

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, February 23, 2005
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. **PROTEST HEARING**
 - a. City of Santa Clarita Annexation No. 2003-03 (Whitney Canyon)
4. **GOVERNMENT CODE § 56857 NOTICES**
(For Informational Purposes Only, No Action Required By Commission)

Upon receipt of any proposed change of (re)organization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation is proposed, Government Code Section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only.

 - a. Los Angeles County Waterworks District No. 40 – Annexation Nos. 2005-03, 2005-09, 2005-10, 2005-11 and 2005-13.
5. **OTHER ITEMS**
 - a. Municipal Service Reviews and Spheres of Influence Update.
 - b. Approve minutes of the meeting held January 12, 2005.
 - c. Approval of January 2005 Operating Account Check Register.
 - d. Update on pending applications.

6. **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.

7. **FUTURE MEETINGS**

March 9, 2005

(Note: A group picture will be taken of the Commission at 9:15 a.m.)

March 23, 2005

8. **MISCELLANEOUS**

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.

9. **ADJOURNMENT MOTION**

Staff Report

February 23, 2005

City Of Santa Clarita Annexation No. 2003-03

(Whitney Canyon)

Protest Hearing Agenda Item No. 3a

Agenda item No. 3a is a protest hearing concerning City of Santa Clarita Annexation No. 2003-03, a proposal requesting annexation of approximately 521.22 acres of uninhabited 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. 03-30. The application was received on April 22, 2003.

Related Jurisdictional Changes: Annexation to the City of Santa Clarita and detachment from the Los Angeles County Road District No. 5. The proposal also includes amendment to the City of Santa Clarita sphere of influence.

Background: On January 12, 2005, the Commission made a determination to approve City of Santa Clarita Annexation No. 2003-03.

Purpose of Request: To allow the City of Santa Clarita municipal jurisdiction and governmental control of the subject territory.

Location: The subject territory is generally located east of State Route 14, east of the terminus of San Fernando Road, and adjacent to the existing City of Santa Clarita limits.

Conclusion:

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. 2003-03.
- 2) Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of those protests filed and not withdrawn and report back to the Commission with the results.
- 3) There being no further testimony or written protests, close the public hearing.
- 4) Based upon the results of the protest hearing, either terminate the annexation proceedings, pursuant to Government Code Section 57078, if a majority protest exists or

adopt a resolution ordering the annexation of the subject territory to the City of Santa Clarita and detachment of the same said territory from the Los Angeles County Road District No. 5.

RESOLUTION NO. 2005-

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY ORDERING
CITY OF SANTA CLARITA ANNEXATION NO. 2003-03
(WHITNEY CANYON)**

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.; and

WHEREAS, the principal reason for this annexation is to allow the City of Santa Clarita to provide increased open-space and attain municipal jurisdiction and governmental control over the proposed territory ; 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 uninhabited and consists of approximately 521.22 acres; and

WHEREAS, the short-form designation given this proposal is "City of Santa Clarita Annexation No. 2003-03;" and

WHEREAS, on January 12, 2005, the Commission approved Annexation No. 2003-03 ; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set February 23, 2005 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 0, and the number of landowners is **[YOU SHOULD HAVE THIS NUMBER, IS IT 1 OR MORE?]**
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2003-03 and not withdrawn is **[YOU SHOULD NOT PUT A ZERO HERE, AS IT APPEARS TO PREDETERMINE THE OUTCOME]**, which, even if valid, represents less than 50 percent of the number of landowners owning at least 50 percent of the total assessed value of land within the affected territory.
3. The Commission hereby orders the reorganization 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
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 23rd day of February 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

Staff Report

Agenda Item No. 4a

GOVERNMENT CODE § 56857 NOTICES (For Informational Purposes Only, No Action Required By Commission)

February 23, 2005

Los Angeles County Waterworks District No. 40 – Annexation Nos. 2005-03, 2005-09, 2005-10, 2005-11 and 2005-13

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purpose only. Within 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that the annexing district "present written findings supported by substantial evidence in the record that the termination request is justified by a financial or service related concern." Prior to the commission's determination of termination of proceedings the resolution is subject to judicial review.

