

**REVISED**

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, March 9, 2005  
9:00 a.m.

Board of Supervisors Hearing Room, Room 381B  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles 90012

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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.

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARINGS**
  - a. Los Angeles County Sanitation No. 26 - Annexation No. 336.
  - b. Los Angeles County Sanitation No. 26 - Annexation No. 337.
  - c. Los Angeles County Sanitation No. 26 - Annexation No. 339.
  - d. Los Angeles County Sanitation No. 32 - Annexation No. 272.
  - e. City of Palmdale - Annexation No. 2004-05.

4. **GOVERNMENT CODE § 56857 NOTICES**  
(For Informational Purposes Only, Receive and File)

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 is proposed, Government Code Section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only.

- a. La Canada Irrigation District – Annexation No. 2005-01.

5. **OTHER ITEMS**

- a. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- b. Receive and file Legislative Update.
- c. Approve minutes of the meeting held February 23, 2005.
- d. Approval of the February 2005 Operating Account Check Register.
- e. Receive and file update on pending applications.

6. **PUBLIC COMMENT**

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

7. **FUTURE MEETINGS**

March 23, 2005  
April 13, 2005

8. **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.

9. **ADJOURNMENT MOTION**

## **Staff Report**

**March 9, 2005**

### **Annexation No. 336 to County Sanitation District No. 26**

#### **Agenda Item No. 3a**

The following is an uninhabited annexation to Los Angeles County Sanitation District No. 26. County Sanitation District has initiated this proposal at the request of the landowner, Okhui Plummer.

Annexation No. 336 consists of 3.090 acres.

Location: The subject territory is located on Sierra Highway approximately 1 ½ mile northerly from its intersection with Soledad Canyon Road all within the City of Santa Clarita.

Surrounding and Present Land Uses: The surrounding land use is industrial/commercial, residential, and vacant. The subject territory presently contains an existing warehouse.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: There are no current plans for development of the subject territory.

Provision of Services: The wastewater generated by the subject territory will be treated at the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 19.1 mgd and currently processes an average flow of 18.2 mgd.

Based on the information provided by the property owner, the District's sewerage facilities have or, in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: The project is exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15319(a). The annexation area contains an existing structure that includes interior alterations.

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

Correspondence: Staff has not received any correspondence in opposition to or in support of this annexation.

**RECOMMENDATION**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Find that the project is exempt under State CEQA Guidelines Section 15319(a).
4. Find that all owners of land have given their 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.
5. Adopt Resolution Making Determinations and Ordering Annexation No. 336 to County Sanitation District No. 26.

**RESOLUTION NO. 2005- RD**

**RESOLUTION MAKING DETERMINATIONS APPROVING AND  
ORDERING CERTAIN UNINHABITED TERRITORY DESIGNATED AS  
ANNEXATION NO. 336 ANNEXED TO  
COUNTY SANITATION DISTRICT NO. 26**

WHEREAS, the County Sanitation District No. 26 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 City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal services for an existing warehouse; 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 territory consists of 3.090 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 336";

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

WHEREAS, on March 9, 2005, 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 the proposed annexation is categorically exempt pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 336 to the County Sanitation District No. 26 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 be taxed for existing bonded indebtedness, if any, of the District.
3. Pursuant to Government Code Section 56663, the Commission hereby finds and determines that:
  3. The territory to be annexed is uninhabited;
  4. All owners of land within the affected territory have given their written consent to the change of organization; and
  5. 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 County Sanitation District No. 26.
5. Executive Officer is directed to transmit a certified copy of this resolution to 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 9<sup>th</sup> day of March 2005.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE,  
Executive Officer

## **Staff Report**

**March 9, 2005**

### **Annexation No. 337 to County Sanitation District No. 26**

#### **Agenda Item No. 3b**

The following is an uninhabited annexation to Los Angeles County Sanitation District No. 26. County Sanitation District has initiated this proposal at the request of the landowner, Rancho Los Lomas, LLC.

