crimes Unit and Mounted Patrol along local trails, deputies arrested **7 Chilean nationals** on May

26, 2026, connected to residential burglaries across Sand Canyon, Castaic, and Westridge (subsequently deported).

- **Additional Arrests:** In early August 2026, deputies in Valencia arrested **3 Colombian nationals** caught during an active burglary, matching a suspect vehicle tied to a Downtown LA burglary earlier that day.
- **Homeless Liaison Operations:** Point-in-time count for Santa Clarita is ~270 unhoused individuals across shelters, vehicles, and temporary arrangements.
- **Community Q&A & Safety Issues:**
 - **Illegal Dumping:** Advised calling **911 immediately** for active dumping in progress. For past dumping, residents should email photos/license plates directly to Deputy Ayala Melgoza.
 - **Belcaro Project Evacuation Concerns:** Addressed resident concerns regarding traffic bottlenecks during wildfire evacuations. Deputies will position at key intersections and utilize all field measures—including patrol vehicles or high-clearance trucks to transport residents across wash areas—to ensure life safety.

5. California Highway Patrol (CHP) — Officer Adam Annette & PIO Carlos Lopez

Officer Adam Annette and Officer Carlos Lopez presented traffic enforcement updates:

- **Enforcement & Statistics (14 Freeway, 2025 vs. 2026 YTD):**
 - **Citations:** South of Sand Canyon: 4,611 citations YTD 2026 vs. 3,007 in 2025 (+34%). North of Sand Canyon: 3,221 citations YTD 2026 vs. 2,046 in 2025 (+36%).
 - **DUIs & Collisions:** Numbers remained static year-over-year.
- **Highway Violence & Safety Guidance:**
 - Highlighted regional freeway shooting incidents on the SR-14 and I-5. Urged drivers to avoid engaging with aggressive drivers, refrain from honking unless preventing a crash, and maintain an escape plan (exit freeway, call 911, or drive to a police station).
- **Placerita Canyon Traffic:** Committed to conduct periodic morning commute targeted speed enforcement (6:00 AM – 8:30 AM) on Placerita Canyon Road.

6. Southern California Edison (SCE) — Chris Perry (Government Relations Manager)

Chris Perry presented grid reliability, system safety, and local capital projects:

- **System Operating Bulletin 322 (SOB 322) & Inspections:**
 - Explained that because Sand Canyon is classified as a High Fire Risk Area (HFRA), SCE rules (**SOB 322**) mandate that crews complete a physical, visual inspection of all 47 miles of the circuit following an unplanned outage or weather event before power can be re-energized.
- **Python 16kV Circuit & \$6+ Million Grid Hardening:**

- Confirmed that **100% of the Python Circuit serving Sand Canyon is grid-hardened: 51% Covered Conductor** (insulated against winds up to 41 mph sustained / 58 mph gusts) and **49% Undergrounded**.
 - Remaining 2026/2027 work consists of 3 routine pole replacements.
- **Q&A:** Clarified that website restoration estimates shift in real-time during PSPS events based on weather persistence and dark canyon visual inspection requirements. Noted that full undergrounding of existing lines across built environments is cost-prohibitive for ratepayers compared to covered conductors.

IV. SCHOA COMMITTEE UPDATES & BUSINESS

1. Fire Safe Council Report — Presented by Dave Hauser

- **Website & Alert Registration:** Emphasized that the Association's new website and text system are the primary tools for residents to use during local emergencies. Urged all residents to officially register online at SandCanyonHOA.com, as privacy laws require individual consent for alerts.
- **SandCanyonHOA.com Web Resources:** Highlighted online access to Zone 0 defensible space standards, **Ready, Set, Go!** evacuation checklists, and Cal Fire educational videos on the Fire Safe Council webpage.
- **Firewise USA Program--Request for Volunteers:** Announced efforts to re-launch the application for official **Firewise USA** community status to help residents qualify for homeowner insurance discounts. Requested 5 to 6 community volunteers to join a working committee.

2. Transportation Committee Report — Presented by Mike Gramza

- **Emergency Self-Reliance Network:** Developing a community skill and equipment registry (e.g. first responders, medical professionals, heavy equipment operators) to clear road debris, deliver emergency water/medications, conduct welfare checks, and assist with pre-evacuation animal transport during disasters when municipal response is delayed.
- **Volunteer Call:** Invited interested residents to sign up via the Transportation Committee section on sandcanyonhoa.org.

