

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, February 22, 2006  
9:00 a.m.

Board of Supervisors' Hearing Room, Room 381B  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles 90012

\*\*\*\*\*

A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

\*\*\*\*\*

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARING**
  - a. Sphere of Influence Updates  
for Cities of: Compton - Carson – Long Beach
  - b. Municipal Service Review (MSR) and Sphere Of Influence (SOI)  
(Amended Report) Water Service Provider – Gateway Region  
Sativa Los Angeles County Water District.
4. **PROTEST HEARINGS**
  - a. City of Santa Clarita Annexation No. 2002-08 (California Canyons)
  - b. City of Santa Clarita Annexation No. 2002-09A (Stonecrest)
  - c. City of Santa Clarita Annexation No. 2005-07 (Northpark)

5. **OTHER ITEMS**

- a. Approve minutes of the meeting held February 8, 2006.
- b. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- c. Receive and file update on pending applications.

7. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

8. **FUTURE MEETINGS**

March 8, 2006  
March 22, 2006

9. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

10. **ADJOURNMENT MOTION**

## **Staff Report**

**February 22, 2006**

### **Sphere Of Influence (SOI) Updates**

**Cities of:**

**Compton - Carson – Long Beach**

#### **Agenda Item No. 3.a.1**

Agenda item 3.a.1 is for consideration and adoption of the Sphere Of Influence (SOI) updates for the Cities of Carson, Compton and Long Beach.

#### **Background**

#### **“Final Gateway Municipal Service Review” and Staff Report MSR/SOI recommendations of December 14, 2005, (see attached map):**

Area #1 Boundary – Redondo Beach Blvd (north), City of Compton (east), City of Carson (south) and City of Los Angeles (west)

Remove from the joint SOI of the Cities of Compton and Los Angeles and extend to the SOI boundary of the City of Carson. This recommendation is based on the expressed desire of citizens living in this area who wished to be annexed by the City of Carson.

Area #2 Boundary – Bounded on the south and east of the City of Compton, north of the City of Carson and west of Alameda Street and the railroad tracks.

Remove from the SOI of the City of Compton and extend to the SOI of the City of Carson. This recommendation is also based on the expressed desire of citizens of Del Amo Mobile Home Park, who at the public hearing produced a petition with 616 signatures of those living in this area; do not want to be annexed by the City of Compton and who provided their expressed desire to be annexed by the City of Carson.

Area #3 Boundary – Bounded on the south of the City of Compton, west of the City of Long Beach, north of the SOI of Carson and east of Alameda Street and the railroad tracks.

Remove from the SOI of Compton and extend to the SOI boundary of the City of Long Beach. A detail review of this area, from a geographical and accessibility stand point, clearly shows that the City of Long Beach could best serve this area.

### **Staff Report Addendum, December 14, 2005**

Prior to the December 14, 2006 hearing, Staff had the opportunity to meet with representatives of all three cities separately. Upon conclusion of those meetings it was decided to issue an alternate recommendation that could possibly accommodate the concerns of all three parties in question. The following changes were made to the original Staff Report of December 22, 2006:

#### Area #1

~~Remove from the joint SOI of the Cities of Compton and Los Angeles and extend to the SOI boundary of the City of Carson.~~ Retain the joint SOI with the Cities of Compton and Los Angeles and **add the City of Carson**. This recommendation is based on the expressed desire of citizens living in this area who wished to be annexed by the City of Carson.

#### Area #2

~~Remove from the SOI of the City of Compton and extend to the SOI of the City of Carson.~~ Create a joint SOI between the Cities of Compton and **the City of Carson**. This recommendation is also based on the expressed desire of citizens of Del Amo Mobile Home Park, who at the public hearing produced a petition with 616 signatures of those living in this area, who do not want to be annexed by the City of Compton and who could now have the opportunity to apply for annexation to the City of Carson.

#### Area #3

~~Remove from the SOI of Compton and extend to the SOI boundary of the City of Long Beach.~~ Create a joint SOI between the Cities of Compton and **the City of Long Beach**. A detail review of this area, from a geographical and accessibility stand point clearly shows that the City of Long Beach could best serve this area.

### **Hearing actions of December 14, 2005**

At its hearing on December 14, 2006 the Commission approved the MSR reports and adopted the SOI boundaries for all Gateway cities with the exception of the Cities of Carson, Compton and Long Beach. Testimony was heard by the general public and various representatives from the Cities of Compton, Carson and Long Beach. Representatives of the cities wished to further meet and discuss this issue with their respective City Councils.

The testimony from the general public, who lived mostly in Areas #1 and #2 depicted on the attached map, clearly indicated that they wished to become citizens of the City of Carson.