Annexation No. 337 consists of 176.681 acres.

Location: The subject territory is located on Sand Canyon Road approximately 1 mile southeasterly from its intersection with Sierra Highway, all within the City of Santa Clarita.

Surrounding and Present Land Uses: The surrounding land use is vacant un-improved land to the north, east, and west and residential to the south and southeast. The present land use is vacant land.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: The territory is to be developed as 264 single-family homes, 1 fire station, and two parks.

Provision of Services: The wastewater generated by the subject territory will be treated at the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 19.1 mgd and currently processes an average flow of 18.2 mgd.

Based on the information provided by the property owner, the District's sewerage facilities have or, in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: The City of Santa Clarita certified an Environmental Impact Report (EIR) for the project.

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



Correspondence: Staff has not received any correspondence in opposition to or in support of this annexation.

### **RECOMMENDATION**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Acting in its role as a responsible agency with respect to Annexation No. 337, and under State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report (EIR) certified by the City of Santa Clarita and has determined that the document adequately addresses the environmental impacts of 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 previously adopted by the lead agency, in connection with its approval of the project.
4. Find that all owners of land have given their 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.
5. Adopt Resolution Making Determinations and Ordering Annexation No. 337 to County Sanitation District No. 26.

**RESOLUTION NO. 2005- RD**

**RESOLUTION MAKING DETERMINATIONS APPROVING AND  
ORDERING CERTAIN UNINHABITED TERRITORY DESIGNATED AS  
ANNEXATION NO. 337 ANNEXED TO  
COUNTY SANITATION DISTRICT NO. 26**

WHEREAS, the County Sanitation District No. 26 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 City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal services for the proposed development of 264 single-family homes, one fire station and two parks; and

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

WHEREAS, the territory consists of 176.681 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 337";

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

WHEREAS, on March 9, 2005, 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. Acting in its role as a responsible agency with respect to Annexation No. 337, and under State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report (EIR) certified by the City of Santa Clarita and has determined that the document adequately addresses the environmental impacts of 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 previously adopted by the lead agency, in connection with its approval of the project.
2. Annexation No. 337 to the County Sanitation District No. 26 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.
  - d. The affected territory will be taxed for existing bonded indebtedness, if any, 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. 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.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 26.
5. Executive Officer is directed to transmit a certified copy of this resolution to 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 9<sup>th</sup> day of March 2005.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE, Executive Officer

## **Staff Report**

**March 9, 2005**

### **Annexation No. 339 to County Sanitation District No. 26**

#### **Agenda Item No. 3c**

The following is an uninhabited annexation to Los Angeles County Sanitation District No. 26. County Sanitation District has initiated this proposal at the request of the landowner, PacSun, LLC.

Annexation No. 339 consists of 759.592 acres.

Location: The subject territory is located southeasterly of the Antelope Valley Freeway between the Golden Valley Road and Via Princessa off ramps all within the City of Santa Clarita.

Surrounding and Present Land Uses: The surrounding land use is residential to the north, east and west. Disney Golden Oak Ranch, Placerita Canyon State Park and Angles National Forest are to the south. The present land use is vacant land.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: The subject territory is to be developed as 489 single-family homes.

Provision of Services: The wastewater generated by the subject territory will be treated at the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 19.1 mgd and currently processes an average flow of 18.2 mgd.

Based on the information provided by the property owner, the District's sewerage facilities have or, in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: The City of Santa Clarita certified an Environmental Impact Report (EIR) for the project.

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

Correspondence: Staff has not received any correspondence in opposition to or in support of this annexation.

## **RECOMMENDATION**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Acting in its role as a responsible agency with respect to Annexation No. 339, and under State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report (EIR) certified by the City of Santa Clarita and has determined that the document adequately addresses the environmental impacts of 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 previously adopted by the lead agency, in connection with its approval of the project.
4. Find that all owners of land have given their 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.
5. Adopt Resolution Making Determinations and Ordering Annexation No. 339 to County Sanitation District No. 26.

