

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, February 14, 2007

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. Los Angeles County Waterworks District No. 40 – Annexation 2004-30
 - b. Los Angeles County Waterworks District No. 40 - Annexation 2005-09.
 - c. Newhall County Water District – Annexation 2005-30
 - d. Consolidated Fire Protection District Sphere of Influence Update

4. **OTHER ITEMS**
 - a. Approve minutes of the meeting held January 24, 2006.
 - b. Municipal Service Review and Sphere of Influence Update.
 - c. Receive and file update on pending applications.

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**

February 28, 2007
March 14, 2007

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 14, 2007

Agenda Item No. 3a Los Angeles County Waterworks District No. 40 Annexation No. 2004-30

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

Proposal Area: The project site consists of 30.49± acres of vacant land.

Location: The site is generally located at the intersection of Lancaster Blvd and 30th Street West in the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 0.
2. *Landowner:* A.V. Land, LLC. And Tiferet, LLC.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is flat.
4. *Zoning, Present and Future Land Use:* The territory is zoned R-7000, the present land use is vacant, and future use will consist of 121 single-family units.
5. *Surrounding Land Use:* Currently, there are populated residential developments to the south and east of the subject territory.
6. *Assessed Value:* The total assessed value is \$2,540,000.00.
7. *Governmental Services and Control, Availability and Adequacy:*
If and when the land is developed as proposed, the City of Lancaster will provide services as outlined in the City's General Plan.
8. *Water Availability:*
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.

9. *Effects on agricultural or open-space lands:* Currently, there are no open space or agricultural lands within the subject or surrounding territory.
10. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

Alternate Course of Action:

There are no foreseeable alternate courses of action.

CEQA: The City of Lancaster, as lead agency, certified two Mitigated Negative Declarations for the project.

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 and have requested that the Commission make its determination without notice and hearing. To date, no subject agency has submitted written demand for notice and hearing on this application.

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, no subject agency has submitted written opposition to waiver of the protest proceedings.

Conclusion: The subject territory will be developed with 121 single-family homes. Annexation will allow future residents to receive a reliable source of water. The landowner has indicated that CWWD No. 40 offers the most convenient and economic solution for the proposed development.

Recommended Action:

1. Open the public hearing to receive testimony. There being no more testimony, close the public hearing.
2. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
3. Waive Protest Proceedings for this application pursuant to Government Code section 56663(c).
4. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2004-30 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
“ANNEXATION NO. 2004-30 TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40

WHEREAS, an application for the proposed annexation of certain territory in the City of Lancaster to the Los Angeles County Waterworks District No. 40, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 30.49± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2004-30 to Los Angeles County Waterworks District No. 40;" and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the subject territory; and

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

WHEREAS on February 14, 2007 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), 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, acting in its role as a responsible agency with respect to Annexation 2004-30 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the mitigated negative declarations adopted by the City of Lancaster, as lead agency, and has determined that the documents adequately address the environmental impacts of the proposed project. The Commission 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 City of Lancaster, in connection with its approval of the project.

3. The Commission hereby approves the annexation 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 Los Angeles County Waterworks District No. 40 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
 - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
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 Los Angeles County Waterworks District No. 40.

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 14th day of February 2007.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

Staff Report

February 14, 2007

Agenda Item No. 3b Los Angeles County Waterworks District No. 40 Annexation No. 2005-09

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

Proposal Area: The project site consists of 20.25± acres of vacant land.

Location: The site is generally located south of Avenue I between 37th and 40th Street West in the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 0.
2. *Landowner:* Global Investment and Development, LLC.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is flat.
4. *Zoning, Present and Future Land Use:* The territory is zoned R-7000, the present land use is vacant, and future use will consist of one 10 acre parcel (APN 3153-009008) developed as 34 single-family units and the other 10 acre parcel (APN 3153-009-007) developed as 35 single-family homes. The adjacent parcels both have detention basins to the north that will eventually be developed as additional single-family dwellings.
5. *Surrounding Land Use:* Currently, there are populated areas within one mile of the subject territory on all sides.
6. *Assessed Value:* The total assessed value is \$1,455,000.00.
7. *Governmental Services and Control, Availability and Adequacy:*
If and when the land is developed as proposed, the City of Lancaster will provide services as outlined in the City's General Plan.
8. *Water Availability:*
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.
9. *Effects on agricultural or open-space lands:* Currently, there are no open space or agricultural lands within the subject or surrounding territory.

10. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

Alternate Course of Action:

There are two courses of action the developer could pursue. The developer could form a Mutual Water Company or look in to groundwater extraction to service the site with water.

CEQA: The City of Lancaster, as lead agency, certified two Mitigated Negative Declarations for the project.

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 and have requested that the Commission make its determination without notice and hearing. To date, no subject agency has submitted written demand for notice and hearing on this application.

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, no subject agency has submitted written opposition to waiver of the protest proceedings.

Conclusion: Overall the subject territory will be developed with 69 single-family homes. Annexation will allow future residents to receive a reliable source of water. The landowner has indicated that CWWD No. 40 offers the most convenient and economic solution for the proposed development.

Recommended Action:

1. Open the public hearing to receive testimony. There being no further testimony, close the public hearing.
2. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
3. Waive Protest Proceedings for this application pursuant to Government Code section 56663(c).
4. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-09 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
“ANNEXATION NO. 2005-09 TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40

WHEREAS, an application for the proposed annexation of certain territory in the City of Lancaster to the Los Angeles County Waterworks District No. 40, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 20.25± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-09 to Los Angeles County Waterworks District No. 40;" and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the subject territory; and

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

WHEREAS on February 14, 2007 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), 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, acting in its role as a responsible agency with respect to Annexation 2005-09 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the mitigated negative declarations adopted by the City of Lancaster, as lead agency, and has determined that the documents adequately address the environmental impacts of the proposed project. The Commission 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 City of Lancaster, in connection with its approval of the project.

3. The Commission hereby approves the annexation 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 Los Angeles County Waterworks District No. 40 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
 - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

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 Los Angeles County Waterworks District No. 40.

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 14th day of February 2007.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

Staff Report

February 14, 2007

Agenda Item No. 3c Newhall County Water District Annexation No. 2005-30

The proposal before you is a request to annex uninhabited territory into the boundary of the Newhall County Water District. It should be noted that the following annexation is a portion of a development containing a total approximately 508 acres.

Proposal Area: The project site consists of 322.84± acres of vacant land.

Location: The site is generally located in the southern portion of the City of Santa Clarita west of the Antelope Valley Freeway and bounded by Sierra Highway to the east, San Fernando Road to the north and Pine Street to the west and all 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:* Gate King Properties, LLC.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is a combination of moderately steep to steep slopes, oak woodlands, two secondary ridgelines, one primary ridgeline and open space.
4. *Zoning, Present and Future Land Use:* The territory is zoned IC-Industrial/Commercial, PD – Planned Development and OS - Open Space. The proposed future use of the subject territory will be a combination of commercial/industrial usage and open space. A large portion will be dedicated to the City of Santa Clarita for trails and a wilderness park. In addition, the city will receive and maintain newly constructed public streets that will connect the area to the MetroLink station. A Los Angeles County Fire Department will have acreage for a substation and a helipad and approximately 33 acres for rights of way for the Metropolitan Transportation Authority and Southern California Edison.
5. *Surrounding Land Use:* Currently, the surrounding territory is a mix of commercial and residential uses.
6. *Assessed Value:* The total assessed value is \$1,976,722.00.
7. *Governmental Services and Control, Availability and Adequacy:*
The district has facilities adjacent to the site that will connect to new facilities in order to provide adequate service.

8. *Water Availability:*
A Water Assessment Report in connection with the EIR indicated the District has sufficient water supply to meet the needs of the proposal area.
9. *Effects on agricultural or open-space lands:* A substantial portion of the proposed annexation territory will be dedicated as trails and a wilderness park.
10. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is partially within the sphere of influence of the District and will require an amendment to the District's sphere.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* LAFCO has received correspondence regarding this proposal which attached to this staff report.

