

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, August 24, 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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**NOTICE OF CLOSED SESSION**

**LAS LOMAS LAWSUIT**

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARING**
  - a. Los Angeles County Sanitation District No. 14, Annexation No. 295
  - b. Los Angeles County Sanitation District No. 14, Annexation No. 296
  - c. Los Angeles County Sanitation District No. 26, Annexation No. 342

4. **OTHER ITEMS**

- a. Presentation of LAFCO Service Pins.
- b. Designation of a Voting Delegate to vote on behalf of LAFCO at the 2005 CALAFCo conference.
- c. Discussion regarding scheduling of a tour of the Castaic Park Project, as requested by Commissioner Gladbach.
- d. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- e. Receive and file Legislative Update.
- f. Approve minutes of the meeting held August 10, 2005.
- g. Receive and file update on pending applications.

5. **PUBLIC COMMENT**

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

6. **FUTURE MEETINGS**

September 14, 2005  
September 28, 2005

7. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

8. **ADJOURNMENT MOTION**

## STAFF REPORT

August 24, 2005

Agenda Item No. 3a

Annexation No. 295 To  
County Sanitation District No. 14

The following is an annexation of uninhabited territory to Los Angeles County Sanitation District No. 14. The annexation was initiated by the County Sanitation District at the request of the landowner, the City of Lancaster

Annexation No. 295 contains 123.687 acres.

**Location:** The subject territory is located on Avenue G northeasterly of its intersection with 50<sup>th</sup> Street West all within the City of Lancaster.

**Surrounding and Present Land Uses:** The surrounding land use is an airport to the north and west, and vacant land to the east and south. The present land use is vacant.

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

**Proposed Development:** The territory is being annexed to promote future light industrial development in accordance with the Fox Field Corridor Specific Plan.

**Provision of Services:** The wastewater generated by the subject territory will be treated at the Lancaster Water Reclamation Plant (LWRP), which has a design capacity of 16 mgd and currently processes an average flow of 13.3 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 Fox Field Industrial Specific Plan and its accompanying Environmental Impact Report issued by the City of Lancaster, as lead agency, is acceptable for consideration of the project.

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

**Correspondence:** To date staff has not received any correspondence in opposition to or in support of the annexation.

**Request for Waiver for Protest Hearing:** LAFCO has received written consent from the property owner and all subject agencies for the waiver of protest proceedings in accordance with Government Code Section 56663(c).

### **RECOMMENDATIONS**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 295 to County Sanitation District No. 14.

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
RESOLUTION NO. 2005-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 295 ANNEXED TO  
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14**

WHEREAS, the County Sanitation District No. 14 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 Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal services to encourage future light industrial development; 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 123.687 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 295"; and

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

WHEREAS, on August 24, 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. 295, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the environmental impact report certified by the City of Lancaster and has determined that the document adequately addresses the environmental impacts of the project. The Commission also 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. 295 to the County Sanitation District No. 14 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 general bonded indebtedness, if any, of the District.
3. 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 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. 14.
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.

PASSED AND ADOPTED this 24<sup>th</sup> day of August 2005.

Ayes:

Noes:

Absent:

Abstain:

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**LARRY J. CALEMINE**  
**Executive Officer**

## STAFF REPORT

August 24, 2005

Agenda Item No. 3b

### Annexation No. 296 To County Sanitation District No. 14

The following is an annexation of uninhabited territory to Los Angeles County Sanitation District No. 14. The annexation was initiated by the County Sanitation District at the request of the landowner, West Lancaster Development, LLC.

Annexation No. 296 contains 40.560 acres.

**Location:** The subject territory is located on the southwest corner of Lancaster Boulevard and 30<sup>th</sup> Street West all within the City of Lancaster.

**Surrounding and Present Land Uses:** The surrounding land use is residential, school and open space. The present land use is vacant.

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

**Proposed Development:** The territory is proposed to be developed as 158 single-family homes.

**Provision of Services:** The wastewater generated by the subject territory will be treated at the Lancaster Water Reclamation Plant (LWRP), which has a design capacity of 16 mgd and currently processes an average flow of 13.3 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 negative declaration issued by the City of Lancaster, as lead agency, is acceptable for consideration of the project.

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

**Correspondence:** To date staff has not received any correspondence in opposition to or in support of the annexation.

**Request for Waiver for Protest Hearing:** LAFCO has received written consent from the property owner and all subject agencies for the waiver of protest proceedings in accordance with Government Code Section 56663(c).

