

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, May 23, 2007  
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. **REQUEST FOR APPROVAL WITHOUT NOTICE AND HEARING**
  - a. La Canada Irrigation District Annexation No. 2005-01.
  - b. Los Angeles County Water Works District Annexation No. 2005-04.
  - c. Los Angeles County Water Works District Annexation No. 2006-40.
  - d. Los Angeles County Sanitation District No.14 – Annexation No. 307.
  - e. Los Angeles County Sanitation District No. 14 –Annexation No. 310.
  - f. Los Angeles County Sanitation District No. 14 – Annexation No. 315.
  - g. Los Angeles County Sanitation District No. 22 – Annexation No. 382.

4. **OTHER ITEMS**

- a. Appointment of Public Member to the Commission.
- b. Sanitation Districts of Los Angeles County - Requirement for Out-of-Agency Service Agreements.
- c. Approve minutes of the meeting held May 9, 2007.
- d. Municipal Service Review and Sphere of Influence Update.
- e. 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**

June 13, 2007

June 27, 2007

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

May 23, 2007

### Agenda Item No. 3a

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

The proposal before you is a request to annex uninhabited territory into the boundary of the La Canada Flintridge Irrigation District.

**Proposal Area:** The project site consists of 3± acres of vacant land.

**Location:** The site is generally located at the north end of Gould Avenue in the City of La Canada Flintridge.

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

1. *Population:* The current population is 0.
2. *Landowner:* Brian Kelly.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain of the subject territory has a gently sloping hill with vegetation and grass and no surface water.
4. *Zoning, Present and Future Land Use:* The territory is currently zoned as residential. Presently, the subject territory is a vacant lot that is proposed to be developed as a single-family residence in keeping with the present zoning with no changes in zoning for future land use.
5. *Surrounding Land Use:* The surrounding land use is residential in all directions.
6. *Assessed Value:* The per capita assessed value is \$300,000.00.
7. *Governmental Services and Control, Availability and Adequacy:*  
If and when the land is developed as proposed, the City of La Canada Irrigation District 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:* Agricultural or open space lands will not be affected by the annexation to the district.
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 La Canada Irrigation District.
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 for the foreseeable future.

**CEQA:** The subject territory is exempt pursuant to State CEQA Guidelines Section 15319(b) in that it consists of an annexation of individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303, that provides for the construction of up to 3 single-family residences in an urbanized area.

**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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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 one single-family residence consistent with the City of La Canada Flintridge's general plan. Denial of the annexation would prohibit the landowner from constructing the proposed single-family home until such time as water service could be provided. The landowner has indicated that annexation to the district is the most cost effective solution.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-01 to La Canada Flintridge Irrigation District.

**RESOLUTION NO. 2007-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**“ANNEXATION NO. 2005-01 TO THE**  
**LA CANADA FLINTRIDGE IRRIGATION DISTRICT”**

WHEREAS, an application for the proposed annexation of certain territory in the City of La Canada Flintridge to the La Canada Flintridge Irrigation District, 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 3± acres of uninhabited territory in the City of La Canada Flintridge , and is assigned the following distinctive short form designation: "Annexation No. 2005-01 to La Canada Flintridge Irrigation District;" 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 therein; and

WHEREAS on May 23, 2007 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) and (b), 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 finds that the proposed annexation is categorically exempt pursuant to State CEQA Guidelines Section 15319(b).
3. The Commission hereby approves the annexation subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the La Canada Flintridge Irrigation District may legally impose.
  - b. The regular County assessment roll is utilized by the La Canada Flintridge Irrigation District.
  - c. The territory will not be taxed for existing bonded indebtedness of the La Canada Flintridge Irrigation District.
4. 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.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the La Canada Flintridge Irrigation District.
6. 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 May 2007.

Ayes:

Noes:

Absent:

Abstain:

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Sandor L. Winger, Executive Officer



## **Staff Report**

**May 23, 2007**

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

#### **Los Angeles County Waterworks District No. 40 Annexation No. 2005-04**

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 67± acres of vacant land.

