

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, August 23, 2006  
9:00 a.m.

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 GLADBACH.**
3. **PUBLIC HEARINGS**
  - a. Los Angeles County Sanitation District 14, Annexation 284
  - b. Los Angeles County Sanitation District 14, Annexation 300
  - c. Los Angeles County Sanitation District 14, Annexation 303
  - d. Los Angeles County Sanitation District 14, Annexation 304
4. **REQUESTS FOR APPROVAL WITHOUT NOTICE AND HEARING**
  - a. Los Angeles County Waterworks District 40, Annexation 2005-35.
  - b. Los Angeles County Waterworks District 40, Annexation 2006-20.

5. **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. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-19.
- b. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-21

6. **OTHER ITEMS**

- a. Approve minutes of the meeting held July 26, 2006.
- b. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- c. Approve July 2006 Operating Account Register.
- d. Receive and file update on pending applications.

7. **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.

8. **FUTURE MEETINGS**

September 27, 2006  
October 11, 2006

9. **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.

10. **ADJOURNMENT MOTION**

**Staff Report**

**August 23, 2006**

**Agenda Item No. 3a**

**Annexation No. 284 To  
County Sanitation District No. 14**

The following is a request to annex 0.595 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of one single-family home located within a residential area.

**Location:** The subject territory is located on 55<sup>th</sup> Street West approximately 350 feet south of Avenue M all within unincorporated County territory.

**Factors to be Considered Pursuant to Government Code Section:**

1. *Population:* Current population – 4
2. *Landowner:* William Pinzon & Tina Pinzon
3. *Topography, Natural Boundaries and Drainage Basins:* Topography is flat.
4. *Zoning, Present and Future Land Use:* Light Agriculture minimum lot size of 10,000 sq. ft.
5. *Surrounding Land Use:* Residential
6. *Assessed Value:* \$365,812
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.
8. *Effects on agricultural or open-space lands:* Although the territory is zoned light agricultural, single-family residences are a permitted use and the area is primarily a residential community. The proposal will not have an effect on agricultural or open space lands.

9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 14.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

**CEQA:** The project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

**Waiver of Protest Hearing:** Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

**Conclusion:** Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 284 to County Sanitation District No. 14.

RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2006-RD

MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 284 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing single-family home; 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 0.595 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 284”; and

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

WHEREAS, on August 23, 2006, 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 from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 284 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. No subject agency has submitted written opposition to a waiver of 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 23<sup>rd</sup> day of August 2006.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
**Executive Officer**

**Staff Report**

**August 23, 2006**

**Agenda Item No. 3b**

**Annexation No. 300 To  
County Sanitation District No. 14**

The following is a request to annex 6.012 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of four single-family homes located within a residential area.

**Location:** The subject territory is located on Avenue M (Parcel 1) approximately 1,200 feet west of 55<sup>th</sup> Street West. Parcel 2 is located on Avenue M-4 approximately 600 feet west of 55<sup>th</sup> Street West all within unincorporated County territory.

**Factors to be Considered Pursuant to Government Code Section 56668:**

1. *Population:* Current population – 6
2. *Landowners:* Jay Solomon, Robert Eberhardt and Sharron Eberhardt, Keith Bartels and Debbie Bartels.
3. *Topography, Natural Boundaries and Drainage Basins:* Topography is flat.
4. *Zoning, Present and Future Land Use:* Light Agriculture minimum lot size of 10,000 sq. ft.
5. *Surrounding Land Use:* Residential
6. *Assessed Value:* \$559,339
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.



8. *Effects on agricultural or open-space lands:* Although the territory is zoned light agricultural, single-family residences are a permitted use and the area is primarily a residential community. The proposal will not have an effect on agricultural or open space lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 14.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

**CEQA:** The project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

**Waiver of Protest Hearing:** Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

**Conclusion:** Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 300 to County Sanitation District No. 14.

RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2006-RD

MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 300 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for four existing 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 6.012 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 300”; and

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

WHEREAS, on August 23, 2006, 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 from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 300 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. No subject agency has submitted written opposition to a waiver of 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 23<sup>rd</sup> day of August 2006.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
**Executive Officer**

**Staff Report**

**August 23, 2006**

**Agenda Item No. 3c**

**Annexation No. 303 To  
County Sanitation District No. 14**

The following is a request to annex 19.943 acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of formerly vacant land being developed with 65 single-family homes, located within a residential community.