**RECOMMENDATIONS**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 296 to County Sanitation District No. 14.

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
RESOLUTION NO. 2005-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 296 ANNEXED TO  
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14**

WHEREAS, the County Sanitation District No. 14 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 Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal services for the proposed development of 158 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 40.560 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 296"; and

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

WHEREAS, on August 24, 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. 296, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of Lancaster and has determined that the document adequately addresses the environmental impacts of the project. The Commission also 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. 296 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
  - b. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - c. The regular County assessment roll is utilized by the District.
  - d. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. Pursuant to Government Code Section 56663(c), the Commission hereby finds and

determines that:

- e. 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 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. 14.
- 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.

PASSED AND ADOPTED this 24<sup>th</sup> day of August 2005.

Ayes:

Noes:

Absent:

Abstain:

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**LARRY J. CALEMINE**  
**Executive Officer**

## STAFF REPORT

August 24, 2005

Agenda Item No. 3c

### Annexation No. 342 To County Sanitation District No. 26

The following is an annexation of uninhabited territory to Los Angeles County Sanitation District No. 14. The annexation was initiated by the County Sanitation District at the request of the landowner, Golden Valley Estates, LLC.

Annexation No. 342 contains 24.910 acres.

**Location:** The subject territory is located directly east of Rainbow Glen Drive and approximately 600 feet north of Avenue of the Oaks all within the City of Santa Clarita.

**Surrounding and Present Land Uses:** The surrounding land use is residential and the present land use is vacant.

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

**Proposed Development:** The territory is proposed to be developed as 43 detached condominiums.

**Provision of Services:** The wastewater generated by the subject territory will be treated at the Santa Clarita Valley Joint Sewerage System (SCVJSS) with a design capacity of 28.1 mgd and currently processing 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, as lead agency, adopted a mitigated negative declaration for the initial project (44 attached duplexes). When the project was amended to 43 detached condominiums with no revision to the approved map or lot configuration, the City of Santa Clarita made a finding that the mitigated negative declaration adequately addressed the potential

environmental impacts of the revised project.

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

**Correspondence:** To date staff has not received any correspondence in opposition to or in support of the annexation.

**Request for Waiver for Protest Hearing:** LAFCO has received written consent from the property owner and all subject agencies for the waiver of protest proceedings in accordance with Government Code Section 56663(c).

### **RECOMMENDATIONS**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 342 to County Sanitation District No. 26.

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
RESOLUTION NO. 2005-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING CERTAIN  
UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 342 ANNEXED TO  
LOS ANGELES 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 43 detached condominiums; 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 24.910 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 342"; and

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

WHEREAS, on August 24, 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. 342, and under State 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 mitigated negative declaration adopted by the City of Santa Clarita, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also 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. 342 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 general bonded indebtedness, if any, of the District.
3. 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 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. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 24<sup>th</sup> day of August 2005.

Ayes:

Noes:

Absent:

Abstain:

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**LARRY J. CALEMINE**  
**Executive Officer**

August 24, 2005

Agenda Item No. 4d

**Sphere Of Influence (SOI) / Municipal Service Review (MSR)  
REMAINING - PROJECTED COMPLETION DATES**

<u>Regional Area</u> Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<u>Santa Clara</u> Water Districts Only (3)	Aug. 19, 2005	Sep. 16, 2005	Sep. 30, 2005	Oct. 12, 2005	Stetson report due 7/15/05.
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Aug. 17,2005 Aug. 17,2005	Sep. 28, 2005 Sep. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Sep. 2, 2005 Complete	Oct. 7, 2005 Oct. 7, 2005	Oct. 21, 2005 Oct. 21, 2005	Nov. 10, 2005 Nov. 10, 2005	
<u>Los Angeles Area</u> Cities (8) Water Districts (2)	Dec. 9, 2005 Aug./Sep.	Jan. 19, 2006 Jan. 19, 2006	Feb. 3, 2006 Jan. 19, 2006	Feb. 22, 2006 Feb. 22, 2006	

**62 Total      49 Cities      12 Water Districts      1 Consolidated Fire**-(To be completed by regional area)

**COMPLETIONS TO DATE**

<u>Catalina</u> Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
<u>Misc. Gov't. Services</u> Total Districts (29)	Complete	Complete	Complete	Jun. 23, 2004	
<u>Las Virgenes</u> Cities (5) Water Districts (2)	Complete	Complete	Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete	Complete	Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (2)	Complete	Complete	Complete	Jan. 19, 2005	3 Water Districts still under evaluation.
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete	Complete	Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete	Complete	Complete	July 13,2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	

**119 Total SOI's / MSR's Completed to date -    40 Cities    29 Misc. Districts    25 Water Districts    25 San Dist.**