**Location:** The site is generally located on the south side of Avenue J-8 between 30<sup>th</sup> Street East and 35<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:* Antelope Valley High School.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is level with a proposed 85' drainage channel easement that will be dedicated to the City of Lancaster.
4. *Zoning, Present and Future Land Use:* The territory is zoned for a public facility. At present the land use is vacant and future use will consist of a comprehensive high school with sport fields.
5. *Surrounding Land Use:* The surrounding land use is single-family dwellings.
6. *Assessed Value:* The site is a public facility and is exempt from assessment.
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:* Agricultural or open space lands will not be affected by the annexation to the district.
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 for the foreseeable future.

**CEQA:** The Antelope Valley Union High School District has certified a mitigated negative declaration in association with this project.

**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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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 as a comprehensive high school. Denial of the annexation would negatively impact the Antelope Valley Union School District’s ability to alleviate the overcrowding of existing high schools..

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-04 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2007-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**“ANNEXATION NO. 2005-04 TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40”**

WHEREAS, an application for the proposed annexation of certain territory in the City of Lancaster 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 67± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-04 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 therein; and

WHEREAS on May 23, 2007 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) and (b), 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 2005-04 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 mitigated negative declaration adopted by the Antelope Valley Union High School District, 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 Antelope Valley Union High School District, in connection with its approval of the project.

3. The Commission hereby approves the annexation subject to the following terms and conditions:
  - a. 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.
  
4. 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.
  
5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.

6. 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 May 2007.

Ayes:

Noes:

Absent:

Abstain:

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Sandor L. Winger, Executive Officer

## Staff Report

May 23, 2007

### Agenda Item No. 3c

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

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 40.49± acres of vacant land.

**Location:** The site is generally located on the southeast corner of Avenue J and 35<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:* Western Pacific Housing.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is generally flat with minor low lying vegetation and shrubs.
4. *Zoning, Present and Future Land Use:* The territory is zoned R-7000 with a general plan designation of urban residential. The present land use is vacant land with a proposed future land use to include the development of 169 single-family homes.
5. *Surrounding Land Use:* The surrounding land use is currently vacant but carries a zoning of R-7000 consistent with the City's General Plan.
6. *Assessed Value:* The per capita assessed value is \$2,123,372.00.
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:* Agricultural or open space lands will not be affected by the annexation to the district.
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 for the foreseeable future.

**CEQA:** The City of Lancaster has certified a mitigated negative declaration in association with this project.

**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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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:** Denial of the annexation would postpone the development until such time as water service could be provided. The landowner has indicated that annexation to the district is the most cost effective solution.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-40 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2007-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**“ANNEXATION NO. 2006-40 TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40”**

WHEREAS, an application for the proposed annexation of certain territory in the City of Lancaster 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 40.49± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2006-40 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 therein; and

WHEREAS on May 23, 2007 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) and (b), 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 2006-40 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 mitigated 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. The Commission hereby approves the annexation subject to the following terms and conditions:
  - a. 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.
  
4. 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.
  
5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.

6. 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 May 2007.

Ayes:

Noes:

Absent:

Abstain:

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Sandor L. Winger, Executive Officer

## STAFF REPORT

May 23, 2007

### Agenda Item No. 3d

#### Annexation No. 307 To County Sanitation District No. 14

The following is a request to annex 10.164 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land located within a residential community. The territory is currently vacant and will be developed at a later time to include 25 proposed single-family homes.

**Location:** The subject territory is located on Avenue M-8 approximately 500 feet east of 55<sup>th</sup> Street West all within the City of Palmdale.

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

1. *Population:* Current population – 0
2. *Landowner:* Roger Giani
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is vacant land with an average of 3.5% slope.
4. *Zoning, Present and Future Land Use:* The current zoning is R-1-13,000, Single- Family Residential with a minimum lot size of 13,000 square feet. The present land use is vacant. The future land use is residential.
5. *Surrounding Land Use:* The surrounding land use is residential.
6. *Assessed Value:* \$276,740.00
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. 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 Palmdale is adequate for consideration of this proposal.

**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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 307 to County Sanitation District No.14.



RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 307 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 Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the development of 25 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 10.164 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 307”; and

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

WHEREAS, on May 23, 2007 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) and (b), 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. Acting in its role as a responsible agency with the respect to Annexation No. 307, 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 Palmdale 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.
3. Annexation No. 307 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.
4. 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.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
6. 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 May 2007.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
Executive Officer

## STAFF REPORT

May 23, 2007

### Agenda Item No. 3e

### Annexation No. 310 To County Sanitation District No. 14

The following is a request to annex 2.551 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists an existing office building located within a commercial area.

