

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, August 27, 2003
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. **HEARINGS**
 - a. Continued hearing on Annexation No. 37-15 to County Waterworks District No. 37, 964± acres located north of the Antelope Valley Freeway, in the vicinity of Crown Valley Road, unincorporated area of Acton. The landowner is B&C Land and Water, LLC (Nicholas J. Coussoulis, Member). (Continued from the meetings of June 11, 2003 and July 23, 2003).
 - b. City of Palmdale, Annexation No. 1998-01 – 308.04 acres located north of the California Aqueduct, south of the alignment of Avenue R, east of 20th Street West and west of alignment of 10th Street West.
 - c. City of Palmdale, Annexation No. 2000-01A – 977 acres located between the alignments of Avenue R-8 to the north, Williston Street/Hacienda Drive to the south, 860+ feet west of the alignment of 20th Street West to the west and approximately 220+ feet of Calle Grillo to the east.

4. **SPECIAL ITEMS**

- a. Approve Minutes of the meeting held August 13, 2003.
- b. Approve the July 2003 Operating Account and Money Market Account Registers.
- c. Municipal Service Reviews and Spheres of Influence Update.

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**

September 10, 2003
October 8, 2003

7. **NEW BUSINESS**

This is the opportunity for commissioners to discuss matters not on the Posted Agenda (to be discussed and upon Commission approval placed on the Agenda for action at a future meeting).

8. **ADJOURNMENT MOTION**

STAFF REPORT

AUGUST 27, 2003

**CONTINUED HEARING ON
ANNEXATION NO. 37-15 TO
COUNTY WATERWORKS DISTRICT NO. 37**

AGENDA ITEM NO. 3a

On June 11, 2003 your commission took public testimony and continued for 45 days the hearing on the annexation of five parcels of uninhabited territory to Los Angeles County Waterworks District No. 37, to allow staff time to further clarify issues raised during the public hearing; and to further allow the Los Angeles County Department of Public Works sufficient time to prepare an environmental analysis that accurately reflect the planned development.

On July 23, 2003 the matter was brought back before your commission for consideration. While appropriate environmental documentation was identified for Parcels A, B and E, appropriate environmental documentation was not identified for Parcels C and D. Your commission decided to continue the proposed annexation until such time as the Los Angeles County Department of Public Works either provided an environmental analysis that adequately reflects the planned development for Parcels C and D, specifically, or agreed to move forward with a proposal that only included Parcels A, B, and E.

By letter dated August 13, 2003 (attached), staff was made aware that the developer currently has no immediate development plans for Parcel C and D. In view of this new information, the Department of Public Works, as the applicant, has requested that your commission omit Parcels C and D from any further consideration. The developer concurs with this request.

The following is a summarization of the annexation proposal:

Landowner: B&C Land and Water, LLC (Nicholas J. Coussoulis, Member).

Location: The territory is generally located north of the Antelope Valley Freeway in the vicinity of Crown Valley Road, in the unincorporated area of Acton.

Surrounding and Present Land Uses: The surrounding land use consists of rural residential and vacant land.

Proposed Development: Future development will result in construction of approximately 564 single-family residences.

Provision of Services: Los Angeles County Waterworks District No. 37 currently does not have public water facilities in place to provide water to the subject parcels. If and when the property is developed, the developer will be required to construct all necessary water facilities to service the property and dedicate the same to the District for operation, maintenance, and ownership. The District has confirmed that it has a sufficient supply of water to serve the territory to be annexed once such facilities are constructed and dedicated to the District.

CEQA: In 1994, the County of Los Angeles prepared and certified an Environmental Impact Report (“EIR”) covering development of Parcel A. In 2001 the County of Los Angeles adopted a negative declaration for the project and made a determination that the project will not have a significant effect on the environment. The negative declaration is applicable to Parcels B and E only, which are not subject to any development plans.

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence: Letters have been filed by the Acton Town Council, the Natural History Club of Acton/Agua Dulce, Sleeping Tiger Farms, LLC, Michael and Corrine Lawrence and Jack and Wendy Curenton, opposing the proposed project. The Acton Town Council also filed a letter requesting a postponement of the hearing until after September 15, 2003.

