

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, October 13, 2004
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

3. HEARINGS

- a. City of West Covina, Annexation No. 2004-03, located at the northwest corner of Nogales High School campus, 401 Nogales Street, La Puente.
- b. City of Palmdale, Annexation No. 2004-02, located between Division Street and 5th Street East north of Avenue R and south of Avenue Q-10.

4. INFORMATIONAL ITEMS

Los Angeles County Waterworks Districts Pre-Hearing

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

District No. 36

- a. Reorganization No. 2004-12 (LB/L-SunCal Northlake LLC)

District No. 40

- b. Annexation No. 2004-08 (J.P. Eliopulos Enterprises)
- c. Annexation No. 2004-09 (KB Home Greater Los Angeles Inc.)

- d. Annexation No. 2004- 10 (Pacific Communities Builder Inc.)
- e. Annexation No. 2004- 11 (Del Sur Ranch, LLC)
- f. Annexation No. 2004- 14 (Royal Investors Group)
- g. Annexation No. 2004- 15 (Royal Investors Group)
- h. Annexation No. 2004- 16 (Royal Investor Group)

5. **SPECIAL ITEMS**

- a. Approve minutes of the meeting held September 22, 2004.
- b. Municipal Service Reviews and Spheres of Influence Update.
- c. Report on pending applications.

6. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

7. **FUTURE MEETINGS**

October 27, 2004
November 10, 2004

8. **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).

9. **ADJOURNMENT MOTION**

Staff Report

October 13, 2004

City of West Covina Annexation No. 2004-03

(Uninhabited territory)

Agenda Item No. 3A

Agenda Item No. 3A is a proposal requesting annexation of approximately 3.09 acres of uninhabited county territory to the City of West Covina. The applicant of record is the City of West Covina, the proposal having been initiated by City of West Covina Resolution No. 2004-8. The application was received on April 19, 2004.

Related Jurisdictional Changes: Annexation to the City of West Covina and detachment from the Consolidated Fire Protection District, and Los Angeles County Road District No. 5. The proposal also includes amendment of the City of West Covina sphere of influence.

Purpose of Request: The purpose of the request is to allow for an integrated housing development under a single governmental jurisdiction. Abell-Helou Custom Homes is in the process of purchasing property from the Rowland Unified School District and is proposing to develop the subject territory with 22 single-family homes and annexing it to the City of West Covina, with the intent of integrating the proposed territory to Sycamore Glen, an adjacent housing development currently being developed by Abell-Helou.

Location: The subject property is generally located at the northwest corner of the Nogales High School campus, 401 Nogales Street, La Puente.

Factors of Consideration Pursuant to Government Code Section 56668

1. *Population:* There are currently no residents within the subject territory. The estimated population upon development of the site is 72 residents.
2. *Registered Voters/Landowners:* The County Registrar-Recorder/County Clerk has certified that there are no registered voters residing within the proposal area.
3. *Topography, Natural Boundaries and Drainage Basins:* The area is characterized as having a slightly undulating terrain. There is an intermittent natural watercourse that runs adjacent to the southeasterly side of the site; however, it is not within the proposal area.
4. *Zoning, Present and Future Land Use:* The subject territory is currently vacant and unimproved. The County's zoning designation is A-1-6,000 (Light Agricultural Zone – 6,000 sq. ft. minimum lot size) and the General Plan designation is P (Public and Semi-Public Facilities). The proposed area land use will change from vacant to single-family residential. The

City has adopted a zoning designation of SP-21 (Specific Plan) and a General Plan designation of Low Medium Residential (4.1-8.0 dwelling units per acre).

5. *Surrounding Land Use:* Land uses surrounding the subject property generally consists of low density residential and neighborhood commercial uses. Single-family residential exists to the west of the project site, to the north is vacant land proposed for future single-family residential development, and to the south and east is the Nogales High School campus.

6. *Pre-zoning and Conformance with the General Plan:* The City of West Covina has adopted an zone change ordinance for the proposal area (Ordinance No. 2114) designating the zoning as Specific Plan No. 21 and the General Plan amendment to “Low Medium Residential” (4.1-8.0 dwelling units per acre). The proposal is consistent with the City’s and County’s General Plan.