3. Zone Leaders & Emergency Radios Report — Presented by Roger Sager

- **Radio Network:** SCHOA maintains **~30 emergency radios** distributed across designated neighborhood zones, tested on the first Wednesday of every month.
- **Incident Command Integration:** SCHOA has **4 designated Incident Commanders** and secured a liaison seat within the official agency Command Center during major incidents to relay real-time emergency information.
- **Call for Zone Leaders:** Requested volunteers to serve as Zone Leaders (radios and replacement batteries provided).

4. Communications Committee Report — Presented by Josh Spry

- **System Rollout:** Thanked residents for donations. Helps fund the new website, email broadcast system, and compliant text alert software launched in February 2026.
- **Channel Strategy:** Email is used for non-critical updates and meeting notices; SMS text alerts are strictly reserved for urgent, active canyon emergencies.
- **Incident Hub:** The website features a centralized Incident Page linking live data from Genasys Protect, Watch Duty, and PulsePoint.

5. Community Developments Committee Report — Presented by Marty Fox & Board Comments

- **Belcaro Project (Proposed 341-Unit 55+ Senior Development):**
 - Proposed 341 single-family homes in the Very High Fire Hazard Severity Zone at the end of Lost Canyon Rd. (extending through the mountain to Robinson Ranch golf course property).
 - The Draft EIR closed for comments on August 21, 2026. The Final EIR will be released **30 days prior** to the next public hearing.
 - City Planning Commission continued hearings to a **date uncertain**; re-noticing will occur via mail, email, and physical signs at Sand Canyon Rd. and Lost Canyon Rd.
- **Sand Canyon Resort:** City Planners met with the applicant on July 30, 2026, to review voluminous City comments from the prior One-Stop submittal. The City is awaiting a formal revised submittal.
- **Vista Canyon:** ~725 of 1,000 units constructed. A 38-unit apartment complex is under construction, with the developer exploring a zoning overlay to convert planned commercial space into additional residential units.

6. Board Legal Standing (501(c)(3) Status) & Advocacy Discussion

- **Non-Profit Status & 501(c)(3) vs. 501(c)(6) Rules:**
 - In response to resident questions regarding why SCHOA does not fund political advocacy campaigns or site signage (e.g., the independent \$1,613.40 Stop Belcaro sign), President Roger Sager explained that SCHOA is incorporated as a **501(c)(3) charitable non-profit organization**, not a 501(c)6 which is a lobbying/advocacy designation.
 - Taking formal partisan political positions or lobbying could jeopardize SCHOA's tax-exempt status. (Entities like the SCV Chamber of Commerce operate under **501(c)(6)** status, which legally permits business lobbying).
- **SCHOA Formal EIR Action:** Roger Sager on behalf of the Board submitted formal written and verbal comments on the Draft EIR, specifically challenging **Section 50** where the City scoped out an emergency river bridge. The Association formally requested that the City reconsider requiring a river bridge to resolve canyon evacuation bottlenecks. Dr. Laura Hauser also submitted a detailed letter on behalf of the Association citing the DEIR leaves significant deficient regarding Trails, Recreation, and Open Space Preservation.

- **Grassroots Committees:** Residents wishing to actively lobby against developments were advised to form independent resident committees.

V. WRAP-UP & MEETING ADJOURNMENT

- **Closing Remarks:** President Roger Sager and Dave Hauser thanked guest dignitaries, emergency officials, board members, and community attendees.
- **Adjournment:** The meeting officially adjourned at 9:00 PM.

DISCLAIMER & NOTICE OF SUMMARY MINUTES

These summary minutes are intended solely to provide a high-level overview and summary of the discussions, reports, actions, and presentations from the Sand Canyon Community Association (SCHOA) Annual Meeting held on September 10, 2026.

While every effort has been made to accurately represent the statements, information, and updates provided by guest speakers, agency representatives, and Board members, this document is a condensed summary and does not constitute a verbatim transcript. Third-party web links, agency guidelines, state legislation descriptions, and external project details referenced herein are provided for informational convenience and are subject to update or change by their respective governing bodies.

Respectfully Prepared by Laura Hauser, Board Member--Acting Secretary

Sand Canyon Community Association