**Location:** The subject territory is located on 10<sup>th</sup> Street West approximately 350 feet north of Avenue L-8 all within the City of Lancaster.

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

1. *Population:* Current population – 0
2. *Landowner:* J.P. Eliopulos Enterprises, Inc.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography has an existing slope of ± 1.3% northwesterly.
4. *Zoning, Present and Future Land Use:* The current zoning is LI, Light Industry. The present and proposed land use is commercial.
5. *Surrounding Land Use:* The surrounding land use is commercial.
6. *Assessed Value:* \$1,392,068.00
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. 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 existing commercial office building is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation to a district of areas containing existing public or private structures developed to the density allowed by current zoning and only the existing facilities will be served.

**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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 310 to County Sanitation District No.14.

RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 310 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 an existing commercial office building; 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 2.551 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 310”; and

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

WHEREAS, on May 23, 2007 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) and (b), 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 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).
3. Annexation No. 310 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.
4. 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.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
6. 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 May 2007.

Ayes:

Noes:

Absent:

Abstain:

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



## STAFF REPORT

May 23, 2007

### Agenda Item No. 3f

### Annexation No. 315 To County Sanitation District No. 14

The following is a request to annex 0.861 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of an existing office building located within a commercial area.

**Location:** The subject territory is located on Division Street approximately 300 feet south of Avenue J-8 all within the City of Lancaster.

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

1. *Population:* Current population – 0
2. *Landowner:* Agate Consortium, Inc.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat with proposed drainage easterly to Division Street, which slopes to the north.
4. *Zoning, Present and Future Land Use:* The current zoning is LI, Light Industrial. The present and proposed land use is commercial.
5. *Surrounding Land Use:* The surrounding land use is commercial and light industrial.
6. *Assessed Value:* \$1,638,241.00
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. 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 existing commercial office building is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation to a district of areas containing existing public or private structures developed to the density allowed by current zoning and only the existing facilities will be served.

**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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 315 to County Sanitation District No.14.

RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 315 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 an existing commercial office building; 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 0.861 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 315”; and

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

WHEREAS, on May 23, 2007 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) and (b), 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 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).
3. Annexation No. 315 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.
4. 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.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
6. 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 May 2007.

Ayes:

Noes:

Absent:

Abstain:

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

## STAFF REPORT

May 23, 2007

Agenda Item No. 3g

### Annexation No. 382 To County Sanitation District No. 22

The following is a request to annex 1.309 acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

**Proposal Area:** The annexation consists of two existing single-family homes located within a residential community.

**Location:** The subject territory is located approximately 350 feet east of Reeder Avenue and 1,300 feet south of Badillo Street all within the City of San Dimas.

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

1. *Population:* Current population – 6
2. *Landowners:* Sam and Esperanza Rangel, Michael and Holly Maggio.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat and sloping.
4. *Zoning, Present and Future Land Use:* The current zoning is Light Agricultural with a minimum lot size of 10,000 square feet. The present and proposed land use is residential.
5. *Surrounding Land Use:* The surrounding land use is residential.
6. *Assessed Value:* \$1,391,166.00
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 Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated at the Joint Outfall System, which is comprised of 6 water reclamation plants and the Joint Water Pollution Control Plant. 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. 22.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

**CEQA:** The two existing single-family homes are exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation to a district of areas containing existing public or private structures developed to the density allowed by current zoning and only the existing facilities will be served.

**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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 382 to County Sanitation District No. 22.

RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 382 ANNEXED TO  
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22

WHEREAS, the County Sanitation District No. 22 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 San Dimas; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for two 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 1.309 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 382”; and

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

WHEREAS, on May 23, 2007 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) and (b), 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 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).
3. Annexation No. 382 to the County Sanitation District No. 22 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.
4. 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.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22.
6. 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 May 2007.

Ayes:

Noes:

Absent:

Abstain:

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

## STAFF REPORT

May 23, 2007

### Agenda Item No. 4d MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

<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) Water Districts (2)	Complete	Complete	Complete	December 13, 2006	Approved 8 cities and 1 district on 12/13/06 – Crescenta Valley open
<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 Complete	Complete Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	July 13, 2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Complete Complete	Sept. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Complete Complete	Complete Complete	Complete Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006

Crescenta Valley Water District is still open

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

**88 Cities    29 Misc. Districts    36 Water Districts    25 San Districts**