7. *CEQA:* As lead Agency, the City of West Covina adopted a Negative Declaration of Environmental Impact for the project, Resolution No. 04-4933 and a Notice of Determination was filed on May 25, 2004.

8. *Assessed Value, Tax Transfer:*
The proposal is within tax rate area 8347. The parcel showed no assessed land value as of the 2003-04 Assessor tax rolls. All agencies have adopted a tax transfer resolution.

9. *Governmental Services and Control, Availability and Adequacy:* The County of Los Angeles currently provides services to the area. Services will be provided to the subject territory at the same level or greater level by the City of West Covina. West Covina has indicated that it has the capacity to provide full services upon completion of development. Fire prevention and emergency medical services are currently provided by the Consolidated Fire Protection District and will be provided by the City of West Covina Fire Department. Solid waste services will be provided through contract with a private contractor. Services such as, Library, Flood Control, Police will continue to be provided by the City through contract with the County. All streets and street lighting will be maintained by a private homeowners association. Water is supplied by the Rowland County Water District. The Three Valleys Municipal Water District (TVMWD) supplies water to the City of West Covina. The City had not requested annexation to the TVMWD. Should the developer require water services from the District they would have to submit an application to LAFCO at a later date.

10. *Effects on Agricultural and Open-Spaced Lands:*
The proposal does not impact agricultural or open-spaced lands.

11. *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.

12. *Effects of the Proposal on Adjacent Areas and the County:* The proposed development will have little to no effect on the surrounding areas and would have minimal economic impact on both the City and County. The alternative governmental option would be to

leave the subject territory within County jurisdiction, which would result in the Sycamore Glen Housing Development being under multi-jurisdictional control.

13. *Sphere of Influence:*

The subject territory is not consistent with the City of West Covina sphere of influence. An amendment to the City's sphere of influence will be required in conjunction with this request.

14. *Regional Housing Needs Assessment:* The projected SCAG Regional Housing Needs Assessment (RHNA) for years 1998-2005, for the City of West Covina, is 1,262 additional housing units required. The proposed development would provide an additional 22 units towards meeting the RHNA goals.

15. *Correspondence:*

No correspondence has been received regarding this annexation request.

Request for Waiver for Protest Hearing: LAFCO has received written consent from the property owner (Rowland Heights Unified School District), the City of West Covina and the Los Angeles County Board of Supervisors, for the waiver of conducting authority proceedings in accordance with Government Code Section 56663(c).

Conclusion

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

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 West Covina as lead agency, namely City of West Covina Resolution No. 2004-41, approving and adopting a 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 negative declaration, previously adopted by the City of West Covina, in connection with its approval of the proposed project.
- 2) Approve the requested amendment to the City of West Covina sphere of influence.
- 3) Find that the county and all subject agencies have agreed to the proposed tax transfer.
- 4) Adopt the resolution making determinations approving annexation of the subject territory to the City of West Covina and detachment of the same said territory from Los Angeles County Consolidated Fire Protection District, and Los Angeles County Road District No. 5.
- 5) Find that all owners of land and all subject agencies have consented to the waiver of conducting authority proceedings, pursuant to Government Code Section 56663(c) and waive the conducting authority proceedings in its entirety.

RESOLUTION 2004- RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
CITY OF WEST COVINA ANNEXATION NO. 2004-03
AND AMENDMENT OF THE SPHERE OF INFLUENCE FOR
THE CITY OF WESTCOVINA**

WHEREAS, the City of West Covina 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 the territory herein described to the City of West Covina, including the detachment of said territory from the Los Angeles County Consolidated Fire Protection District, and Los Angeles County Road District No. 5; and

WHEREAS, the principal reason for this annexation is to allow the proposed Sycamore Glen development to come under a single jurisdiction; and

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

WHEREAS, the subject territory is uninhabited and consists of 3.09 acres; and

WHEREAS, the short-form designation given this proposal is "City of West Covina Annexation No. 2004-03;" and