Recommended Action

1. Acting in its role as a responsible agency with respect to Annexation No. 37-15 (Parcels A, B and E), pursuant to State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental documentation adopted by the County of Los Angeles, as lead agency, and has determined that the documents adequately address the environmental impacts of the proposed project. LAFCO 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 documentation previously adopted by the County of Los Angeles in connection with its approvals of the proposed project.
2. Find that B&C Land and Water, LLC, as the sole landowner, has given written consent to the change of organization, and all affected agencies have consented in writing to the waiver of protest proceedings, and pursuant to Government Code Section 56663, waive the requirement for protest proceedings in its entirety.

Recommended Action (Continued)

3. Adopt the attached Resolution Making Determinations, Approving and Ordering Annexation No. 37-15 (Parcels A, B and E), to Los Angeles County Waterworks District No. 37, 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 not be taxed for existing bonded indebtedness of the District.

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RESOLUTION NO. 2003-

**RESOLUTION MAKING DETERMINATIONS AND APPROVING
AND ORDERING UNINHABITED TERRITORY DESIGNATED AS
ANNEXATION NO. 37-15 (PARCEL A, B AND E)
ANNEXED TO LOS ANGELES
COUNTY WATERWORKS DISTRICT NO. 37**

WHEREAS, County Waterworks District No. 37 of Los Angeles County 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 unincorporated area of Acton; and

WHEREAS, the principal reason for the proposed annexation is to respond to the landowners request for annexation; and

WHEREAS, if and when the property is developed, the developer will be required to construct all necessary water facilities to service the property and dedicate the same to the District for operation, maintenance, and ownership; and

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

WHEREAS, the territory consists of three parcels totaling approximately 694± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 37-15 (Parcel A, B and E) to County Waterworks District No. 37";

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

WHEREAS, on August 27, 2003, after being duly and properly noticed, this proposal 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 his proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 37-15 (Parcel A, B and E), pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental documentation adopted by the County of Los Angeles, 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 documentation previously prepared by the County of Los Angeles, in connection with its approvals of the project.
2. Annexation No. 37-15 (Parcels A, B and E) to the District 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 not be taxed for existing bonded indebtedness of the District.
3. Pursuant to Government Code Section 56663, the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. B&C Land and Water, LLC, as the sole landowner within the affected territory has given written consent to the change of organization; and
 - c. All affected local agencies that will gain or lose territory as a result of this change of organization have consented in writing to a waiver of Commission protest proceedings.

Based thereon, protest proceedings are waived.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.
5. 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. 2003-
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PASSED AND ADOPTED this 27th day of August 2003.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

STAFF REPORT

CITY OF PALMDALE ANNEXATION NO. 1998-01 (Uninhabited territory)

August 27, 2003

Agenda item No....is a proposal requesting annexation of approximately 308.04 acres of unincorporated, uninhabited, county territory. The applicant of record is the City of Palmdale, the proposal being initiated by City of Palmdale Resolution No. CC-1998-136. The application was submitted to LAFCO on February 2, 1999.

Background

The annexation proposal was initially submitted by the City of Palmdale at the request of the Palmdale Disposal Company, the landfill operator and majority property owner of the subject territory. Palmdale Disposal was subsequently acquired by Waste Management Inc. during the processing of this application. Waste Management owns approximately one hundred and twenty three acres of the annexation territory. The original application request was also revised to include one additional parcel belonging to Southern California Edison because it would have created an island of unincorporated county territory.

On May 14, 2003 the Commission made a determination to delay action on another City of Palmdale application, Annexation 2000-01A, as approval of that annexation would have created an island of unincorporated county territory. Annexation No. 2000-01A lies south of this proposed annexation area. Approval of this annexation request will allow the Commission to proceed and make a determination on Annexation No. 2000-01A.

Related Jurisdictional Changes

The request for change of organization includes the following jurisdictional changes: annexation to the City of Palmdale and detachment from Los Angeles County Road District No. 5.

Purpose of Request

The operation of the Antelope Valley landfill, owned and operated by Waste Management, is located within the jurisdictional boundaries of two agencies, Los Angeles County and the City of Palmdale. Waste removal services in the City of Palmdale are provided by Waste Management Inc., and therefore, it seems logical that the landfill be located entirely within one jurisdiction.

Location

The subject territory is generally located north of the California Aqueduct, south of the alignment of Avenue R, east of 20th Street West and west of the alignment of 10th Street West.