**RESOLUTION NO. 2005- RD**

**RESOLUTION MAKING DETERMINATIONS APPROVING AND  
ORDERING CERTAIN UNINHABITED TERRITORY DESIGNATED AS  
ANNEXATION NO. 339 ANNEXED TO  
COUNTY SANITATION DISTRICT NO. 26**

WHEREAS, the County Sanitation District No. 26 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 City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal services for a proposed development of 489 single-family homes; 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 territory consists of 759.592 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 339";

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

WHEREAS, on March 9, 2005, 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. Acting in its role as a responsible agency with respect to Annexation No. 339, and under State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report (EIR) certified by the City of Santa Clarita and has determined that the document adequately addresses the environmental impacts of 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 previously adopted by the lead agency, in connection with its approval of the project.
2. Annexation No. 339 to the County Sanitation District No. 26 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 be taxed for existing bonded indebtedness, if any, 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. 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.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 26.
5. Executive Officer is directed to transmit a certified copy of this resolution to 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 ADOPTEED this 9<sup>th</sup> day of March 2005.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE  
Executive Officer

## **Staff Report**

**March 9, 2005**

### **Annexation No. 272 to County Sanitation District No. 32**

#### **Agenda Item No. 3d**

The following is an uninhabited annexation to Los Angeles County Sanitation District No. 32. County Sanitation District has initiated this proposal at the request of the landowner, Trustee of the GHB Charitable Trust.

Annexation No. 272 consists of 0.226 acres.

Location: The subject territory is located on The Old Road approximately 20 feet east of Live Oak Road all within the unincorporated area of Los Angeles County.

Surrounding and Present Land Uses: The surrounding land use is commercial and retail and the present land use is a vacant lot.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: The subject territory is to be developed as a parking lot for a proposed child care center located adjacent to the subject territory.

Provision of Services: The area is not currently serviced by the District, however, the area was included in the future service area of the District and the wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan and EIR.

Based on the information provided by the property owner, the District's sewerage facilities have or, in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: The County of Los Angeles certified the Santa Clarita Valley Area Plan Comprehensive Update and Environmental Impact Report for consideration of the project

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

Correspondence: Staff has not received any correspondence in opposition to or in support of this annexation.

Staff Report – March 9, 2005

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## **RECOMMENDATION**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Acting in its role as a responsible agency with respect to Annexation No. 339, and under State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report (EIR) certified by the County of Los Angeles and has determined that the document adequately addresses the environmental impacts of 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 previously adopted by the lead agency, in connection with its approval of the project.
4. Find that all owners of land have given their 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.
5. Adopt Resolution Making Determinations and Ordering Annexation No. 272 to County Sanitation District No. 32.

**RESOLUTION NO. 2005- RD**

**RESOLUTION MAKING DETERMINATIONS APPROVING AND  
ORDERING CERTAIN UNINHABITED TERRITORY DESIGNATED AS  
ANNEXATION NO. 272 ANNEXED TO  
COUNTY SANITATION DISTRICT NO. 32**

WHEREAS, the County Sanitation District No. 32 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 Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal services for a parking lot adjacent to a proposed child care center; 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 territory consists of 0.226 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 272";

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

WHEREAS, on March 9, 2005, 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. Acting in its role as a responsible agency with respect to Annexation No. 272, and under State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report (EIR) certified by the Los Angeles County Department of Regional Planning and has determined that the document adequately addresses the environmental impacts of 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 previously adopted by the lead agency, in connection with its approval of the project.
2. Annexation No. 272 to the County Sanitation District No. 32 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 be taxed for existing bonded indebtedness, if any, 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. 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

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 32.
5. Executive Officer is directed to transmit a certified copy of this resolution to 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 9<sup>th</sup> day of March 2005.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE  
Executive Officer

## **Staff Report**

**March 9, 2005**

### **City of Palmdale Annexation No. 2004-05**

(uninhabited territory)

### **Agenda Item No. 3e**

Agenda item No.3a is a proposal requesting annexation of approximately 107.6 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 2004-071. The application was received on May 19, 2004.

