



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 1, 2005

IN REPLY PLEASE  
REFER TO FILE: **LD-0**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FORMATION OF NEWHALL RANCH SANITATION DISTRICT  
COUNTY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Certify that the enclosed Addendum to the previously certified Final Environmental Impact Report (SCH No. 95011015) and Final Additional Analysis for the Newhall Ranch Specific Plan and Water Reclamation Plant, collectively, Newhall Ranch Environmental Impact Report (EIR), has been completed in compliance with the California Environmental Quality Act and the State and County Guidelines related thereto and reflects the independent judgment and analysis of the County; consider the information contained in the Addendum and the Newhall Ranch EIR prior to approving the project; and find that adoption of the enclosed Resolution and formation of a new County sanitation district will not result in new or substantially more adverse significant environmental impacts than those discussed in the Newhall Ranch EIR.
2. Adopt the enclosed Resolution of Intention to Form Newhall Ranch Sanitation District of Los Angeles County and Application to Local Agency Formation Commission for Los Angeles County (LAFCO) to Initiate Proceedings to Form District.

3. Direct the Executive Officer to file with LAFCO the necessary application to initiate formation of the proposed district along with certified copies of the enclosed Resolution, a plan for providing services within the Newhall Ranch Specific Plan area and other documents as may be required, and to take any other steps necessary to assist LAFCO in processing the application.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended action is for your Board to adopt the enclosed Resolution of Intention and application to LAFCO to initiate the district formation process. Formation of a new County sanitation district in the Newhall Ranch area is necessary to provide sewer services to that area and to develop and maintain a water reclamation plant as specified in the Newhall Ranch Specific Plan.

#### **Implementation of Strategic Plan Goals**

This action is consistent with the County Strategic Plan Goal of Service Excellence since formation of a new sanitation district will provide sewer services to future residents of an unincorporated County area and improves the quality of life in the County. It is also consistent with the goal of Fiscal Responsibility as future sewer service charges will provide sufficient funds to continue maintaining the sewer system in a safe, effective, and environmentally sound manner.

#### **FISCAL IMPACT/FINANCING**

This project will not have an initial fiscal impact because the developer of Newhall Ranch, The Newhall Land and Farming Company, has deposited with the County sufficient funds to cover all the costs that would be incurred by the Board to begin the process of forming a new County sanitation district.

Upon the formation of the Newhall Ranch Sanitation District of Los Angeles County, it is anticipated that the operation and maintenance of the Newhall Ranch Sanitation District and its facilities would be funded through the imposition of service charges, which would be collected on the tax roll, and construction of the facilities would be financed by connection fees.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Your Board adopted a Resolution approving General Plan and Sub-Plan Amendments No. 94-087-(5) and the Newhall Ranch Specific Plan, dated May 2003, with additions recommended by the Regional Planning Commission. Your Board further adopted Ordinance No. 2003-0031Z amending Section 22.16.230 of Title 22 - Planning and Zoning of the Los Angeles County Code, which changed regulations for the Execution of the General Plan relating to Newhall Zoned District No. 118. This Ordinance took effect on June 26, 2003. Lastly, your Board approved Conditional Use Permit No. 94-087-(5) to allow construction of a Water Reclamation Plant to provide wastewater treatment, disposal, and reclamation for the Newhall Ranch Specific Plan area.

The Newhall Ranch EIR, certified by your Board on March 23, 1999, and May 27, 2003, evaluated the environmental impacts of the water reclamation plant and sewage collection facilities. It also contained a mitigation measure, reflected in the adopted Mitigation Monitoring Plan, requiring formation of a County sanitation district for the Newhall Ranch Specific Plan area.

In order to implement this mitigation provision, your Board is requested to adopt a Resolution of Intention to form a County sanitation district as well as a Resolution of Application to LAFCO to initiate the formation of the District. A County sanitation district is a special district that is formed and operated pursuant to the requirements of State law, including the County Sanitation District Act (Health and Safety Code Section 4700 *et seq.*) and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 *et seq.*).

Upon adoption of the enclosed Resolution by your Board, the Resolution will be submitted to LAFCO with an application and a plan for providing services within the affected area requesting LAFCO to initiate proceedings for the formation of the District. LAFCO will hold a public hearing to consider the proposal, hear protests, make determinations, and set terms and conditions regarding the district formation. If there is not a majority protest, LAFCO may call for an election on the question of formation of the district.

It is proposed that your Board will be the governing body of the Newhall Ranch Sanitation District once approved by the majority of voters within the District, should an election be called, and upon approval from LAFCO. The Santa Clarita Valley Sanitation District of Los Angeles County has entered into an Agreement with Newhall Land and Farming regarding the coordination of wastewater management facilities for the Newhall

Ranch Specific Plan area and adjacent areas. As a condition of formation, the Newhall Ranch Sanitation District will be required to apply to the Santa Clarita Valley Sanitation District to become a party to the joint administration Agreement of the County sanitation districts and to enter into a separate agreement with the Santa Clarita Valley Sanitation District, which agreements will provide for the construction, operation, maintenance, and funding of the wastewater management facilities for the Newhall Ranch Specific Plan area.

The enclosed Resolution has been approved as to form by County Counsel.

#### **ENVIRONMENTAL DOCUMENTATION**

On March 23, 1999, and May 27, 2003, your Board certified the Newhall Ranch EIR, which serves as the environmental document for this project. The Newhall Ranch EIR addresses the entire Newhall Ranch Specific Plan area and all facilities needed to provide sewage services to the proposed development. The boundaries of the area proposed to be served by the Newhall Ranch Sanitation District are identified in the Newhall Ranch EIR and the Newhall Ranch Specific Plan.

An Addendum to the previously certified Newhall Ranch EIR has been prepared in compliance with the California Environmental Quality Act and State and County Guidelines to include new information not available at the time the Newhall Ranch EIR was certified. The new information does not require the preparation of a subsequent or supplemental EIR. The Addendum concludes that your Board's adoption of the enclosed Resolution and the formation of a new County sanitation district in the Newhall Ranch area will not result in new or substantially more adverse significant environmental impacts than those discussed in the Newhall Ranch EIR. A copy of the Addendum is enclosed for your Board's review and consideration.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**


This project will not have an adverse impact on current sewage services because the Newhall Ranch Sanitation District will build facilities to serve all new development within the Newhall Ranch Specific Plan area. In addition, the Agreement between the Santa Clarita Valley Sanitation District and Newhall Land and Farming allows up to 6,000 capacity units to be treated at existing Santa Clarita Valley Sanitation District wastewater treatment facilities as needed during construction of the Newhall Ranch Water Reclamation Plant. The Santa Clarita Valley Sanitation District has sufficient capacity to accommodate this use of its facilities.

The Honorable Board of Supervisors  
December 1, 2005  
Page 5

**CONCLUSION**

Please return two adopted copies of this letter and two copies of the Resolution to Public Works, Land Development Division.

Respectfully submitted,



DONALD L. WOLFE  
Director of Public Works

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Enc.

cc: Chief Administrative Office  
County Counsel