**Location:** The subject territory is located on Avenue K approximately 300 feet west of 45<sup>th</sup> Street West all within the City of Lancaster.

**Factors to be Considered Pursuant to Government Code Section 56668:**

1. *Population:* Current estimated population –184
2. *Landowner:* KB Home
3. *Topography, Natural Boundaries and Drainage Basins:* Topography is flat.
4. *Zoning, Present and Future Land Use:* The current zoning is residential with a minimum lot size of 10,000 square feet.
5. *Surrounding Land Use:* Residential
6. *Assessed Value:* \$5,563,172
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.
8. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space lands.

9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 14.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

**CEQA:** The negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal.

**Conclusion:** It has been determined that the proposal will not have a significant effect on the environment. Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt Resolution Making Determinations Approving Annexation No. 303 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set October 11, 2006 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2006-RD

MAKING DETERMINATIONS APPROVING  
CERTAIN INHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 303 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 for the development of 65 proposed 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 19.943 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 303”; and

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

WHEREAS, on August 23, 2006, 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 the respect to Annexation No. 303, 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. 303 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. The Commission hereby sets the protest hearing for October 11, 2006 at 9:00 a.m. and authorizes and directs the Executive Officer to notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.



PASSED AND ADOPTED this 23<sup>rd</sup> day of August 2006.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
**Executive Officer**

**Staff Report**

**August 23, 2006**

**Agenda Item No. 3d**

**Annexation No. 304 To  
County Sanitation District No. 14**

The following is a request to annex 12.488 acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of 10 single-family homes located within a residential community. The territory is also being developed to include one proposed single-family home.

**Location:** The subject territory (Parcels 1 through 4) is located approximately a ½ mile southwest from the intersection of Avenue M and 50<sup>th</sup> Street West all within unincorporated County territory.

**Factors to be Considered Pursuant to Government Code Section 56668:**

1. *Population:* Current population –25
2. *Landowners:* Turhan Douglas and Cheryl Douglas, George Ulate, Lawrence Irvine and Cynthia Irvine, Bruce Burleson and Florence Burleson, James Joscak, Stanley Ulvin and Mona Ulvin, Marie Ulvin Trust, Eugene Stevens and Harriet Stevens, Richard Young, Craig Misklevitz and Susan Misklevitz.
3. *Topography, Natural Boundaries and Drainage Basins:* Topography is flat.
4. *Zoning, Present and Future Land Use:* The current zoning is light agriculture with a minimum lot size of 10,000 square feet. The territory is being developed to include one proposed single-family home.
5. *Surrounding Land Use:* Residential
6. *Assessed Value:* \$1,069,887
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

8. *Effects on agricultural or open-space lands:* Although the territory is zoned light agriculture, single-family residences are a permitted use and the area is primarily in a residential community. The proposal will not have an effect on agricultural or open space lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 14.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

**CEQA:** The project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning for the ten existing single-family homes. The project is also exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303(a) for the proposed one single-family home because it consists of the construction of one single-family residence in a residential zone.

**Conclusion:** Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt Resolution Making Determinations Approving Annexation No. 304 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set October 11, 2006 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2006-RD

MAKING DETERMINATIONS APPROVING  
CERTAIN INHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 304 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 10 existing single-family homes and one proposed single-family home; 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 12.488 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 304”; and

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

WHEREAS, on August 23, 2006, 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 from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a) and 15303(a).
2. Annexation No. 304 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. The Commission hereby sets the protest hearing for October 11, 2006 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 23<sup>rd</sup> day of August 2006.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
**Executive Officer**

## **Staff Report**

**August 23, 2006**

### **Agenda Item No. 4a**

#### **Los Angeles County Waterworks District No. 40 Annexation No. 2005-35**

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The project site consists of 15.21± acres of land with three small structures that will be removed when construction begins.

**Location:** The site is located at the southeast corner of Avenue K and 25<sup>th</sup> Street East, in the City of Lancaster.