As a result of the testimony presented above the Commission moved to continue this item for the three cities in question, until the LAFCO Commission hearing scheduled for February 22, 2006. The parties were given the opportunity to meet with their respective City Councils and, as indicated by the Commission, further discuss the SOI boundary issues among themselves at a location designated by LAFCO Staff.

**Meeting, dated February 9, 2006** (brief overview)

The meeting was held at the LAFCO office. The following were in attendance:

**LAFCO**

Larry J. Calemine	Executive Officer
Sandor L. Winger	Deputy Executive Officer

**Office of Supervisor Burke**

Chuck Bookhammer	Assistant Chief of Staff
Julia Orozco	Deputy

**City Of Compton**

Barbara Kilroy	City Manager
Joe Lim	Planning Director
Dave Hewitt	Budget Officer

**City of Carson**

Jim Dear	Mayor
Julie Ruiz-Raber	Mayor Pro Tempore
Linda Mann	Senior Analyst
Brian A. Raber	Constituent

**City of Long Beach**

Reginald Harrison	Deputy City Manager
Suzanne Frick	Director
Greg Carpenter	Planning Manager

The meeting was opened by Mr. Calemine who explained the it was the desire of LAFCO to see if the cities could provide their views of the SOI/MSR alternative recommendations made by LAFCO and the reasons that the cities took exception to those recommendations so that LAFCO could consider making changes if some type of consensus could reached by the cities and LAFCO staff.

Briefly stated, while the participants must truly be thanked and recognized for their open and frank discussion, there were no solutions that could be formulated which would bring even close consensus.

There being no consensus on changes to recommended SOI Updates for the Cities of Carson, Compton and Long Beach, the following is provided:

**SOI Update Recommendations for the LAFCO Hearing of February 22, 2006, (See Attached Map):**

In consideration of information gathered and evaluated during the MSR for the Gateway Region and after further detailed review and evaluation of those areas known commonly as the Gateway Areas #1, #2 and #3, the following recommendations are provided for consideration by the commission:

Area #1 Boundary – Redondo Beach Blvd (north), City of Compton (east), City of Carson (south) and City of Los Angeles (west)

Retain the joint SOI with the Cities of Compton and Los Angeles and add the City of Carson. This recommendation is based on the expressed desire of citizens living in this area who wished to be annexed by the City of Carson.

Area #2 Boundary – Bounded on the south and east of the City of Compton, north of the City of Carson and west of Alameda Street and the railroad tracks.

Create a joint SOI between the Cities of Compton and the City of Carson. This recommendation is also based on the expressed desire of citizens of Del Amo Mobile Home Park, who at the public hearing produced a petition with 616 signatures of those living in this area, who do not want to be annexed by the City of Compton and who could now have the opportunity to apply for annexation to the City of Carson.

Area #3 Boundary – Bounded on the south of the City of Compton, west of the City of Long Beach, north of the SOI of Carson and east of Alameda Street and the railroad tracks.

Create a joint SOI between the Cities of Compton and the City of Long Beach. A detail review of this area, from a geographical and accessibility stand point clearly shows that the City of Long Beach could best serve this area.

Adoption of the preceding alternative recommendations will provide an opportunity for the residents and property owners in these areas to decide in the future which municipality is best suited to serve their area.

- 1) Open the public hearing and receive testimony on the recommended SOI Updates for the Cities of Carson, Compton and Long Beach.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the attached resolutions Making Determinations and Approving Updates to the SOIs for the Cities of Compton, Carson and Long Beach.

**RESOLUTION NO.**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AND APPROVING AN UPDATE TO  
THE SPHERE OF INFLUENCE OF THE CITY OF COMPTON**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the "Commission"), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to determine and update, as necessary, the Sphere of Influence of each local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review for the Gateway region and Sphere of Influence Update for the City of Compton, and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review and Sphere of Influence Update report, including proposed determinations and recommendations; and

WHEREAS, said report recommends no change of the Sphere of Influence of the City of Compton; and

WHEREAS, a map of the updated Sphere of Influence of the City of Compton is set forth in Exhibit "A", attached hereto and incorporated by reference herein; and

WHEREAS, on February 22, 2006, after being duly and properly noticed, this matter 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 matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment.

2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the City of Compton:

a. Present and Planned Land Uses in the Area

The City of Compton is primarily a low-density residential community. 57 percent of parceled property is designated for residential use and 21 percent industrial use. The City is predominantly built out with few vacant parcels available for development. Planned land uses in the area include residential and commercial developments.

The southwestern portion of the joint SOI area is designated by the County for industrial and residential land use. The unincorporated island in the joint SOI area consists of medium-density residential land use.

Land use within unincorporated islands in East Compton is primarily low density residential, with some commercial land use designated along East Compton Avenue, South Atlantic Avenue and East Alondra Boulevard. Land use within the southeastern unincorporated area is low density residential use.