Project Information

1. *Population:*

The subject territory is uninhabited. The Los Angeles County Registrar Recorder/County Clerk confirms that there are no registered voters residing within the proposal area.

2. *Topography, Natural Boundaries and Drainage Basins:*

The site has varied slope which drain from north and south of the site boundaries into the Anaverde Creek which bisects the site from west to east. The annexation area is also bordered along the southern boundary by the California Aqueduct and the ridgeline of the Pelona Vista Mountains along the northern boundary.

3. *Present and Future Land Use:*

The proposal area is currently vacant and undeveloped. A Solid Waste Facilities Permit was issued by the County of Los Angeles for the operation of a 75 acre Class III landfill on the northerly portion of the site.

Palmdale states that there will be no change in land use as a result of annexation. The City's general plan designation for the site is: PF (Public Facilities) and BP (Business Park). The proposal is in conformance with the City of Palmdale General Plan.

4. *Surrounding Land Use:*

The surrounding land use is vacant and undeveloped with some rural residential communities existing southeast of the subject territory and residential neighborhoods located approximately one-half mile north and northeast of the proposal area boundary. Vacant areas north are zoned for rural residential use; the southern portion is pre-zoned rural residential and planned industrial to the east. The site is bordered on the west by the City Ranch Specific Plan area-a master planned residential community. The specific plan designates land use adjacent to the west boundary as open space and some single family residential uses with a required 1,000 ft setback easement from the landfill site.

5. *Agricultural and Open-Spaced Lands:*

The proposal has no impact on agricultural or open-spaced lands.

6. *CEQA:*

The City of Palmdale adopted a Negative Declaration for the project area on May 16, 1997. A copy is included.

7. *Governmental Services and Controls:*

Current plans do not call for the extension of services to the subject area. Services and infrastructure are not planned for the industrially designated portion

of the site. All service providers will remain unchanged. The current level of services is anticipated to increase upon annexation and future development of the site.

8. *Boundaries and Lines of Assessment:*

The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated county territory.

9. *Sphere of Influence:*

The subject territory is consistent with the City of Palmdale sphere of influence.

10. *Assessed Value, Tax Transfer:*

The proposal is within tax rate area 06890. The total assessed value of the subject territory is \$911,759 (2001-2002 roll). All agencies have adopted the appropriate tax transfer resolutions.

11. *Correspondence:*

No correspondence has been received regarding this annexation request.

Conclusion

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Palmdale boundary.

Recommendation:

- 1) Acting in its role as a responsible agency with respect to Annexation No. 1998-01, pursuant to State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the negative declaration adopted by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. LAFCO 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 negative declaration previously adopted by the City of Palmdale in connection with its approval of the proposed project.
- 2) Find that the county and all subject agencies agree to the proposed transfer.
- 3) Adopt the resolution making determinations approving annexation of the subject territory to the City of Palmdale and detachment of the same said territory from Los Angeles County Road District No. 5.
- 4) Pursuant to Government Code Section 57002, set October 8, 2003 at 9:00 a.m., as the date set for Commission protest proceedings.

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RESOLUTION No. 2003-22RD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
CITY OF PALMDALE ANNEXATION NO. 1998-01**

WHEREAS, the City of Palmdale (the "City") 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, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of unincorporated county territory; and

WHEREAS, the proposed annexation consists of approximately 308 acres of inhabited unincorporated county territory and is assigned the following distinctive short form designation: "City of Palmdale Annexation No. 1998-01;" 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 for the territory to be under the jurisdiction of one local agency; and

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

WHEREAS, on August 27, 2003, after being duly and properly noticed, this proposal 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 proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Acting in its role as a responsible agency with respect to Annexation No. 1998-01, pursuant to State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the negative declaration adopted by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. LAFCO 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 negative declaration previously adopted by the City of Palmdale in connection with its approval of the proposed project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this

- reference is incorporated herein.
3. The subject territory consists of approximately 308 acres, is inhabited, and is assigned the following distinctive short form designation:
“City of Palmdale Annexation No. 1998-01”
 4. The Commission hereby approves the annexation subject to the following terms and conditions, which shall be contained in any resolution ordering such annexation:
 - a. Annexation of the subject territory to the City of Palmdale.
 - b. Detachment of the subject territory from Los Angeles County Road District No.5.
 - c. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the City may legally impose.
 - d. The regular County assessment roll is utilized by the City.
 - e. The territory will not be taxed for existing bonded indebtedness of the City.
 5. The Commission shall initiate and conduct protest proceedings pursuant to Government Code Section 57000, *et seq.*
 6. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided for in Government Code Section 56882.