#### **Factors to be Considered Pursuant to Government Code Section 56668:**

1. *Population:* The current population is 0.
2. *Landowner:* A & JK Street East LLC, a California Limited Company.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is flat. There are no prominent natural boundaries.
4. *Zoning, Present and Future Land Use:* The present the land is vacant and future use will consist of single-family dwellings.
5. *Surrounding Land Use:* There are sparse residential populations to the east, west and south. Tract housing is directly north of the subject area.
6. *Assessed Value:* The total assessed value is \$1,045,500.
7. *Governmental Services and Control, Availability and Adequacy:*  
If and when the land is developed as proposed the City of Lancaster will provide services as outlined in the City's general plan.
8. *Water Availability:*  
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system, to the District's specifications, and interconnect with an existing water main. The system will eventually be dedicated to the District.

9. *Effects on agricultural or open-space lands:* There are no agricultural or open space lands within the proposal area.
10. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

**Alternate Course of Action:**

There are no alternate courses of action. If the annexation is denied the project would not proceed.

**CEQA:** On April 19, 2004, the City of Lancaster, as lead agency, adopted a negative declaration.

**Waiver of Notice and Hearing:** Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization and have requested that the Commission makes its determination without notice and hearing. To date, no subject agency has submitted written demand for notice and hearing on this application.

**Waiver of Protest Hearing:** Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

**Conclusion:** The subject territory will be developed with single-family homes. Annexation will allow future residents to receive a reliable source of water.

**Recommended Action:**

1. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
2. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-35 to Los Angeles County Waterworks District No. 40.



**RESOLUTION NO. 2006-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**“ANNEXATION NO. 2005-35 TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 40, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 15.12± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-35 to Los Angeles County Waterworks District No. 40;" and

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

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the subject territory; and

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

WHEREAS, on August 23, 2006, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a), the Commission hereby finds and determines that:
  - a. All owners of land within the affected territory have given their written consent to the change of organization; and
  - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2005-35 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City of Lancaster, as lead agency, and has determined that the document adequately addresses 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 Lancaster, in connection with its approval of the project.
3. A description of the boundaries and map of the proposal as approved by this Commission is set forth in Exhibits "A" and "B" attached hereto, and by this reference incorporated herein.

4. The Commission hereby approves the annexation subject to the following terms and conditions:
  - The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
  - The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
  - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
  
5. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - 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. No subject agency has submitted written opposition to a waiver of protest proceedings.Based thereon, protest proceedings are waived.
  
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.

7. 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 23<sup>rd</sup> day of August 2006.

Ayes:

Noes:

Absent:

Abstain:

---

Sandor L. Winger, Executive Officer

## **Staff Report**

**August 23, 2006**

### **Agenda Item No. 4b**

#### **Los Angeles County Waterworks District No. 40 Annexation No. 2006-20**

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The subject territory consists of five parcels of land to be developed for church uses in multiple phases and will ultimately include primary assembly areas, a daycare facility, classrooms, office uses and an outdoor amphitheater in two buildings.

**Location:** The site is located at the northwest corner of Rancho Vista Boulevard and 20<sup>th</sup> Street West, in the City of Palmdale.

#### **Factors to be Considered Pursuant to Government Code Section 56668:**

1. *Population:* The current population is 0.
2. *Landowner:* International Church of the Foursquare Gospel.
3. *Topography, Natural Boundaries and Drainage Basins:* Vacant, flat, desert land.
4. *Zoning, Present and Future Land Use:* Zoning is R-1-20,000/SFR-1; future use is for church site and associated buildings.
5. *Surrounding Land Use:* Scattered residential to the north, dense residential and Marie Kerr Park to the west; dense residential to the south and residential and the Antelope Valley Mall to the east.
6. *Assessed Value:* The total assessed value is \$383,247.00.
7. *Governmental Services and Control, Availability and Adequacy:*  
The City of Lancaster will provide services as outlined in the City's general plan.
8. *Water Availability:*  
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system, to the District's specifications, and interconnect with an existing water main. The system will eventually be dedicated to the District.

9. *Effects on agricultural or open-space lands:* There are no agricultural or open space lands within the proposal area.
10. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

**Alternate Course of Action:**

If the annexation is denied the applicant would have to resort to drilling a private well or trucking in water.