Unincorporated territory within the City's southern SOI area includes industrial, residential and institutional uses. Residential use includes a mobile home park community. The institutional use is the Dominguez Rancho Adobe Museum. The unincorporated area to the southeast of the City is designated for industrial land use.

b. Present and Probable Need for Public Facilities and Services in the Area

The City is an older, built out community and the City is experiencing little growth, as are the unincorporated areas in the vicinity of the City. However, the City reported that it anticipates growth from various pending development and redevelopment projects on previously underutilized commercial and industrial properties. Therefore, the need for police, fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to increase modestly in the future.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive community, public works and fire and emergency medical services directly from the City, while other services are provided by a variety of local agencies. The unincorporated territory within the City's SOI receives public works, police and fire and emergency medical services from the County.

With regard to public services provided to the City, the present capacity of public facilities is limited for fire services. Growth in some areas is constrained by the capacity of aging water mains and wastewater collection infrastructure.

Service adequacy challenges include fire and emergency medical, solid waste and stormwater services. The City has the largest number of fire and emergency medical incidents per capita in the MSR area, but maintains a lower than average staffing level. The City is under a compliance order by the California Integrated Waste Management Board to enhance recycling programs and increase solid waste diversion from landfills. The ability of the agency to provide adequate stormwater services is unknown because the agency did not report performance indicators in the most recent annual report by the RWQCB. Stormwater service challenges include a relatively large number of discharge permits, needed infrastructure and the 100-year flood plain that covers most of the City.

d. Existence of Any Social or Economic Communities of Interest

The City of Compton has a long and rich history, with a high degree of community identity.

Economic communities within the City include industrial areas along Alameda Street and Belle Vernon Acres along Alameda Street to the north, as well as the Crystal Park Casino Hotel along the Gardena Freeway just west of the Long Beach Freeway.

Communities of interest within the City's existing SOI include the East Rancho Dominguez, Rosewood and Willowbrook neighborhoods. The City reported that property owners in the East Rancho Dominguez and Rosewood areas opposed past annexation attempts. The Rosewood and Willowbrook neighborhoods lie within the recommended SOI reduction areas. The Del Amo Mobile Home Park forms a residential community of interest in East Rancho Dominguez.

PASSED AND ADOPTED this 22<sup>nd</sup> day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

---

LARRY J. CALEMINE, Executive Officer

**RESOLUTION NO.**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AND APPROVING AN UPDATE TO  
THE SPHERE OF INFLUENCE OF THE CITY OF CARSON**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the "Commission"), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to determine and update, as necessary, the Sphere of Influence of each local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review for the Gateway region and Sphere of Influence Update for the City of Carson, and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review and Sphere of Influence Update report, including proposed determinations and recommendations; and

WHEREAS, said report recommends expansion of the Sphere of Influence of the City of Carson; and

WHEREAS, a map of the updated Sphere of Influence of the City of Carson is set forth in Exhibit "A", attached hereto and incorporated by reference herein; and

WHEREAS, on February 22, 2006, after being duly and properly noticed, this matter 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 matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment.
2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the City of Carson:

**a. Present and Planned Land Uses in the Area**

The City of Carson contains a mixture of residential and industrial land use. Industrial lands make up 54 percent of areas with designated land use, while residential areas make up 28 percent. A large portion of land in the City (10 percent) is vacant. Planned land uses in the area include commercial, residential, industrial and mixed-use development projects.

The unincorporated portion of the existing SOI area consists primarily of industrial use, closely related to activities along the Alameda corridor. There is one mobile home park located in the City's existing SOI area.

The unincorporated territories north of the unincorporated City of Carson SOI area and within the City of Compton's existing SOI consist of industrial land use, single family homes, a mobile home park and the Dominguez Rancho Adobe Museum.

The remainder of the recommended SOI expansion area consists entirely of industrial land use.

**b. Present and Probable Need for Public Facilities and Services in the Area**

The City is growing at a moderate rate compared with other cities in the area. The City's development plans will further increase the demand for services in the area. Similarly, the need for police, fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow moderately in the future.

**c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide**

The properties within the City receive public works and community services from the City, while other services are provided by a variety of local agencies.

Unincorporated areas receive police, fire and emergency medical and public works services from the County.

With regard to public services provided to the City and existing sphere area, the present capacity of police and fire facilities is strained by lack of space. Due to new developments and future growth in the service area, the facilities will require expansion or replacement.

A large portion of unmet housing needs in the area may signify challenges to providing adequate housing services.

d. Existence of Any Social or Economic Communities of Interest

The City of Carson has a long and rich history, with a high degree of community identity. Communities of interest include the California State University of Dominguez Hills campus and the recent residential developments, such as Cambria Pines, Monterrey Pines and Dominguez Hills Village. Additional communities of interest include the mobile home park residents within the current SOI and residents of the Del Amo Mobile Home Park and Rosewood (west Compton) within the recommended SOI expansion area.