Alternate Course of Action:

The nearest water providers for the area are the Santa Clarita Water Division, the Valencia Water Company and Los Angeles County Waterworks District No. 36. The Santa Clarita Water Division is precluded from supplying water by virtue of an agreement with the District. The Valencia Water Company and CWWD No. 36 are a significant distance from the proposal area and a new delivery system would have to be constructed in order to provide service. The costs associated with such construction would place an undue financial burden on the parties involved. There are no other foreseeable alternate courses of action.

CEQA: The City of Santa Clarita, as lead agency, certified an Environmental Impact Report (EIR) for the project. The EIR identified some unavoidably significant impacts in Air Quality, Biological Resources, and Aesthetics. However, mitigation measures are in place to reduce those impacts and all other impacts have been sufficiently mitigated to reduce their impact to less than significant.

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 and have requested that the Commission make its determination without notice and hearing. To date, no subject agency has submitted written demand for notice and hearing on this application.

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, no subject agency has submitted written opposition to waiver of the protest proceedings.

Conclusion: The subject territory will be developed as an industrial complex constructed on 66 lots totaling 4.2 million square feet of industrial buildings to be completed in seven phases over a 15 year term. A plan is in place for open space preservation. In addition, it is anticipated that the project could generate 6,000+ jobs that could result in positive impacts on the jobs to housing ratio. Traffic will be mitigated via the construction of a bypass road linking Sierra Highway and San Fernando Road, and with the addition of the helipad and fire substation emergency assistance response times would be reduced. Annexation will allow the proposal area access to receive a reliable and potable source of water. Newhall County Water District offers the most convenient and economic solution for the proposed development.

Recommended Action:

1. Open the public hearing to receive testimony. There being no more testimony, close the public hearing.
2. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
3. Waive Protest Proceedings for this application pursuant to Government Code section 56663(c).
4. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-30 to Newhall County Water District.

**RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
“ANNEXATION NO. 2005-30 TO THE
NEWHALL COUNTY WATER DISTRICT AND
AMENDING THE DISTRICT'S SPHERE OF INFLUENCE**

WHEREAS, an application for the proposed annexation of certain territory in the City of Santa Clarita to the Newhall County Water District, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 322.84± acres of uninhabited territory in the City of Santa Clarita, and is assigned the following distinctive short form designation: "Annexation No. 2005-30 to Newhall County Water District;" and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the subject territory; and

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

WHEREAS on February 14, 2007 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), 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, acting in its role as a responsible agency with respect to Annexation 2005-30 to Newhall County Water District, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Environmental Impact Report adopted by the City of Santa Clarita, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission 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 City of Santa Clarita, in connection with its approval of the project.
3. Pursuant to Government Code Section 56425 the Commission hereby amends the sphere of influence of the District to include the territory described in Exhibits "A" and "B" and finds and determines that:

a. Present and Planned Land Uses in the Area

The subject area contains a mixture of industrial and open space land use. Industrial lands make up approximately 39%. A large portion of land, approximately 58% will be dedicated to open space and a small portion will be used for public facilities (fire substation).

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

In order for the project to proceed the necessary facilities will be in place as required by the City of Santa Clarita's conditions for development of the project.

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

The District currently has facilities in place adjacent to the proposal area. In addition new facilities will be constructed to accommodate the entire development.

d. Existence of Any Social or Economic Communities of Interest

The project is located within the Santa Clarita Redevelopment Agency and the surrounding land use is a combination of industrial and residential. Therefore, it will coincide with existing social and economic communities of interest.

4. The Commission hereby approves the annexation 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 Newhall County Water District may legally impose.
- b. The regular County assessment roll is utilized by the Newhall County Water District.
- c. The territory will not be taxed for existing bonded indebtedness of the Newhall County Water District.