**Related Jurisdictional Changes:** Annexation to the City of Palmdale and the Antelope Valley Mosquito and Vector Control District, and detachment of the same said territory from County Road District No. 5.

**Purpose of Request:** The owner of the proposed annexation area, Hi-Grade Materials Company, is proposing to expand its existing surface mining operation, located within the City of Palmdale. The proposed expansion area is adjacent to the City of Palmdale and current facility operations. Approval of this request would place the mining operation under a single jurisdiction.

**Location:** The subject territory is generally located south of the alignment of Avenue T-8, west of 70<sup>th</sup> Street East, north of the centerline of Pearblossom Highway, and east of 62<sup>nd</sup> Street East.

### **Factors of Consideration Pursuant to Government Code Section 56668**

1. *Population:* There are currently no residents within the subject territory and it will not be developed for residential uses.
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 ten parcels under the sole ownership of Hi-Grade Materials Company, an existing mining operation.
3. *Topography, Natural Boundaries and Drainage Basins:* The area is characterized as having a flat terrain, with draining towards Littlerock Creek to the northeast. The subject site lies on the Littlerock Creek alluvial fan and is classified as a Regionally Significant Mineral Resource Area.

4. *Zoning, Present and Future Land Use:* The subject territory is currently vacant and unimproved. The County's zoning designation is A-2-1(Heavy Agriculture-one acre minimum lot size) and the Antelope Valley Area Plan designation is Nonurban 1(0.5 dwelling units per acre). The subject territory is being proposed for future expansion to the existing surface mining operation (Hi-Grade Minerals Co.), north of proposed annexation area.
5. *Surrounding Land Use:* Northwest of the property site exists low-density, single-family dwellings, to the north and east the subject site is bordered by the existing quarry and mining operation, and to the south and west is the Pearblossom Highway, and vacant land designated A-1 PZ (Light Agriculture, Pre-Zone).
6. *Pre-zoning and Conformance with the General Plan:* The City of Palmdale adopted a pre-zone ordinance for the area (Ordinance No. 1237) reclassifying zoning of the subject site from A-1 PZ (Light Agriculture, Pre-Zone) to QR PZ (Quarry and Reclamation , Pre-Zone) The proposed change in zone classification is consistent with the City's existing General Plan designation of SP-14 (Specific Plan-Eastside Quarry-Proposed) / MRE (Mineral Resource Extraction) because the permitted uses within the QR zone are consistent and compatible with the associated General Plan designation of SP-14.
7. *Assessed Value, Tax Transfer:*

The total assessed land value is \$1,639,476 based on the 2003-04 Assessor Tax Rolls. All agencies have adopted a tax transfer resolution.
8. *Governmental Services and Control, Availability and Adequacy:*

No services are currently provided to the site because it is undeveloped land. Upon approval of the annexation request and initiation of mining activities, municipal services will be provided by the City of Palmdale. Services required to be provided are minimal based on land use.
9. *Effects on Agricultural and Open-Space Lands:*

The proposal does not impact agricultural or open-space lands. Once mining activities have ceased, it will be utilized for open-space/recreational use.
10. *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.

11. *Effects of the Proposal on Adjacent Areas and the County:* The proposed development will have little 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. Providing the County approves permits for a mining operation, this scenario would result in two lead agencies having jurisdiction over a single mining operation.

12. *Sphere of Influence:*

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

13. *Comments of any Affected Local Agency:*

There were no comments received from any affected agency.

14. *Ability of the Receiving Governmental Agency to Provide Services:*

The City of Palmdale has sufficient revenues and can adequately provide services to the area.

15. *Correspondence:*

No correspondence has been received regarding this annexation request.

**CEQA:** As lead agency, the City of Palmdale certified an Environmental Impact Report (SCH No. 87120908) (EIR), for the City's General Plan which included the subject territory.