Economic communities include the Home Depot Sports Center, heavy industrial areas along the Alameda corridor, and regional commercial centers along the San Diego Freeway.

PASSED AND ADOPTED this 22nd day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

---

LARRY J. CALEMINE, Executive Officer

**RESOLUTION NO.**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AND APPROVING AN UPDATE TO  
THE SPHERE OF INFLUENCE OF THE CITY OF LONG BEACH**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the "Commission"), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to determine and update, as necessary, the Sphere of Influence of each local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review for the Gateway region and Sphere of Influence Update for the City of Long Beach, and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review and Sphere of Influence Update report, including proposed determinations and recommendations; and

WHEREAS, said report recommends expansion of the Sphere of Influence of the City of Long Beach; and

WHEREAS, a map of the updated Sphere of Influence of the City of Long Beach is set forth in Exhibit "A", attached hereto and incorporated by reference herein; and

WHEREAS, on February 22, 2006, after being duly and properly noticed, this matter 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 matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment.
2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the City of Long Beach:

- a. Present and Planned Land Uses in the Area

In the City of Long Beach boundaries, present land uses include 48 percent of land use for residential, 18 percent for transportation and utilities, and nine percent for commercial use. Industrial use occupies six percent of the City and public facilities and institutional use covers seven percent of land. Planned land uses in the area include residential, commercial and industrial developments.

The unincorporated territory within the City's SOI to the northwest is a developed industrial area; it is designated for industrial land use by the County, but is not yet included in the City's planning area. The unincorporated island to the northeast is entirely designated for and occupied by low-density residential land use, with the exception of the Woodruff Community Hospital. The island area is included in the City's planning area.

The recommended SOI expansion area is a developed industrial area that currently lies within the City of Compton's SOI.

- b. Present and Probable Need for Public Facilities and Services in the Area

The City's population is growing modestly, as is much of the Gateway area. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow slightly in the future.

The affected industrial area is developed. It already requires and receives municipal services.

- c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive most services directly from the City and rely on the County for flood control and wastewater services. Unincorporated areas within the City's SOI and recommended SOI expansion area are provided services by the County.

The City reported that it is prepared to provide all municipal services to its existing SOI area upon annexation, and already provides fire and paramedic services through mutual aid to the area.

The City anticipates that it can provide public safety services at or above existing service levels in the Rancho Dominguez SOI area.

For the most part, the municipal services provided in this area are adequate. The sewer collection system in the City's boundaries appears adequate, although it has a modest sewer overflow rate and scattered septic systems in some areas. The affected SOI area lies within the County Sanitation District serving Carson (CSD No. 8) rather than the District serving Long Beach (CSD No. 3). Also, the City's libraries maintain a low level of book volumes per capita compared with other jurisdictions. However, the City plans new libraries in North Long Beach which would serve the SOI expansion area, and the industrial area is not expected to have significant demand for municipal library services.

d. Existence of Any Social or Economic Communities of Interest

The City of Long Beach has a long and rich history, with a high degree of community identity. The City has a highly urban environment. Communities of interest include Downtown Long Beach and a variety of neighborhoods, including North Long Beach, Wrigley, Rose Park, Alamitos Beach and Alamitos Heights, Los Altos, Bixby Knolls, Belmont Shore and Belmont Heights, and Naples Island, each with their own unique traits.

The City also contains a number of economic communities, including the City's Downtown area and neighboring beachfront. The area provides a variety of entertainment and shopping opportunities for residents and tourists. The Port of Long Beach and the Long Beach Airport are important centers of international trade and commerce. The Memorial Medical Center and the Long Beach Freeway Business Park are additional major centers of business activity.

PASSED AND ADOPTED this 22<sup>nd</sup> day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

---

LARRY J. CALEMINE, Executive Officer

## **STAFF REPORT**

**February 22, 2006**

### **Municipal Service Review (MSR) and Sphere Of Influence (SOI) (Amended Report) Water Service Provider – Gateway Region**

#### **SATIVA LOS ANGELES COUNTY WATER DISTRICT**

#### **Agenda Item No. 3.b**

Agenda item No. 3.b is consideration and approval of the amended Municipal Service Review (MSR) for the Water Service Provider in the Gateway region and the corresponding sphere of influence (SOI) update for the Sativa Los Angeles County Water District.