PASSED AND ADOPTED this 27th day of August 2003.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

STAFF REPORT

AUGUST 27, 2003

CITY OF PALMDALE ANEXATION 2000-01A (Inhabited Territory)

AGENDA ITEM NO. 3(c)

Agenda Item No.3c is a proposal requesting annexation of approximately 977 acres of inhabited, unincorporated county territory to the City of Palmdale. The applicant of record is the City of Palmdale, the proposal being initiated by City of Palmdale Resolution No. CC 2001-105. The application was received on October 16, 2001.

Related Jurisdictional Changes: The proposal also includes annexation of the westerly portion of the subject territory to County Waterworks District No. 40, and detachment of the subject territory from Road Maintenance District No. 5. The proposal also includes a sphere of influence amendment for County Waterworks District 40. Although the application requests annexation to the Consolidated Fire Protection District and the Antelope Valley Mosquito and Vector Control District, the subject territory is already within the boundaries of those districts.

Location: The affected territory is generally located between the alignments of Avenue R-8 to the north, Williston Street/Hacienda Drive to the south, 860+ feet west of the alignment of 20th Street West to the west, and approximately 220+ feet of Calle Grillo to the east.

Background:

On April 23, 2003, an initial public hearing was held for City of Palmdale Annexation No. 2000-01A. The matter was further continued until May 14, 2003, when the Commission made a motion to delay action until a determination was made regarding City of Palmdale Annexation No. 1998-01. Annexation No. 1998-01 lies north of this proposal area and is bounded by the City of Palmdale limits on three sides, to the north, east and west; therefore, approval of this current request, before approving Annexation No. 1998-01 would have created an island of unincorporated county territory. City of Palmdale Annexation No.1998-01 is scheduled to be heard today prior to the hearing on this annexation request.

Population: The proposed annexation area is inhabited with an estimated population of approximately 200 inhabitants. The Los Angeles County Registrar-Recorder/County Clerk has confirmed that there are 145 registered voters in the proposed territory. According to California Department of Finance statistics, for year 2002, the entire population for the City of Palmdale is estimated to be 123,717.

Geographical Features: The topography of the subject area is generally flat terrain. Physical boundaries include the Antelope Valley Freeway to the east; the California Aqueduct, which bisects the site from northwest to southeast; and the Ana Verde Creek to the north. Major streets and highways located within the proposed area are: Avenue S, the Antelope Valley Freeway and Tierra Subida Road. The Nadeau Fault, which is an active fault, runs parallel and east of the California Aqueduct. It traverses the northeast portion of the proposal area in a northwest to southeast direction. The fault is also delineated as an Alquist-Priolo Fault Zone, subject to conditions of the Alquist-Priolo Fault Zoning Act. The Alquist-Priolo Fault Zoning Act outlines building and zoning restrictions within the designated fault zone areas.

CEQA: The City of Palmdale has adopted a mitigated negative declaration for the project.

Purpose of the Request: The applicant's stated purpose for this request is to promote orderly and efficient patterns of urban development and to allow for more logical city boundaries and a future major transportation corridor that would eventually serve the needs of residents within the City Ranch Specific Plan area. No new development is being proposed as a result of this request.

Current Zoning Designations: The current zoning and Los Angeles County General Plan designations are as follows: A-1-1 (Light Agriculture-one acre minimum lot size), A-2-1 (Heavy Agriculture-one acre minimum lot size), R-A-15,000 (Residential-Agriculture-one acre minimum lot size), R-A-1 (Residential-Agriculture-one acre minimum lot size), R-A-7,000 (Residential-Agriculture-7,000 square foot minimum lot size), C-3-DP (Unlimited Commercial-Development Program).

Antelope Valley Area Plan: Nonurban 1 (0.5 dwelling units per acre), Nonurban 2 (1 dwelling unit per acre), Open Space and Water Body.

Proposed Zoning Designation: R-1-1 and R-1-1 PZ (Single Family Residential-one acre minimum lot size), PF (Public Facility), and C-3 PZ (General Commercial).