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

WHEREAS, on October 13, 2004, 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 acting in its role as a responsible agency, with respect to City of West Covina Annexation No. 2004-03, 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 certified by the City, as lead agency, namely City of West Covina Resolution No. 04-4933, approving and adopting a 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 negative declaration, previously adopted by the City of West Covina, in connection with its approval of the proposed project.
2. The Commission hereby amends the spheres of influence of the City of West Covina, and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The subject territory is currently vacant and unimproved. The County’s zoning designation is A-1-6,000 (Light Agricultural Zone – 6,000 sq. ft. minimum lot size) and the General Plan designation is P (Public and Semi-Public Facilities.) The proposed area land use will change from vacant to single-family residential. The City has adopted a zoning designation of SP-21 (Specific Plan) and a General Plan designation of Low Medium Residential (4.1-8.0 dwelling units per acre). Proposed development of the territory will have no effect on agricultural and open-space lands.

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

The subject territory is currently undeveloped and uninhabited. Upon development and habitation, public facilities and services will be required to meet the needs of the community and will be provided as set forth in (c), below.

c. The present capacity of public facilities:

The County of Los Angeles currently provides services to the area. Services will be provided to the subject territory at the same level or greater level by the City of West Covina. West Covina has indicated that it has the capacity to provide full services upon completion of development. Fire prevention and emergency medical services are currently provided by the Consolidated Fire Protection District and will be provided by the City of West Covina Fire Department. Solid waste services will be provided through contract with a private contractor. Services such as, Library, Flood Control, Police will continue to be provided by the City through contract with the County. All streets and street lighting will be maintained by a private homeowners association. Water is supplied by the Rowland County Water District. The Upper San Gabriel Valley Municipal Water District (USGVMWD) supplies water to the City of West Covina. The City had not requested annexation to the USGVMWD. Should the developer require water services from the District they would have to submit an application to LAFCO at a later date.

d. The existence of any social or economic communities of interest:

The subject territory includes the development of 22 single-family homes and is part of a planned community development. The annexation and sphere of influence amendment will place the entire development under one jurisdiction.

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 incorporated herein.

4. The subject territory consists of 3.09 acres, is uninhabited, and is assigned the following distinctive short form designation:

"City of West Covina Annexation No. 2004-03"

5. Annexation No. 2004-03 is hereby approved and subject to the following terms and conditions:

a. Annexation of the subject territory to the City of West Covina.

b. Detachment of the subject territory from Los Angeles County Consolidated Fire Protection

District.

- c. Detachment of the subject territory from Los Angeles County Road District No. 5.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as levied by the City of West Covina.
 - e. The regular County assessment roll shall be utilized by the City of West Covina.
6. 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. 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.

7. Based upon the above, the Commission hereby orders the uninhabited territory described in Exhibits A and B annexed to the City of West Covina.
8. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of West Covina upon the City's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code section 57200, *et seq.*

PASSED AND ADOPTED this 13th day of October 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

Staff Report

October 13, 2004

City of Palmdale Annexation No. 2004-02

(Uninhabited territory)

Agenda Item No. 3B

Agenda Item No. 3B is a proposal requesting annexation of approximately 93 acres of uninhabited county territory to the City of Palmdale. The applicant of record is the City of Palmdale, the proposal having been initiated by City of Palmdale Resolution No. CC 2003-216. The application was received on May 10, 2004.

Related Jurisdictional Changes: Annexation to the City of Palmdale and detachment from the Los Angeles County Road District No. 5.

Purpose of Request: The owner Empire Land, LLC, is proposing to build 383 single-family residential units. The entire subject area is also a County island surrounded on all sides by the City of Palmdale.

Location: The subject territory is generally located between Division Street and 5th Street East, north of Avenue R and generally south of Avenue Q-10, excluding the single-family subdivision south of Avenue Q-10 and east of Division Street.