#### **Background**

#### **Hearing actions of December 14, 2005**

At its hearing on December 14, 2006 the Commission approved the MSR reports and adopted the SOI boundaries for all water districts in the Gateway MSR Region with the exception of the Sativa Los Angeles County Water District. As reported in that Staff Report:

“In the case of the Sativa – Los Angeles County Water District, staff recommends that the Commission adopt a zero sphere of influence for the agency, as suggested in Dudek’s MSR report, with possible future dissolution of the agency. The District has been highly uncooperative in providing staff with any information and has refused to provide any financial accounting statements other than their budget for 2003-2004. Staff recommends a further study of the District’s financial and management practices, and whether the surrounding water agencies can provide service to the area should there be a recommendation to dissolve it.”

Testimony was given by the President of the Sativa Board, Mr. Johnny Johnson who requested time so that the District could provide updated material for LAFCO’s review. Based on his presentation the Commission moved to continue this item and allow the Water District the needed time to re-evaluate LAFCO’s various requests for information so that they could respond with the appropriate data. The matter was continued and date set for the LAFCO Commission hearing scheduled for February 22, 2006.

LAFCO received a data package from Sativa on January 20, 2006. The data was immediately forwarded to LAFCO’s consultant, Dudek, for evaluation. Dudek’s re-evaluation was received at LAFCO on February 7, 2006. A copy of the Dudek report entitled Addendum, Sativa Los Angeles County Water District, dated February, 2006, is attached.

**Recommendations :**

When considering the revised and/or new information concerning the MSR for Water Service provided by the Gateway Region, Sativa Los Angeles County Water District, Staff recommends the following:

1. Open the public hearing and receive testimony on the Municipal Service Review Addendum.
2. There being no further testimony, close the public hearing.
3. Adopt the Municipal Service Review report of water service for the Gateway region, Sativa Los Angeles County Water District, amended to include the requirement that the District's SOI remain unchanged and contiguous with its existing District boundary and adopt the determinations contained in the report, as required by Government Code Section 56430.
4. Adopt the attached Resolution Making Determinations and Approving Updates to the Sphere of Influence for the Sativa Los Angeles County Water District in the Gateway Region.

**RESOLUTION NO.**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AND APPROVING AN UPDATE TO  
THE SPHERE OF INFLUENCE OF THE SATIVA COUNTY WATER DISTRICT**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the "Commission"), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to determine and update, as necessary, the Sphere of Influence of each local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review for Water Service - Gateway Region and Sphere of Influence Update for the Sativa County Water District, and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review and Sphere of Influence Update report, including proposed determinations and recommendations; and

WHEREAS, said report recommends no changes to the Sphere of Influence for the Sativa County Water District; and

WHEREAS, a map of the updated Sphere of Influence of the Sativa County Water District is set forth in Exhibit "A", attached hereto and incorporated by reference herein; and

WHEREAS, on February 22, 2006, after being duly and properly noticed, this matter 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

matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment.

2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the Sativa County Water District:

A. Present and Planned Land Uses in the Area;

Land use is governed by the County of Los Angeles and the adjacent City of Compton.

Land use is primarily residential.

B. Present and Probable Need for Public Facilities and Services in the Area;

The District needs to locate water mains to streets and the front of properties to avoid structures being built over existing service lines.

C. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide;

The District's service boundary encompasses a half-square mile area of the community of Willowbrook, which is built out. No significant future growth is anticipated.

D. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide;

While the District meets minimum requirements, in that it is recognized that water mains need to be upgraded and relocated, water meters need to be installed, a re-evaluation of rate structure must be made and financial constraints could possibly impede needed infrastructure improvements, these concerns are also recognized by the District's Board and plans are in being made to meet both State and other requirements by specific implementation dates.

E. Existence of Any Social or Economic Communities of Interest

The unincorporated community of Willowbrook is the only area of social interest within the District's boundaries.

PASSED AND ADOPTED this 22<sup>th</sup> day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

---

LARRY J. CALEMINE, Executive Officer

**STAFF REPORT**

**February 22, 2006**

**CITY OF SANTA CLARITA ANNEXATION NO. 2002-08**  
(California Canyons)

**PROTEST HEARING**  
**AGENDA ITEM NO. 3a**

Agenda item No. 3a is a proposal requesting annexation of approximately 43.10 acres of inhabited county territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, the proposal having been initiated by City of Santa Clarita Resolution No. 02-88. The application was received on June 28, 2002.

**Related Jurisdictional Changes:** Annexation to the City of Santa Clarita and detachment from the Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1.

**Background:** The proposed annexation area consists of 68 single-family dwellings and a private park.

**Purpose of Request:** The annexation request was initiated by the City of Santa Clarita at the request of a majority of area residents and to promote sound planning and achieve orderly growth.

**Location:** The subject territory is generally located north and east of Abelia Road and the City of Santa Clarita limits.

**Sphere of Influence:** The subject territory is within the City of Santa Clarita Sphere of Influence.

**Population:** The estimated population of the annexation area is 210. As of December 21, 2005 the County Registrar-Recorder-County Clerk certified that there were 94 registered voters residing within the annexation area. The California Department of Finance population estimate for the City of Santa Clarita for 2005 is 167,954 residents. There are 69 owners of land within the affected area.

**Assessed Value:** The total assessed value of land is estimated to be \$17,185,497.

**Conclusion:**

There are a total of 94 registered voters within the affected territory.

Pursuant to Government Code Section 57075.5, Commission may: (a) terminate proceedings if written protests have been filed and not withdrawn by 50 percent or more of the registered voters within the affected territory; (b) order the territory annexed subject to confirmation by special election within the affected territory if written protests have been filed and not withdrawn by either 15 percent or more of the registered voters or 15 percent or more of the number of landowners owning not less than 15 percent of the total assessed value of land; or (c) order the territory annexed if written protests have been filed and not withdrawn by less than 15 percent of the registered voters or landowners who own less than 15 percent of the total assessed value of land.

No written protests have been received regarding this request.

**Recommendation:**

- 1) Open the public hearing and receive any testimony and/or written protests regarding City of Santa Clarita Annexation No. 2002-08.
- 2) There being no further testimony or written protests, close the public hearing.
- 3) Instruct the Executive Officer, pursuant to Government Code Section 57075.5, to determine the value of those protests filed and not withdrawn and report back to the Commission with the results.
- 4) Based upon the results of the protest hearing, adopt a resolution either terminating the annexation proceedings, ordering the annexation subject to special election or ordering the annexation without election pursuant to Government Code Section 57075.5, as described above.

**RESOLUTION NO.**

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

**CITY OF SANTA CLARITA ANNEXATION NO. 2002-08**

**(CALIFORNIA CANYONS)**

WHEREAS, the City of Santa Clarita adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the City of Santa Clarita and the detachment of the same said territory from Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1; and

WHEREAS, the principal reason for this annexation is for the territory to receive municipal services from the City at the request of a majority of area residents and to promote sound and orderly growth; 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 subject territory is inhabited and consists of approximately 43.10 acres; and

WHEREAS, the short-form designation given this proposal is "City of Santa Clarita Annexation No. 2002-08;" and

WHEREAS, on January 11, 2006, the Commission approved Annexation No. 2002-08; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set February 22, 2006 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters residing within the boundary of the territory is 94, and the number of landowners is 69.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2002-08 and not withdrawn is 0 registered voters and 0 landowners owning 0 assessed value of land which, even if valid, represents less than 15 percent of the registered voters in the affected territory and less than 15 percent of the number of landowners owning less than 15 percent of the total assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of that the territory described in Exhibit "A" hereto, which description is incorporated herein by reference, as follows:
  - a. Annexation of the subject territory to the City of Santa Clarita.
  - b. Detachment of the subject territory from Los Angeles County Road District No. 5
  - c. Detachment of the subject territory from County Lighting District 1687.
  - d. Detachment of the subject territory from County Lighting District LLA-1.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges,  
assessments or taxes as the City of Santa Clarita may legally impose.
  - b. The regular County assessment roll shall be utilized by the City of Santa Clarita.
  - c. The subject territory will not be taxed for existing bonded indebtedness of the City of Santa Clarita.
  
5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Santa Clarita, 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 57000, *et seq.*

PASSED AND ADOPTED this 22<sup>rd</sup> day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

---

LARRY J. CALEMINE, Executive Officer

## **STAFF REPORT**

**February 22, 2006**

### **CITY OF SANTA CLARITA ANNEXATION NO. 2002-09A (Stonecrest)**

#### **PROTEST HEARING AGENDA ITEM NO. 3b**

Agenda item No.3b is a proposal requesting annexation of approximately 409.4 acres of inhabited county territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, the proposal having been initiated by City of Santa Clarita Resolution No. 02-115. The application was received on July 26, 2002.

**Related Jurisdictional Changes:** Annexation to the City of Santa Clarita and detachment from the Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1.

**Background:** Annexation No. 2002-09 was initially filed with LAFCO in 2002. The original request was for annexation of 215 acres; know as “Lower Stonecrest”. The County of Los Angeles requested that additional territory be included in the annexation request. At that time the City of Santa Clarita proposed annexation of the developed portions of Tract 36943, the remaining units of the tract had been recorded and the lots were graded. In a letter dated January 30, 2003, the County Administrative Office requested that the remaining units of the tract be incorporated, along with 15 additional acres on the east side of Shadow Pines Boulevard.

A revised application was submitted on April 4, 2005, and includes the “Lower Stonecrest” area and “Upper Stonecrest” area, consisting of an additional 193.5 acres. The total proposed annexation area consists of 631 single-family dwellings and a private park.

