

REVISED

LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, February 27, 2008
9:00 a.m.

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 GLADBACH.**
3. **PUBLIC HEARINGS**
 - a. Crescenta Valley Water District Feasibility Study and SOI Update.
4. **CONSENT ITEMS**

All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.

- a. Approve Minutes of February 13, 2008.
- b. Withdrawal of Application for City of Carson Annexation No. 2007-07 (Rancho Dominquez).
- c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1001.
- d. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1002.

- e. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1003.
- f. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1004.
- g. Receive and file Municipal Service Review and Sphere of Influence Update.
- h. Receive and file update on pending applications

4. **OTHER**

- a. Conference Report
- b. Report on East Los Angeles, Rowland Heights and West Ranch Proposed Incorporations.

5. **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.

6. **FUTURE MEETINGS**

March 12, 2008
March 26, 2008
April 9, 2008
April 23, 2008

7. **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.

8. **ADJOURNMENT MOTION**

STAFF REPORT

FEBRUARY 27, 2007

**CITY OF CARSON ANNEXATION NO. 2007-07
(RANCHO DOMINGUEZ)**

AGENDA ITEM NO. 4b

Agenda item 3b is a request by the City of Carson to withdraw its application for City of Carson Annexation No. 2007-07.

Background

The City submitted its application for annexation of the unincorporated Rancho Dominguez area on January 19, 2007.

On February 13, 2008, LAFCO received a letter of request from Mr. Jerry Groomes, Carson City Manager, to withdraw its application. The letter states that on February 7, 2008, Carson City Council, by a four to one vote, decided not to go forward with the annexation and to request a withdrawal of the application from LAFCO. Attached is a copy of the City's correspondence.

A tax transfer resolution has been not been approved by the City, County and other affected agencies, and therefore, no proceedings have been initiated for this proposal.

Recommendation

As proceedings on this application have not yet been initiated before the Commission, staff recommends that the Commission accept the City's withdrawal of its application for City of Carson Annexation No. 2007-07.

STAFF REPORT

FEBRUARY 27, 2007

CRESCENTA VALLEY WATER DISTRICT COMPREHENSIVE FEASIBILITY STUDY FOR WATER AND WASTEWATER SERVICE

AND SPHERE OF INFLUENCE (SOI) UPDATE FOR THE CRESCENTA VALLEY WATER DISTRICT

AGENDA ITEM NO. 3a

Agenda item 3c is consideration and approval of the Crescenta Valley Water District (CVWD) Comprehensive Feasibility Study for Water and Wastewater Service and the corresponding Sphere of Influence (SOI) update for CVWD as recommended. Agenda item 3c is a continuation of the Municipal Service Review (MSR) of Water Service Providers within the Los Angeles Basin Region and Sphere of Influence Update of the affected agencies.

MSR Water Service Providers- Los Angeles Region and SOI Update

To assist in undertaking a service review of water providers in the Los Angeles region, Dudek and Associates conducted research and analysis and prepared the MSR report for the region.

The MSR report indicated that the CVWD was providing service outside the agency's boundaries, within the City of Glendale, in which case there was also overlapping infrastructure. And, it was determined that there were overlapping service areas between CVWD's and the La Canada Irrigation District's (LCID) boundaries.

During finalization of the MSR, staff met with representatives of the City and Glendale Water and Power (GWP) regarding their concerns about CVWD providing service within the City's boundaries. The City received complaints from constituents, being serviced by CVWD, that they were experiencing limited water availability (rationing) while neighboring GWP recipients were not.

History

On December 13, 2006, the Commission approved Dudek and Associates' MSR report - *Municipal Service Review (MSR) of Water Providers in Los Angeles Region*, along with its recommendation that further study of the CVWD service area be conducted before the sphere of influence for the CVWD could be updated.

The Commission approved a contract award on July 25, 2007, to GEI Consultants, Inc. to perform a comprehensive feasibility study principally on CVWD regarding those issues raised in the MSR report. The affected agencies included--the City of Glendale, the LCID, and the Foothill Municipal Water District (FMWD)--helped sponsor the cost of the feasibility

study. FMWD was included in the study because it is the wholesale water provider to both CVWD and LCID. GEI issued its report, the *Crescenta Valley Water District Comprehensive Feasibility Study for Water and Wastewater* on February 12, 2008.

Current Spheres of Influence

CVWD's sphere of influence is coterminous to its district boundaries. CVWD is presently providing service outside of its boundaries. LCID's sphere of influence is also coterminous to its district boundaries. FMWD's boundaries encompass CVWD and LCID.

Summary Study Findings

Water Service – Out-of-Agency Service Areas

CVWD and the City of Glendale

There is an extensive area of overlapping service to the west and south of CVWD's district boundaries that falls within the City of Glendale. This area is being served by CVWD outside of its boundaries. Glendale has stated that it would like to take over service for the area because of constituent complaints of service inconsistencies.

Historically there is good possibility that CVWD has provided service in this area for decades due to the fact that 4-inch water mains exist in the area, according to GEI. CVWD has not been able to confirm when it began servicing the area. As this area was formerly an unincorporated area annexed to the City of Glendale, we assume that CVWD's service of this area pre-dated the City of Glendale's annexation of this area.

GEI's *Crescenta Valley Water District Comprehensive Feasibility Study for Water and Wastewater* determined that it is feasible for Glendale to provide service within its boundaries, in the overlapping area that CVWD currently serves out-of-agency. Service and quality would be at the same level that the District provides. However, the City would have to acquire CVWD's existing facilities and install some new facilities to be able to provide service within this area. This would require negotiations on the part of the two agencies if they agreed to switch service.

CVWD and LCID

The GEI report states that there are also six areas of concern between CVWD and LCID district boundaries. Two of the areas (Area 1 and Area 4) fall outside of both CVWD and LCID district boundaries and SOIs but are being served by CVWD. They are not overlapping service areas. GEI verified that LCID has no interest in serving these areas.

Area 1 - the study found that a new home was constructed at 2201 Canalda Drive, within the past two years, which is being served by CVWD outside of its district boundary and current

SOI. CVWD should have applied to LAFCO pursuant to Government Code Section 56133 for approval of an out-of agency agreement to serve this parcel, since it was serviced after 2001. Government Code section 56133 does not apply to an extended service that a city or district was providing on or before January 1, 2001. Geographic constraints also dictate that CVWD service the parcel.

Area 4 – is also a small area that is being served by CVWD that is outside its district boundary and SOI. No information was provided on when the District began servicing this area.

Water Service – Overlapping Service Areas within CVWD and LCID Boundaries

Of the six areas of concern, GEI determined that there were four overlapping service areas found along the district boundary lines between CVWD and LCID. These are basically small parcel areas that still need determination as to which district is actually servicing them in order to clean-up indiscriminate boundary lines.

The locations of the remaining four areas are as follows:

Area 2 – is located along Pickens Canyon. The report recommends that LCID service this area should there be further development.

Area 3 – is located south of Foothill Boulevard and west of Briggs Avenue. LCID serves three parcels and CVWD serves the remaining three.

Area 5 – contains one parcel located on the southeast corner of Foothill Boulevard and Rockland Place.

Area 6 – is located near the intersection of Foothill Boulevard and Rosebank Drive.

Although GEI's study accurately points to the overlapping service areas and maps out which parcels are actually being served by the Districts, LAFCO staff has determined there are some minor parcel discrepancies in these four areas. Further research and investigation is needed to establish exactly which parcels are to be placed within CVWD's and LCID's SOI to clean up boundary lines between both districts. It is recommended that the issue be taken into consideration with the next round of SOI updates or in the event that CVWD or LCID were to apply for annexation

Wasterwater Service – Overlapping Service Area

CVWD and the City of Glendale

Glendale currently provides wastewater service in the overlapping area with CVWD.