Factors of Consideration Pursuant to Government Code Section 56668

1. *Population:* There are currently no residents within the subject territory. The estimated population upon development of the site is 1,350 residents.
2. *Registered Voters/Landowners:* The County Registrar-Recorder/County Clerk has certified that there are no registered voters residing within the proposal area. The proposal consists of two parcels under one ownership.
3. *Topography, Natural Boundaries and Drainage Basins:* The area is characterized as having a flat terrain. No other defining features exist.
4. *Zoning, Present and Future Land Use:* The subject territory is currently vacant and unimproved. The County's zoning designation is R-1-7,000/R-3 (Single-family Residence Zone – 7,000 sq. ft. minimum lot size/limited multiple residence zone) and the Santa Clarita Valley Area Plan designation is U4 (Urban 4-15 or more units). The proposed area land use will change from vacant to single-family residential. The City has adopted a zoning designation of R-1-7,000 (Single-family Residential, 7,000 sq. ft.

minimum lot size) and a General Plan designation of SFR-3 (Single-family, 3.1-6.0 dwelling units per acre).

5. *Surrounding Land Use:* North of the property site is vacant land designated for future commercial uses, to the northeast is a single-family subdivision, to the south is a multi-family residential development, an elementary school, and vacant land designated for future multi-family and single-family residential uses, to the west is a Palmdale School District facility and vacant land, and to the east are apartments and vacant land slated for multi-family residential uses.
6. *Pre-zoning and Conformance with the General Plan:* The City of Palmdale adopted a pre-zone ordinance for the area (Ordinance No. U-1060) designating the zoning as R-1-7,000 (Single-Family Residential, 7,000 sq. ft. lot size) and a General Plan designation of SFR-3 (Single-Family, 3.1-6 dwelling units per acre). The proposal is consistent with the City's and County's General Plan.
7. *CEQA:* As lead Agency, the City of Palmdale adopted a Final Environmental Impact Report (SCH No. 87120908), for the City's General Plan which included the area and it was certified by City Council Resolution No. 93-10 on January 25, 1993.
8. *Assessed Value, Tax Transfer:*
The total assessed land value is \$19,026.16. All agencies have adopted a tax transfer resolution.
9. *Governmental Services and Control, Availability and Adequacy:* The County of Los Angeles currently provides services to the area. Services will be provided to the subject territory at the same level or greater level by the City of Palmdale upon completion of development. Palmdale is part of the Consolidated Fire Protection District, fire prevention and emergency medical services will continue to be provided by the District. Law enforcement will continue to be provided by the City through contract with the County Sheriff's Department. Library, Park and Recreational facilities, and street maintenance will be provided by the City of Palmdale. The formation of a street lighting district will be required upon development. Solid waste services are provided through a private contractor. The area is currently within Palmdale Water District's boundary area. The current infrastructure is inadequate and will need to be upgraded. As a condition of approval, the City will require that the developer upgrade and extend water supply lines. Waste water services will also be provided by County Sanitation District No. 20 upon development.
10. *Effects on Agricultural and Open-Spaced Lands:*
The proposal does not impact agricultural or open-spaced lands.
11. *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.

12. *Effects of the Proposal on Adjacent Areas and the County:* The proposed development will have little to no effect on the surrounding areas and would have minimal economic impact on both the City and County. The alternative governmental option would be to leave the subject territory within County jurisdiction, which would result in the preservation of a county island. An added benefit of annexation would be that the area would receive mosquito abatement services.

13. *Sphere of Influence:*

The subject territory is within the City of Palmdale's sphere of influence.

14. *Regional Housing Needs Assessment:* The projected SCAG Regional Housing Needs Assessment (RHNA) for years 1998-2005, for the City of Palmdale, is 9,878 additional housing units required. The proposed development would provide an additional 383 units towards meeting the RHNA goals.

15. *Correspondence:*

No correspondence has been received regarding this annexation request.

Request for Waiver for Protest Hearing: LAFCO has received written consent from the property owner, the City of Palmdale and the Los Angeles County Board of Supervisors, for the waiver of conducting authority proceedings in accordance with Government Code Section 56663(c).

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. 2004-02, 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 certified by the City of Palmdale as lead agency, namely City of Palmdale Resolution No. 93-10, approving and adopting Palmdale's General Plan Final Environmental Impact Report (SCH No. 87120908), which includes the annexation area. 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 Final Environmental Impact Report, 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 have agreed to the proposed tax 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) Find that all the owners of land and all subject agencies have consented to the waiver of conducting authority proceedings, pursuant to Government Code Section 56663 (c) and waive the conducting authority proceedings in its entirety.