**CEQA:** On, the City of Palmdale, as lead agency, adopted a negative declaration.

**Waiver of Notice and Hearing:** Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization and have requested that the Commission makes its determination without notice and hearing. To date, no subject agency has submitted written demand for notice and hearing on this application.

**Waiver of Protest Hearing:** Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

**Conclusion:** Seeing that the church project is nearing completion, denial of this annexation would negatively affect the use of the Church.

**Recommended Action:**

1. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
2. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-20 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2006-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 2006-20" TO THE  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 40, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 12.0± acres of uninhabited territory in the City of Palmdale, and is assigned the following distinctive short form designation: "Annexation No. 2006-20 to Los Angeles County Waterworks District No. 40;" and

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

WHEREAS, the principal reason for this annexation is to provide a reliable source of clean water to the annexation area; and

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

WHEREAS, on August 23, 2006, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a), the Commission hereby finds and determines that:
  - a. All owners of land within the affected territory have given their written consent to the change of organization; and
  - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2006-20 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. 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 project.
3. A description of the boundaries and map of the proposal as approved by this Commission is set forth in Exhibits "A" and "B" attached hereto, and by this reference incorporated herein.



4. The Commission hereby approves the annexation subject to the following terms and conditions:
  - The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
  - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
  - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
5. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  3. 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. No subject agency has submitted written opposition to a waiver of protest proceedings.  
Based thereon, protest proceedings are waived.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.

7. 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 23<sup>rd</sup> day of August 2006.

Ayes:

Noes:

Absent:

Abstain:

---

Sandor L. Winger, Executive Officer

**Staff Report**

**August 23, 2006**

**Agenda Item No. 5**

**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 of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purposes 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 proposals filed with LAFCO:

- a. *Project Description – Annexation No. 2006-19*  
Royal Investor's Group filed an application to annex 28.5 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 40.

*Project Location*

The project site is generally located on the northwest corner of Avenue J and 35<sup>th</sup> Street East all within the City of Lancaster.

- b. *Project Description – Annexation 2006-21*  
Wilsona School District filed an application to annex 10 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 40.

*Project Location*

The project site is generally located on the southeast corner of 150<sup>th</sup> Street East and Avenue N-12 in unincorporated territory of the County of Los Angeles within a community known as Lake Los Angeles.

**Recommended Action**

Receive and file.

**STAFF REPORT**

**August 23, 2006**

**AGENDA ITEM NO. 6b  
MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE**

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

<b>Regional Area Cities / Water Districts</b>	<b>MSR Draft Completion Status</b>	<b>Workshop Meeting Status</b>	<b>SOI Draft Completion Status</b>	<b>Commission Hearing Schedule Projection</b>	<b>Comments</b>
<u>Los Angeles Area</u>					
Cities (8)	May., 2006	Jun., 2006	Jul., 2006	Aug., 2006	
Water Districts (2)	Mar., 2006	Jun., 2006	Jul., 2006	Aug., 2006	

**11 Total    8 Cities    2 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)	Complete	Complete	Complete	Aug. 25, 2004	
Water Districts (2)	Complete	Complete	Complete		
<u>High Desert</u>					
Cities (2)	Complete	Complete	Complete	Aug. 25, 2004	
Water Districts (8)	Complete	Complete	Complete		
<u>Santa Clara</u>					
Cities (1)	Complete	Complete	Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
Water Districts (5)	Complete	Complete	Complete		
<u>San Gabriel-West</u>					
Cities (18)	Complete	Complete	Complete	Dec. 8, 2004	
Water Districts (8)	Complete	Complete	Complete		
<u>San Gabriel – East</u>					
Cities (13)	Complete	Complete	Complete	July 13, 2005	
Water Districts (5)	Complete	Complete	Complete		
<u>San Districts</u>					
(25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u>					
Cities (14)	Complete	Complete	Complete	Sept. 28, 2005	
Water Districts (1)	Complete	Complete	Complete		
<u>Gateway</u>					
Cities (26)	Complete	Complete	Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006
Water Districts (6)	Complete	Complete	Complete		

**169 Total SOI's / MSR's Completed to date -**

**80 Cities    29 Misc. Districts    35 Water Districts    25 San Districts**