Sphere of Influence: The subject territory is within the City of Palmdale Sphere of Influence.

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolutions.

Correspondence: Staff initially received three petitions, with a total of forty four signatures, and three written letters of correspondence in opposition to the proposal, thirty-nine are landowners and a total of 35 are registered voters. Subsequent to the May 15, 2003 hearing, we received an additional petition of residents in opposition containing 31 additional signatures.

Conclusion:

Staff recommends approval of this annexation request only under the condition that City of Palmdale Annexation No. 1998-01 is approved prior to Commission action on this case. Pursuant to Government Code Section 56744, the Commission is generally prohibited from approving an annexation that would create an island. Approval of this proposal would create an island in the event that the pending City of Palmdale Annexation 1998-01 is not approved.

Recommendation:

1. Acting in its role as a responsible agency with respect to Annexation No. 2000-01A, pursuant to State of California Environmental Quality Act (CEQA) Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental documents adopted by the City of Palmdale as lead agency, namely City of Palmdale Resolution No. PC-1998-019, approving and adopting a Mitigated Negative Declaration for the project. LAFCO 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 and mitigated negative declaration, previously adopted by the City of Palmdale, in connection with its approval of the proposed project.
2. Find that the County and all subject agencies agree to the proposed tax transfer.

Recommendation (Continued)

3. Approve the requested amendment to the Sphere of Influence for Los Angeles County Waterworks District No. 40, and make the following determinations, in accordance with Government Code Section 56425:

- a. Present and planned land uses in the area:

Present Land Use: The present land use of the territory is low-density residential and vacant land. The residential component consists of approximately 117 acres, containing 80-single family residences and the remaining portion consists of 860 acres of vacant land.

Proposed Land Use and Zoning: The City of Palmdale has pre-zoned the proposed annexation area as R-1, Single Family Residential.

Surrounding Land Use: There is an existing landfill to the north, the City of Palmdale park and ride facility to the east, rural residential to the south and vacant land to the west, consisting of the approved 5,000-unit City Ranch Specific Plan.

- b. Present and probable need for public facilities and services:

The City of Palmdale will provide general municipal services such as: animal regulation, parks and recreation, street maintenance, planning and building services to the subject territory. The range and level of services will increase as future development occurs in the vacant portions of the proposed annexation area. The majority of land within the subject territory is vacant and there are no current plans for development of the area. Services to the area will be provided at the current or greater level of service and are set forth in (c) below.

- c. The present capacity of public services:
Adequate public service facilities are available to service the proposed annexation area.

Police Services: The Los Angeles County Sheriff Department currently services the area. The City of Palmdale contracts with the Los Angeles County Sheriff Department for policing services; therefore, there is no proposed change in the range and level of service. The City of Palmdale will assume the cost of providing services upon annexation.

Fire and Emergency Services: The area is currently serviced by the Los Angeles County Fire Department. The City of Palmdale contracts with the County Fire Department for fire and emergency services; therefore, there is no proposed change in the range and level of services. The City of Palmdale will assume the cost of providing services upon annexation.

Water: The Palmdale Water District currently serves a majority of the subject territory. Los Angeles County Waterworks District No. 40 serves a small portion of the remaining area. The westerly portion of the subject territory is currently not within a water service provider's boundary or sphere of influence. The westerly portion of the affected territory must be annexed into County Waterworks District No. 40, in order to provide water services to that area.

Utilities: Southern California Edison currently provides service to the area. There are no proposed changes in the current level of service. Future development will be required to provide infrastructure needed to serve the affected area.

- d. Existence of any social or economic communities of interest:
The subject territory contains 80-single family residences that are within two existing low density residential neighborhoods. Adjacent and north of the subject territory is a landfill. The City of Palmdale has a pending proposal with LAFCO to annex the landfill site (Annexation No. 1998-01).
4. Adopt the resolution making determinations approving the annexation of the subject territory to the City of Palmdale, and the westerly portion to County Waterworks District No. 40; and detachment of the same said territory from Los Angeles County Road District No.5.
5. Pursuant to Government Code Section 57002, set October 8, 2003 at 9:00 a.m., as the date for Commission protest proceedings.