CVWD, LCID, and the City of La Cañada-Flintridge

GEI's study determined that CVWD also provides wastewater service in an area within LCID's district boundaries and in the City of La Cañada-Flintridge. The City has been installing a wastewater collection system to replace septic tanks.

There are no concerns with regards to wastewater service based on GEI's report due to the fact that CVWD does not provide the service in the overlapping areas within Glendale, LCID does not provide wastewater service, and it is not practical to switch service to La Canada-Flintridge.

Potential Commission Action

Pursuant to Government Code section 56425(h), the Commission may recommend governmental reorganizations to particular agencies in the county, using the spheres of influence as the basis for those recommendations. While the Commission has the authority, pursuant to Government Code section 56375(a), to initiate consolidation, dissolution or merger of districts, the establishment of subsidiary districts or the formation of a new district or districts, or reorganizations including any of these changes of organization, it does not have the authority to initiate annexations to or detachments from districts. Such changes of organization or reorganization must be initiated by petition of registered voters or landowners or by resolution of an affected agency.

SOI Update

Based on GEI's study, CVWD has been providing service outside of its district boundaries. Glendale and CVWD are equally capable of providing service to the area within Glendale currently being serviced by CVWD. There were no red flags in the report that indicted otherwise. LCID does not appear interested in serving the areas in its boundaries currently being served by CVWD. The areas that are neither in CVWD's or LCID's boundaries require further investigation.

There are two options available to remedy the issue of CVWD's service within LCID's and Glendale's boundaries. The first option is to expand CVWD's SOI to include those areas within Glendale being serviced by CVWD. This would give the District the option of applying to LAFCO for approval of its out of agency service agreements to which Government Code section 56133 is applicable, and potentially annexing those areas currently being serviced outside the CVWD district boundary. However, annexation is ultimately based upon approval of the Commission and non-objection or consent of the landowners and/or registered voters within the subject area. In conjunction with expansion of the CVWD's SOI, the Commission could recommend that CVWD and Glendale enter into discussions to resolve the service issues between them.

The second option is to retain CVWD's current SOI, which would restrict the agency from providing any further service outside of its boundaries.

Based on the preceding, staff recommends that the SOI for CVWD be updated and expanded at this time to include their existing service areas within the City of Glendale and Areas 1 and 4.

Compliance with CEQA

Approval of the recommended SOI Update is not subject to CEQA because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the SOI Update will have a significant effect on the environment because the SOI expansion will only include areas already being served by CVWD.

Recommendations:

In consideration of information gathered and evaluated during the MSR of Water Service for the Los Angeles Region and the *Crescenta Valley Water District Comprehensive Feasibility Study for Water and Wastewater*, the following recommendations are provided for consideration by the Commission:

1. Open the public hearing and receive testimony
2. There being no further testimony, close the public hearing.
3. Adopt the attached Resolution Making Determinations and Approving Update to the Sphere of Influence for the Crescenta Valley Water District.
4. Direct that the Executive Officer inform the affected agencies in writing of the Commission's decision, that CVWD needs to apply to the Commission for approval of any out of agency service agreements subject to Government Code section 56133, and that it is the recommendation of the Commission that the City of Glendale and the Crescenta Valley Water District enter into discussions to resolve their overlapping service areas.

AGENDA ITEM 3a

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 CRESCENTA VALLEY 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 the Los Angeles region and Sphere of Influence Update for the Crescenta Valley Water District, and

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

WHEREAS, said report recommends expansion to the current Sphere of Influence of the Crescenta Valley Water District; and

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

WHEREAS, on February 27, 2008, 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 Crescenta Valley Water District as set forth in Exhibit "A":

a. Present and Planned Land Uses in the Area

Land use is primarily low-density residential, with some commercial and high-density residential areas centered along Foothill Blvd.

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

Crescenta Valley Water District serves an estimated population of 38,500 in a 4.2 square mile service area. Based on SCAG 2004 growth projections, population is expected to grow 0.21% annually. The estimated population in year 2010 is expected to be 38,900.

According to Dudek's report, Water Service-Los Angeles Region, growth will be an issue unless a reliable water supply is obtained. However, future growth is expected to be limited due to building constraints in the canyon.

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

The present capacity of public facilities and services within area the Crescenta Valley Water District serves is adequate. The District appears capable of providing additional services to meet demand needs as projected.

d. Existence of Any Social or Economic Communities of Interest

The District serves the unincorporated community of La Crescenta-Montrose and a portion of the City of Glendale to the northeast.

PASSED AND ADOPTED this 27th day of February 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

February 27, 2008

Agenda Item No. 4c

Annexation No. 1001 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 4.108 acres of uninhabited territory to Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of one existing single-family home, located within residential and vacant areas.

Location: The subject territory is located on Cross Street approximately ¼ mile south from its intersection with Maple Street, all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 2.
2. ***Landowner:*** Robert W. Magid.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is slightly sloping.
4. ***Zoning, Present and Future Land Use:*** The current zoning is RVL (Residential Very Low) and RL (Residential Low). The present land use is residential and vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$352,524.00.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: This annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, Class 19, because it consists of an annexation to a district of areas containing existing public or private structures developed to the density allowed and individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 1001 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 1001 ANNEXED TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)

WHEREAS, the SCVSD 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 located in the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing single-family home; 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 territory consists of 4.108 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 1001 to SCVSD”; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on February 27, 2008 at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319.
3. Annexation No. 1001 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;

- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

- 5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
- 6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District'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 27th day of February 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

February 27, 2008

Agenda Item No. 4d

Annexation No. 1002 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 2.421 acres of uninhabited territory to Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of two parcels. Parcel 1 includes a proposed day care center, located within a commercial area. Parcel 2 consists of one existing single-family home, located within a residential community.

Location: The subject territory, Parcel 1 is located approximately 2,500 feet northwesterly from the intersection of Soledad Canyon Road and Sierra Highway. Parcel 2 is located on Sierra Highway approximately 3,300 feet northeasterly from its intersection with Soledad Canyon Road. Both parcels are within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. **Population:** The current population is 5.
2. **Landowner:** Marjaniteh Atneyel.
3. **Topography, Natural Boundaries and Drainage Basins:** The topography is flat for Parcel 1. The topography is hilly for Parcel 2.
4. **Zoning, Present and Future Land Use:** The current zoning is RM (Residential Moderate) and CC (Community Commercial). The present and proposed land use is residential and commercial.
5. **Surrounding Land Use:** The surrounding land use is residential and commercial.
6. **Assessed Value:** The total assessed value is \$678,424.00.
7. **Governmental Services and Control, Availability and Adequacy:** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. The District will

have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The proposed day care center is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation that contains an existing structure developed to the density allowed by current zoning. The one existing single-family home is also exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 1002 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 1002 ANNEXED TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)

WHEREAS, the SCVSD 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 located in the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed day care center and one existing single-family home; 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 territory consists of 2.421 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 1002 to SCVSD”; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on February 27, 2008 at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:

- a. All owners of land within the affected territory have given their written consent to the change of organization; and
- b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).

3. Annexation No. 1002 to the SCVSD is hereby approved subject to the following terms and conditions:

- a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
- b. The regular County assessment roll is utilized by the District.
- c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their written

consent to the change of organization; and

- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District'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 27th day of February 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

February 27, 2008

Agenda Item No. 4e

Annexation No. 1003 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 359.156 acres of uninhabited territory to Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of vacant land, located within vacant industrial and commercial areas. The territory will be developed to include a proposed industrial park.

Location: The subject territory is located on Sierra Highway approximately 2,400 feet south of its intersection with San Fernando Road, all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowners:*** Louise & Henry Arklin; Gate King Properties, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is generally hilly.
4. ***Zoning, Present and Future Land Use:*** The current zoning is IC (Industrial Commercial) and OS (Open Space). The present land use is vacant industrial and commercial. The proposed land use is industrial commercial and open space.
5. ***Surrounding Land Use:*** The surrounding land use consists of a cemetery to the north and vacant areas to the south, east, and west.
6. ***Assessed Value:*** The total assessed value is \$3,846,349.00.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** A portion of the open space territory consists of landscaped slopes, trails, and City-dedicated open space lots.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The City of Santa Clarita, as the lead agency, certified the Gate King Environmental Impact Report and approved the project in 2003. SCOPE and the California Oak Foundation filed a petition for writ of mandate in the trial court challenging the adequacy of the EIR. In November, 2005 the Court of Appeal issued its decision finding that the EIR's discussion of water availability was inadequate; all other portions of the EIR were considered adequate. The trial court was directed to retain jurisdiction until the City certified an EIR complying with the Court of Appeal's decision.

The City prepared, circulated and ultimately approved in July, 2006, a Final Additional Analysis to the Environmental Impact Report for the Gate King Project. The Project opponents challenged in the trial court the adequacy of the Final Additional Analysis. On August 15, 2007, the trial court determined the Final Additional Analysis was adequate. An appeal of that decision is pending. As provided for in the California Environmental Quality Act (CEQA) Guidelines, a final EIR prepared by a lead agency is conclusively presumed to comply with CEQA for purposes of use by responsible agencies unless and until the EIR is finally adjudged in a legal proceeding not to comply. As such, the certified Environmental Impact Report and the Final Additional Analysis to the Environmental Impact Report for the Gate King Project is adequate for consideration of this proposal.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: It has been determined that the proposal will not have a significant effect on the environment. Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 1003 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

**RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 1003 ANNEXED TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)**

WHEREAS, the SCVSD 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 located in the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed industrial park; 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 territory consists of 359.156 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 1003 to SCVSD”; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on February 27, 2008 at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No.1003, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the environmental impact report and the final additional analysis certified by the City of Santa Clarita and has determined that these documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 1003 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.

- b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
- a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District'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 27th day of February 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

February 27, 2008

Agenda Item No. 4f

Annexation No. 1004 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 3.120 acres of uninhabited territory to Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of an existing shopping center, located within a commercial area. The territory is currently being developed to include a supermarket.

Location: The subject territory is located on San Fernando Road approximately 3,800 feet northwesterly from its intersection with Sierra Highway, all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowners:*** John & Chanida Walsh; RCB Properties, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is generally sloping to the southwest with an average cross fall of approximately 3 feet.
4. ***Zoning, Present and Future Land Use:*** The current zoning is CC (Community Commercial). The present land use is vacant and commercial. The proposed land use is commercial.
5. ***Surrounding Land Use:*** The surrounding land use is commercial.
6. ***Assessed Value:*** The total assessed value is \$9,695,077.00.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The mitigated negative declaration adopted by the City of Santa Clarita is adequate for consideration of this proposal.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: It has been determined that the proposal will not have a significant effect on the environment. Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 1004 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 1004 ANNEXED TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)

WHEREAS, the SCVSD 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 located in the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing shopping center and a proposed supermarket; 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 territory consists of 3.120 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 1004 to SCVSD”; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on February 27, 2008 at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No.1004, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the mitigated negative declaration adopted by the City of Santa Clarita and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 1004 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded

indebtedness, if any, of the District.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District'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.

Resolution No. 2008-00RMD
Page 4

PASSED AND ADOPTED this 27th day of February 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

February 27, 2008
Agenda Item No. 4g

MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

<u>Regional Area</u> Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<u>Los Angeles Area</u> Cities (8) Water Districts (2)	Complete	Complete	Complete	December 13, 2006	Approved 8 cities and 1 district on 12/13/06 – Crescenta Valley open

<u>Catalina</u> Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
<u>Misc. Gov't Services</u> Total Districts (29)	Complete	Complete	Complete	Jun. 23, 2004	
<u>Las Virgenes</u> Cities (5) Water Districts (2)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	July 13, 2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Complete Complete	Sept. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Complete Complete	Complete Complete	Complete Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006

Crescenta Valley Water District is still open

179 Total SOI's / MSR's completed to date -

88 Cities 29 Misc. Districts 36 Water Districts 25 San Districts