5. 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.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Newhall County Water District.
- 7. 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 14th day of February 2007.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

STAFF REPORT

FEBRUARY 14, 2007

SPHERE OF INFLUENCE (SOI) UPDATE FOR THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY

AGENDA ITEM NO. 3c

Agenda item 3c is consideration and approval of the sphere of influence (SOI) update for the Consolidated Fire Protection District (CFPD) of Los Angeles County, subsequent to the completion of all LAFCO municipal service reviews (MSR).

Background

Since 1971, LAFCOs have been required to develop and adopt a sphere of influence for each city and special district. A sphere is defined by Government Code section 56076 as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.”

Adoption of a sphere of influence does not initiate annexation nor does the adoption of a sphere give automatic approval of annexation proposals.

Developing spheres is central to the Commission’s purpose. Government Code section 56425 states, “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and adopt a sphere of influence for each local governmental agency within the county”

Enacted in 2001, Assembly Bill 2838 requires LAFCOs, for the first time, “...shall review and update the sphere not less than once every five years.”

In addition, AB 2838 creates an entirely new LAFCO obligation, as provided in Government Code section 56430:

In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission....

The Commission has great latitude in how to gather information and perform these studies, including the ability to decide what portion of the County is appropriate for an analysis of specific types of services. Service reviews must be conducted before, or in conjunction with, an action to update an SOI.

Regional MSR Area Studies

LAFCO has conducted municipal service reviews for the established nine geographic areas of Los Angeles County and to date has updated the spheres of influence for 178 local agencies in conjunction with the completion of these service review studies. The nine municipal service review studies are as follows:

- 1) Catalina Island – adopted by the Commission on May 12, 2004
- 2) High Desert - adopted by the Commission August 25, 2004
- 3) Las Virgenes - adopted by the Commission August 25, 2004

- 4) West San Gabriel Valley - adopted by the Commission December 8, 2004
- 5) Santa Clara - adopted by the Commission January 19, 2005
- 6) East San Gabriel Valley - adopted by the Commission July 13, 2005
- 7) South Bay - adopted by the Commission September 28, 2005
- 8) Gateway - adopted by the Commission December 14, 2005
- 9) Los Angeles Basin – adopted by the Commission on December 13, 2006

A separate municipal service review was conducted for the City of Azusa in relation to the Monrovia Nursery annexation project request.

SOI Update for the Consolidated Fire Protection District of Los Angeles County

In undertaking the service review studies, analyses and determinations were made regarding the provision of fire protection and emergency services for all cities and unincorporated areas of the county, including services provided by the Consolidated Fire Protection District.

The District's service boundaries spans 2,305 square miles of territory, consisting of unincorporated county areas and 58 district cities, including the City of La Habra in Orange County.

The District's sphere of influence boundaries are coterminous to its service boundaries. The following chart outlines those local agencies that are served by the District and the municipal service review study under which the service determinations were made, as mandated by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