Waiver of 60-Day Termination Period

Under Section 56857, LAFCO may not hear and consider the proposed annexation until the 60-day termination period has expired. The code provides, however, that the commission may waive the 60-day termination period if the annexing district adopts and submits to LAFCO a resolution supporting the change of organization or reorganization.

The following is a summary of annexation proposals filed with LAFCO:

a) **County Waterworks District No. 40 - Annexation No. 2005-03**

Project Description

On February 11, 2005 Global Investment & Development LLC, filed an application for annexation of 40.45 acres of vacant land to Los Angeles County Waterworks District No. 40. APN Nos. 3153-008-002; 3153-008-003; 3153-008-004; 3153-008-005 and 3153-008-008.

Project Location

The project site located south of Avenue I between 40th and 45th Street West, City of Lancaster.

b) **County Waterworks District No. 40 - Annexation No. 2005-09**

Project Description

On February 11, 2005 Global Investment & Development LLC, filed an application for annexation of 12.64 acres of vacant land to Los Angeles County Waterworks District No. 40. APN Nos. 3153-009-007 and 3153-009-008.

Project Location

The project site is located between 37th and 40th Street West, City of Lancaster.

c) **County Waterworks District No. 40 - Annexation No. 2005-10**

Project Description

On February 11, 2005 Global Investment & Development LLC, filed an application for 1 annexation of 20.25 acres of vacant land to Los Angeles County Waterworks District No. 40. APN Nos. 3153-008-011 and 3153-008-012; 3153-008-014.

Project Location

The project site located is in the southwest corner of the intersection of Avenue I and 40th Street West, City of Lancaster.

d) **County Waterworks District No. 40 - Annexation No. 2005-11**

Project Description

On February 4, 2005 Hunsaker & Associates Irvine, Inc, filed a landowner petition on behalf of Frontier Homes LLC, for annexation of 120 acres of vacant land to Los Angeles County Waterworks District No. 40. The proposed land use is three single-family residential tracts combined to a total of 444 units.

Project Location

The project site is bounded between 15th Street East and 20th Street East, with Avenue H to the north and Avenue H-8 to the south, City of Lancaster.

e) **County Waterworks District No. 40 - Annexation No. 2005-13**

Project Description

On February 10, 2005 Chi W. Chen & Merian R. Reeder, filed a landowner petition for annexation of 50.23 acres of vacant land to Los Angeles County Waterworks District No. 40. The General Plan Designation is Urban Residential; zoning Residential R-7000.

Project Location

The project site is located on the southeastern corner of Avenue I and 35th Street East, City of Lancaster.

Staff Report

February 23, 2005

MSR/SOI Update

Agenda Item No.

- 1.** Preparation of the SOI & MSR reports, by staff and consultants, for the 88 cities and 92 districts located in Los Angeles County, continue on schedule. To date, the Commission has adopted SOI Updates and MSR reports on 75 local agencies (27 cities and 48 special districts).

- 2. Wastewater**

A screencheck draft of the LSA Wastewater MSR was completed and received on February 11, 2005 (ahead of the scheduled delivery date of February 15th). A copy had been provided to all of the Commissioners. Public distribution of LSA Draft is scheduled for March 11, 2005, with a 30-day comment period. The LSA Wastewater Draft MSR Community Workshop is scheduled for April 25, 2005, and final adoption by the Commission on May 11th.

- 3. South Bay**

Dudek has completed its draft MSR of Water Service Providers for the South Bay Region. The Commission has also been given a copy of the draft MSR. Both the regional and water MSRs are scheduled for completion by the end of this month. Adoptions of the final MSRs are slated to come before the Commission by the end of May or early June.

- 4. East San Gabriel**

Burr Consulting has started work on both the East San Gabriel MSR (13 cities) and the Gateway MSR (26 cities). Completion of the East San Gabriel MSR is tentatively scheduled for July 2005.

- 5. Santa Clara - Comprehensive Water Study**

Responses to LAFCO's RFP for a detailed comprehensive water study of the Santa Clara MSR region were due February 14, 2005. Three proposals were received. A meeting with the water service providers is scheduled for February 22, 2005.