RESOLUTION 2004- RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
CITY OF PALMDALE ANNEXATION NO. 2004-02**

WHEREAS, the City of Palmdale 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 the territory herein described to the City of Palmdale, including the detachment of said territory from Los Angeles County Road District No. 5; and

WHEREAS, the principal reason for this annexation is that the property owner wishes to pursue development with the City of Palmdale, and for the elimination of a County island; and

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

WHEREAS, the subject territory is uninhabited and consists of 93 acres; and

WHEREAS, the short-form designation given this proposal is "City of Palmdale Annexation No. 2004-02;" and

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

WHEREAS, on October 13, 2004, 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 acting in its role as a responsible agency, with respect to City of Palmdale Annexation No. 2004-04, 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 certified by the City, as lead agency, namely City of Palmdale Resolution No. 93-10, approving and adopting Palmdale’s General Plan Final Environmental Impact Report(SCH No. 87120908), 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 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 incorporated herein.
3. The subject territory consists of 93 acres, is uninhabited, and is assigned the following distinctive short form designation:

"City of Palmdale Annexation No.2004-02"

4. Annexation No. 2004-02 is hereby approved and subject to the following terms and conditions:
 - 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 levied by the City of Palmdale.
 - d. The regular County assessment roll shall be utilized by the City of Palmdale.
5. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - d. The territory to be annexed is uninhabited;
 - e. All owners of land within the affected territory have given their written consent to the change of organization; and
 - f. 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.

6. Based upon the above, the Commission hereby orders the uninhabited territory described in Exhibits A and B annexed to the City of Palmdale.
7. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Palmdale upon the City's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code section 57200, *et seq.*

PASSED AND ADOPTED this 13th day of October 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

**Staff Report
Informational Items**

October 13, 2004

Los Angeles County Waterworks Districts Pre-Hearing

Agenda Item No. 4

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

Waiver of 60-Day Termination Period

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

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

a). **County Waterworks District No. 36 (Val Verde), Reorganization No. 2004-12**

Project Description

The property owners LB/L-SunCal Northlake LLC filed a landowner petition with LAFCO for reorganization of the Newhall County Water District and Los Angeles County Waterworks District No. 36 boundaries effecting three parcels of territory located in the unincorporated area of Castaic in the Santa Clarita Valley (detachment from Newhall CWD, annexation to County Waterworks District No. 36). The proposed territory consists of approximately 1413 acres including the NorthLake Specific Plan. The NorthLake Specific Plan provides for the anticipated development of a combination of single and multi-family uses, neighborhood and highway commercial, light industrial, public facilities and recreational uses.

Project Location

The subject territory is located northerly of Lake Hughes Road, between Interstate 5 (I-5) to the west and the Castaic Lake Sate Recreation Area to the east.

b). County Waterworks District No. 40 (Antelope Valley), Annexation No. 2004-08

Project Description

On August 12, 2004, the property owner, JP Eliopoulos Enterprises filed a landowner petition requesting annexation of one parcel of territory into Los Angeles County Waterworks District No. 40. The project consist of TTM 52200 which allows for development of approximately 793 acres into 539 single-family residences, one 31-acre equestrian center lot, one 26.61 acre community park site lot, one 3.11 acre specialty park site lot and 16 open space lots.

Project Location

The subject territory is located northerly of Elizabeth Lake Road and westerly of the California Aqueduct, in the city of Palmdale.

c). County Waterworks District No. 40 (Antelope Valley), Annexation No. 2004-09

Project Description

On August 27, 2004, the property owner, KB Home Greater Los Angeles Inc., filed a landowner petition requesting annexation of one parcel of territory into Los Angeles County Waterworks District No. 40. The project consists of Tract No. 54365 (an infill site), consisting of 44 single-family residences.

Project Location

The subject territory is located at the southwest corner of 30th Street East and Avenue K, in the City of Lancaster.

d). County Waterworks District No. 40 (Antelope Valley), Annexation No. 2004-10

Project Description

On August 11, 2004, the property owner, LCTH Investments, LP by Pacific Communities Builder Inc., filed a landowner petition requesting annexation of a parcel of territory into Los Angeles County Waterworks District No. 40. The project consists of TTM 54058 which allows for development of approximately 130.3 acres into 492 single family residences.