**Request for Waiver for Protest Hearing:** LAFCO has received written consent from the property owner (Hi-Grade Materials Co.), and all subject agencies, the City of Palmdale and the Antelope Valley Mosquito and Vector Control District, for the waiver of protest 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) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Acting in its role as a responsible agency with respect to Annexation No. 2004-05, 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 EIR certified by the City of Palmdale as lead agency,. 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, previously adopted by the City of Palmdale, in connection with its approval of the proposed project.
- 4) Find that the county and all subject agencies have agreed to the proposed tax transfer.
- 5) Find that all the owners of land and all subject agencies have consented to the waiver of protest proceedings, pursuant to Government Code Section 56663 (c) and waive the protest proceedings in its entirety.
- 6) Adopt the resolution making determinations approving and ordering annexation of the subject territory to the City of Palmdale and the Antelope Valley Mosquito and Vector Control District, and detachment of the same said territory from Los Angeles County Road District No. 5.

**RESOLUTION 2005- RMD**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
CITY OF PALMDALE ANNEXATION NO. 2004-05**

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 and the Antelope Valley Mosquito and Vector Control District, 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 expand its current surface mining operation within the City of Palmdale, and to allow governmental control under a single-municipal 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 107.6 acres; and

WHEREAS, the short-form designation given this proposal is "City of Palmdale Annexation No. 2004-05;" and

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

WHEREAS, on March 9<sup>th</sup>, 2005, 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. 2004-05, 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, 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 107.6 acres, is uninhabited, and is assigned the following distinctive short form designation:

"City of Palmdale Annexation No.2004-05"
4. Annexation No. 2004-05 is hereby approved and subject to the following terms and conditions:

- a. Annexation of the subject territory to the City of Palmdale.
  - b. Annexation to the Antelope Valley Mosquito and Vector Control 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 the City of Palmdale may legally impose.
  - e. 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:
- 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 subject 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 and the Antelope Valley Mosquito and Vector Control District, and detached from Los Angeles County Road District No. 5.
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 9th day of March 2005.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE, Executive Officer

## Staff Report

### Agenda Item No. 4a

#### GOVERNMENT CODE § 56857 NOTICES (For Informational Purposes Only, Receive and File)

March 9, 2005

#### La Canada Irrigation District – Annexation No. 2005-01

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

#### Waiver of 60-Day Termination Period

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

The following is a summary of the annexation proposal filed with LAFCO:

a) **La Canada Irrigation District - Annexation No. 2005-01**

#### Project Description

On February 22, 2005 Brian H. Kelley and Suzanne M. Kelly, filed an application for annexation of a 3-acre parcel into the boundaries of the La Canada Irrigation District. APN No. 5817-001-015.

#### Project Location

The project site located at the north-end of Gould Avenue, in the city of La Canada Flintridge.



## **Staff Report**

**March 9, 2005**

### **MSR/SOI Update**

#### **Agenda Item No. 5a**

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

2. **Wastewater**

The Commission has received a copy of the LSA screencheck draft report. Public distribution of LSA Draft is tentatively scheduled for March 11, 2005, with a 30-day comment period. The LSA Wastewater Draft MSR Community Workshop is scheduled for April 25, 2005, and final adoption by the Commission on May 11, 2005.

3. **South Bay**

Dudek has completed its draft MSR of Water Service Providers for the South Bay Region and is in the process of revising some minor details. Both the regional and water MSRs are scheduled for completion by mid-March. Adoptions of the final MSRs are slated to come before the Commission by the end of June.

4. **East San Gabriel**

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

5. **Santa Clara - Comprehensive Water Study**

The five water providers have executed a Memorandum of Understanding which provides for the funding of a Comprehensive Water Study of the Santa Clarita Valley. Staff is in the process of awarding the contract to the firm of Stetson Engineering for a not to exceed sum of \$66,470. The contract is scheduled to be awarded by March 11<sup>th</sup>. The report is estimated to take approximately 15 weeks to complete.