**Purpose of Request:** The annexation request was initiated by the City of Santa Clarita at the request of a majority of area residents and to promote sound planning and achieve orderly growth.

**Location:** The subject territory is generally located north of Soledad Canyon Road and the Antelope Valley Freeway along the easterly boundary of the City of Santa Clarita, in the unincorporated community known as Canyon Country.

**Sphere of Influence:** The subject territory is within the City of Santa Clarita Sphere of Influence.

**Population:** The estimated population of the annexation area is 1,769. As of December 28, 2005 the County Registrar-Recorder-County Clerk certified that there were 1,127 registered voters residing within the annexation area. The California Department of Finance population

estimate for the City of Santa Clarita for 2005 is 167,954 residents. There are 663 owners of land within the affected territory.

**Assessed Valuation:** The total assessed value of land is estimated to be \$212,790,213.

**Correspondence:** Staff received 12 letters of opposition to the annexation request; however, we did not receive any formal written protests.

**Conclusion:**

There are a total of 1,127 registered voters within the affected territory. Staff has received \_\_\_ written protests to date, which constitutes approximately \_\_\_ percent of the total registered voters and landowners.

Pursuant to Government Code Section 57075.5, the Commission may: (a) terminate proceedings if written protests have been filed and not withdrawn by 50 percent or more of the registered voters within the affected territory; (b) order the territory annexed subject to confirmation by special election within the affected territory if written protests have been filed and not withdrawn by either 15 percent or more of the registered voters or 15 percent or more of the number of landowners owning not less than 15 percent of the total assessed value of land; or (c) order the territory annexed if written protests have been filed and not withdrawn by less than 15 percent of the registered voters or landowners who own less than 15 percent of the total assessed value of land.

**Recommendation:**

- 1) Open the public hearing and receive any testimony and/or written protests regarding City of Santa Clarita Annexation No. 2002-09A.
- 2) There being no further testimony or written protests, close the public hearing.
- 3) Instruct the Executive Officer, pursuant to Government Code Section 57075.5, to determine the value of those protests filed and not withdrawn and report back to the Commission with the results.
- 4) Based upon the results of the protest hearing, adopt a resolution either terminating the annexation proceedings, ordering the annexation subject to special election or ordering the annexation without election pursuant to Government Code Section 57075.5, as described above.

**RESOLUTION NO.**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY ORDERING**  
**CITY OF SANTA CLARITA ANNEXATION NO. 2002-09A**  
**(STONECREST)**

WHEREAS, the City of Santa Clarita adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the City of Santa Clarita and the detachment of the same said territory from Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1; and

WHEREAS, the principal reason for this annexation is for the territory to receive municipal services from the City at the request of a majority of area residents and to promote sound and orderly growth; 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 subject territory is inhabited and consists of approximately 409.4 acres; and

WHEREAS, the short-form designation given this proposal is "City of Santa Clarita Annexation No. 2002-09A;" and

WHEREAS, on January 11, 2006, the Commission approved Annexation No. 2002-09A; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set February 22, 2006 as the date for the protest hearing and has given notice

thereof; and

WHEREAS, at the time and place fixed in 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters residing within the boundary of the territory is 1,769, and the number of landowners is 663.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2002-09A and not withdrawn is 0 registered voters and 0 landowners owning 0 assessed value of land which, even if valid, represents less than 15 percent of the registered voters in the affected territory and less than 15 percent of the number of landowners owning less than 15 percent of the total assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of that the territory described in Exhibit "A" hereto, which description is incorporated herein by reference, as follows:
  - a. Annexation of the subject territory to the City of Santa Clarita.
  - b. Detachment of the subject territory from Los Angeles County Road District No.5.

- c. Detachment of the subject territory from County Lighting District 1687.
  - d. Detachment of the subject territory from County Lighting District LLA-1.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
- a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the City of Santa Clarita may legally impose.
  - b. The regular County assessment roll shall be utilized by the City of Santa Clarita.
  - c. The subject territory will not be taxed for existing bonded indebtedness of the City of Santa Clarita.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Santa Clarita, 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 57000, *et seq.*

PASSED AND ADOPTED this 22<sup>rd</sup> day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

---

LARRY J. CALEMINE, Executive Officer

## **STAFF REPORT**

**February 22, 2006**

### **CITY OF SANTA CLARITA ANNEXATION NO. 2005-07 (Northpark)**

#### **PROTEST HEARING AGENDA ITEM NO. 3c**

Agenda item No.3c is a proposal requesting annexation of approximately 501 acres of inhabited county territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, the proposal having been initiated by City of Santa Clarita Resolution No. 04-34. The application was received on February 9, 2005.

**Related Jurisdictional Changes:** Annexation to the City of Santa Clarita and detachment from the Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1.

**Background:** The proposed annexation area contains 1,624 parcels of land with approximately 2,113 dwelling units, consisting of single-family and multiple-family dwellings. A public school, one public park and an undeveloped County park site, commercial center, and two churches are also within in the annexation area. Northpark Village Square consists of a 90,000-square foot commercial center with retail and restaurant uses that includes a McDonalds and a 2,000-square foot gas station.

The only proposed future development is on a 33-acre parcel of undeveloped land abutting the Grace Baptist Church located on Copperhill. The church owns the property and intends to expand their facilities for increased parking and playfields.

**Purpose of Request:** The annexation request was initiated by the City of Santa Clarita at the request of a majority of area residents and to promote sound planning and achieve orderly growth.

**Location:** The subject territory is generally located in the unincorporated community of Valencia, north, east, and west of the City of Santa Clarita limits. Major streets and highways located within the proposal area are McBean Highway, Copperhill Drive, and San Francisquito Road.

**Sphere of Influence:** The subject territory is within the City of Santa Clarita Sphere of Influence.

**Population:** The estimated population of the annexation area is 5,916. As of December 27, 2005, the County Registrar-Recorder-County Clerk certified that there were 2,801 registered voters residing within the annexation area. The California Department of Finance population estimate for the City of Santa Clarita for 2005 is 167,954 residents. There are 1,624 landowners within the affected area.

**Assessed Value:** The total assessed value of land is estimated to be \$919,890,672.

### **Conclusion**

There are a total of 2,801 registered voters within the affected territory. Pursuant to Government Code Section 57075.5, the Commission may: (a) terminate proceedings if written protests have been filed and not withdrawn by 50 percent or more of the registered voters within the affected territory; (b) order the territory annexed subject to confirmation by special election within the affected territory if written protests have been filed and not withdrawn by either 15 percent or more of the registered voters or 15 percent or more of the number of landowners owning not less than 15 percent of the total assessed value of land; or (c) order the territory annexed if written protests have been filed and not withdrawn by less than 15 percent of the registered voters or landowners who own less than 15 percent of the total assessed value of land.

No written protests have been received regarding this request.

### **Recommendation:**

1. Open the public hearing and receive any testimony and/or written protests regarding City of Santa Clarita Annexation No. 2005-07.
2. There being no further testimony or written protests, close the public hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075.5, to determine the value of those protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing, adopt a resolution either terminating the annexation proceedings, ordering the annexation subject to special election or ordering the annexation without election pursuant to Government Code Section 57075.5, as described above.

**RESOLUTION NO.**

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

**CITY OF SANTA CLARITA ANNEXATION NO. 2005-07**

**(NORTHPARK)**

WHEREAS, the City of Santa Clarita adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the City of Santa Clarita and the detachment of the same said territory from Los Angeles County Road District No. 5, County Lighting District 1687, and County Lighting District LLA-1; and

WHEREAS, the principal reason for this annexation is for the territory to receive municipal services from the City at the request of a majority of area residents and to promote sound and orderly growth; 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 subject territory is inhabited and consists of approximately 501 acres; and

WHEREAS, the short-form designation given this proposal is "City of Santa Clarita Annexation No. 2005-07;" and

WHEREAS, on January 11, 2006, the Commission approved Annexation No. 2005-07; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set February 22, 2006 as the date for the protest hearing and has given notice thereof; and

City of Santa Clarita Annexation No. 2005-07

Protest Resolution page 2

February 22, 2006

WHEREAS, at the time and place fixed in 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters residing within the boundary of the territory is 2,801, and the number of landowners is 1,624.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2005-07 and not withdrawn is \_\_\_ registered voters and \_\_\_ landowners owning \_\_\_ assessed value of land which, even if valid, represents less than 15 percent of the registered voters in the affected territory and less than 15 percent of the number of landowners owning less than 15 percent of the total assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of that the territory described in Exhibit "A" hereto, which description is incorporated herein by reference, as follows:
  - a. Annexation of the subject territory to the City of Santa Clarita.
  - b. Detachment of the subject territory from Los Angeles County Road District No. 5
  - c. Detachment of the subject territory from County Lighting District 1687.
  - d. Detachment of the subject territory from County Lighting District LLA-1.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - d. The territory so annexed shall be subject to the payment of such service charges,  
  
assessments or taxes as the City of Santa Clarita may legally impose.
  - e. The regular County assessment roll shall be utilized by the City of Santa Clarita.
  - f. The subject territory will not be taxed for existing bonded indebtedness of the City of Santa Clarita.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Santa Clarita, 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 57000, *et seq.*

PASSED AND ADOPTED this 22<sup>rd</sup> day of February 2006.

Ayes:

Noes:

Absent:

Abstain:

---

LARRY J. CALEMINE, Executive Officer