Project Location

The subject territory is located between 20th Street West and 25th Street West, south of Avenue P-8, City of Palmdale.

e). County Waterworks District No. 40 (Antelope Valley), Annexation No. 2004-11

Project Description

On August 20, 2004, the property owner, Del Sur Ranch, LLC, filed a landowner petition requesting annexation of a parcel of territory into Los Angeles County Waterworks District No. 40. The project consists of VTTM 46250 which allows for development of approximately 2466

single-family dwelling units, 9.4 acres of commercial uses, 20 acres of school uses (2) sites, an 18-acre park site, a 21-acre surface lake and a 1-acre fire station site.

Project Location

The subject territory is located in the northwestern portion of the City of Lancaster. It is bounded by Avenue G, 90th Street West, Avenue H/H-8 and 105th Street West.

f). County Waterworks District No. 40 (Antelope Valley), Annexation No. 2004-14

Project Description

On September 30, 2004, the property owner, Royal Investor's Group, filed a landowner petition requesting annexation of a parcel of territory into Los Angeles County Waterworks District No. 40. The project site consists of 30.5 acres of undeveloped land. The site will most likely be developed within the next year. The current land use is Residential R-7000; minimum lot size – 7000sf.

Project Location

The subject territory is located on the northeastern corner of 35th Street West and Lancaster Boulevard, in the City of Lancaster.

g). County Waterworks District No. 40 (Antelope Valley), Annexation No. 2004-15

Project Description

On October 5, 2004, the property owner, Royal Investor's Group, filed a landowner petition requesting annexation of a parcel of territory into Los Angeles County Waterworks District No. 40. The project site consists of 30.4 acres of undeveloped land. The site will most likely be developed within the next year. The current land use is Residential R-7000; minimum lot size – 7000sf.

Project Location

The subject territory is located on the southeastern corner of 30th Street East and Lancaster Boulevard, in the City of Lancaster.

h). County Waterworks District No. 40 (Antelope Valley), Annexation No. 2004-16

Project Description

On October 5, 2004, the property owner, Royal Investor's Group, filed a landowner petition requesting annexation of a parcel of territory into Los Angeles County Waterworks District No. 40. The project site consists of 57.6 acres of undeveloped plan. The site will most likely be developed within the next year. The current land use is Residential R-7000; minimum lot size – 7000sf.

Project Location

The subject territory is located on the southeastern corner of Avenue J and 45th Street West, in the

City of Lancaster.

Staff Report

October 13, 2004

MSR / SOI Update

Agenda Item No. 5B

1. Preparation of the SOI & MSR reports, by staff and consultants, for the 88 cities & 92 special districts located in Los Angeles County continue on schedule. To date the commission has adopted SOI Updates and MSR reports on 49 local agencies.
2. **West San Gabriel**
The preliminary draft of the SOI Update & MSR report for the West San Gabriel Valley Region has been completed and distributed to the 18 cities and 25 special districts for their review and comments. Following the 30 day comment period LAFCO will hold a public workshop in the West San Gabriel Valley Region for the purpose of soliciting additional comments from the local agencies and the public. Commission action is tentatively scheduled for December 8, 2004.
3. **Santa Clarita**
The preliminary draft of the SOI Update & MSR report for the Santa Clara Region will be completed and distributed to the 1 city, 6 water districts and 4 other special districts for their review and comments. Following the 30 day comment period LAFCO will hold a public workshop in the Santa Clara Valley Region for the purpose of soliciting additional comments from the local agencies and the public. Commission action is tentatively scheduled for December 8, 2004.
4. **MSR – Waste Water**
In regard to the 25 County Sanitation districts, the two low bidders will resubmit their final bids by October 15, 2004. The contract will be let immediately thereafter.
5. **SOI & MSR – Request(s) For Information**
We continue to experience a few non-responses to our request(s) for information. Each of the area Draft MSR reports will note the non-responding agency and staff will encourage the non-responding agency to provide the requested data to LAFCO during the 30 day comment period and that failure to provide the data will have a bearing on the commission's action regarding SOI boundary and MSR determinations.