CITIES SERVED BY THE CONSOLIDATED FIRE PROTECTION DISTRICT			
CITY	MSR REGION	CITY	MSR REGION
AGOURA HILLS	LAS VIRGENES	LA MIRADA	GATEWAY
ARTESIA	GATEWAY	LANCASTER	ANTELOPE VALLEY
AZUSA*	AZUSA	LA PUENTE	EAST SAN GABRIEL
BALDWIN PARK	EAST SAN GABRIEL	LAWNDALE	SOUTH BAY
BELL	GATEWAY	LOMITA	SOUTH BAY
BELLFLOWER	GATEWAY	LYNWOOD*	GATEWAY
BELL GARDENS	GATEWAY	MALIBU	LAS VIRGENES
BRADBURY	WEST SAN GABRIEL	MAYWOOD	GATEWAY
CALABASAS	LAS VIRGENES	NORWALK	GATEWAY
CARSON	GATEWAY	PALMDALE	ANTELOPE VALLEY
CERRITOS	GATEWAY	PALOS VERDES ESTATES*	SOUTH BAY
CLAREMONT	EAST SAN GABRIEL	PARAMOUNT	GATEWAY
COMMERCE*	GATEWAY	PICO RIVERA	GATEWAY
COVINA*	EAST SAN GABRIEL	POMONA*	EAST SAN GABRIEL
CUDAHY	GATEWAY	RANCHO PALOS VERDES	SOUTH BAY
DIAMOND BAR	EAST SAN GABRIEL	ROLLING HILLS	SOUTH BAY
DUARTE	WEST SAN GABRIEL	ROLLING HILLS ESTATES	SOUTH BAY
EL MONTE*	WEST SAN GABRIEL	ROSEMEAD	WEST SAN GABRIEL
GARDENA*	SOUTH BAY	SAN DIMAS	EAST SAN GABRIEL
GLENDORA	EAST SAN GABRIEL	SANTA CLARITA	SANTA CLARA
HAWAIIAN GARDENS	GATEWAY	SIGNAL HILL	GATEWAY
HAWTHORNE*	SOUTH BAY	SOUTH EL MONTE	WEST SAN GABRIEL
HIDDEN HILLS	LAS VIRGENES	SOUTH GATE	GATEWAY
HUNTINGTON PARK	GATEWAY	TEMPLE CITY	WEST SAN GABRIEL
INDUSTRY	EAST SAN GABRIEL	WALNUT	EAST SAN GABRIEL
INGLEWOOD*	SOUTH BAY	WEST HOLLYWOOD	LOS ANGELES
IRWINDALE	WEST SAN GABRIEL	WESTLAKE VILLAGE	LAS VIRGENES
LA CANADA FLINTRIDGE	WEST SAN GABRIEL	WHITTIER	GATEWAY
LAKESWOOD	GATEWAY	*CONTRACT FEE FOR SERVICE CITIES	

Staff Recommendation

Staff recommends no change to the current sphere of influence of the Consolidated Fire Protection District.

Compliance with CEQA

Approval of the recommended SOI Update for the CFPD 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, as no changes to the SOI are proposed.

Recommendation:

In consideration of information gathered and evaluated during the MSR process, the following recommendations are provided for consideration by the Commission:

- 1) Open the public hearing and receive testimony on the SOI determinations.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the attached Resolution Making Determinations and Approving the Update to the SOI for the Consolidated Fire Protection District of Los Angeles County.

AGENDA ITEM 3c

RESOLUTION NO. 2007 - __RD

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

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 each of the nine designated geographic regions of Los Angeles County, and

WHEREAS, the Commission approved and adopted a Municipal Service Review for each region, including proposed determinations and recommendations regarding fire protection and emergency medical services provided by the Consolidated Fire Protection District for Los Angeles County "Consolidated Fire Protection District"; and

WHEREAS, said reports recommend no changes to the current Sphere of Influence of the Consolidated Fire Protection District; and

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

WHEREAS, on February 14, 2007, 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, as no changes to the Sphere of Influence are approved at this time.

2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the Consolidated Fire Protection District as set forth in Exhibit "A":

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authority, namely Los Angeles County and the fifty-seven cities within Los Angeles County served by the Consolidated Fire Protection District ("district cities").

Present and planned land uses within the District's SOI include residential, industrial, commercial, and wild land areas.

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

The Consolidated Fire Protection District serves an estimated population of 4,110,384 residents within a 2,305 square mile service area that includes unincorporated county areas and 57 district cities. Based on SCAG 2004 growth projections, the population of Los Angeles County is expected to grow at a rate of 0.9 percent annually between 2005 and 2030.

Therefore, the demand for services to meet growth needs is expected to increase in the future. The District appears capable of providing additional services to meet demand needs as projected.

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 for the Consolidated Fire Protection District 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

While a multitude of social and economic communities of interest exist within the District's boundary, there are no social or economic communities of interest found relevant to any sphere of influence boundary changes.

PASSED AND ADOPTED this 14th day of February 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

STAFF REPORT

February 14, 2007

Agenda Item No. 4b

MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

Regional Area 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 and Consolidated Fire Protection District are still open

180 Total SOI's / MSR's Completed to date -

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