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RESOLUTION NO. 2003-

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
CITY OF PALMDALE ANNEXATION NO. 2000-01A
AND AMENDING THE SPHERE OF INFLUENCE
OF LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40**

WHEREAS, the City of Palmdale (the "City") 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, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of unincorporated county territory; and

WHEREAS, the proposed annexation consists of approximately 977 acres of inhabited unincorporated county territory and is assigned the following distinctive short form designation: "City of Palmdale Annexation No. 2000-01A;" 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 for the territory to receive municipal services from the City upon development of said territory; and

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

WHEREAS, on April 23, 2003, after being duly and properly noticed, this proposal 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 proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

7. The Commission, acting in its role as the a responsible agency with respect to City of Palmdale Annexation No. 2000-01A, pursuant to the California Environmental Quality Act ("CEQA") State 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 documents adopted by the City, as lead agency, namely City of Palmdale Resolution No. PC-1998-019, approving and adopting a Mitigated Negative Declaration for the project, 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 and mitigated negative declaration, previously adopted by the City in connection with its approval of the proposed project.

8. The Commission hereby amends the sphere of influence of Los Angeles County Waterworks District No. 40 and makes the following determinations in accordance with the Government Code Section 56425:

a. Present and planned land uses in the area:

Present Land Use: The present land use of the territory is low-density residential and vacant land. The residential component consists of approximately 117 acres, containing 80-single family residences and there remaining portion consists of 860 acres of vacant land.

Proposed Land Use and Zoning: the City of Palmdale has pre-zoned the proposed annexation area as R-1, Single Family Residential.

Surrounding Land Use: There is an existing landfill to the north, the City of Palmdale park and ride facility to the east, rural residential to the south and vacant land to the west, consisting of the approved 5,000-unit City Ranch Specific Plan.

b. Present and probable need for public facilities and services:

The City of Palmdale will provide general municipal services such as: animal regulation, parks and recreation, street maintenance, planning and building services to the subject territory. The range and level of services will increase as future development occurs in the vacant portions or the proposed annexation area. The majority of land within the subject territory is vacant and there are no current plans for development of the area. Services to the area will be provided at the current or greater level of service and is set forth in (c) below.

c. The present capacity of public services:

Adequate public service facilities are available to service the proposed annexation area.

Police Services: The Los Angeles County Sheriff Department currently services the area. The City of Palmdale contracts with the Los Angeles County Sheriff Department for policing services; therefore, there is no proposed change in the range and level of service. The City of Palmdale will assume the cost of providing services upon annexation.

Fire and Emergency Services: The area is currently serviced by the Los Angeles County Fire Department. The City of Palmdale contracts with the County Fire Department for fire and emergency services; therefore there is no proposed change in the range and level of services. The City of Palmdale will assume the cost of providing services upon annexation.

Water: The Palmdale Water District currently serves a majority of the subject territory. Los Angeles County Waterworks District No. 40 serves a small portion of the remaining area. The westerly portion of the subject territory is currently not within a water service provider's boundary or sphere of influence. The westerly portion of the affected territory must be annexed into County Waterworks District No. 40, in order to provide water services to that area.

Utilities: Southern California Edison currently provides service to the area. There are no proposed changes in the current level of service. Future development will be required to provide infrastructure needed to serve the affected area.

- d. Existence of any social or economic communities of interest:
The subject territory contains 80-single family residences that are within two existing low density residential neighborhoods. Adjacent and north of the subject territory is a landfill. The City of Palmdale has a pending proposal with LAFCO to annex the landfill site (Annexation No. 1998-01).
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference is incorporated herein.
4. The subject territory consists of approximately 977 acres, is inhabited, and is assigned the following distinctive short form designation:
"City of Palmdale Annexation No. 2000-01A"
5. The Commission hereby approves the annexation subject to the following terms and conditions, which shall be contained in any resolution ordering such annexation:
 - f. Annexation of the subject territory to the City of Palmdale.
 - g. Annexation of the westerly portion of the subject territory to Los Angeles County Waterworks District No. 40.
 - h. Detachment of the subject territory from Los Angeles County Road District No.5.
 - i. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the City may legally impose.
 - j. The regular County assessment roll is utilized by the City.
 - k. The territory will not be taxed for existing bonded indebtedness of the City.

5. The Commission shall initiate and conduct protest proceedings pursuant to Government Code Section 57000, *et seq.*
6. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided for in Government Code Section 56882.

PASSED AND ADOPTED this 27th day of August 2003.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer