

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, September 26, 2007
9:00 a.m.

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

A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARINGS**
 - a. Los Angeles County Sanitation District No. 14 – Annexation No. 313.
 - b. Los Angeles County Sanitation District No. 20 – Annexation No. 78.
 - c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 276.
4. **CONSENT ITEMS**
 - a. Approve minutes of September 12, 2007.
 - b. Receive and file Municipal Service Review and Sphere of Influence Update.
 - c. 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**

October 10, 2007

October 24, 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

September 26, 2007

Agenda Item No. 3a

**Annexation No. 313 To
County Sanitation District No. 14**

The following is a request to continue the hearing date for Annexation No. 313 to Los Angeles County Sanitation District No. 14 in order to permit the County Sanitation District to resolve acreage discrepancies in the application and environmental document.

Recommended Action:

1. Continue the Hearing Date until October 10, 2007 for Annexation No. 313 to County Sanitation District No. 14.

STAFF REPORT

September 26, 2007

Agenda Item No. 3b

Annexation No. 78 To County Sanitation District No. 20

The following is a request to annex 92.697 acres of inhabited territory to Los Angeles County Sanitation District No. 20.

Proposal Area: The annexation consists of a residential tract currently being developed to include 348 proposed single-family homes, located within a residential community; 77 single-family homes have already been constructed.

Location: The subject territory is located on Avenue R and 70th Street East all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is estimated at 225 residents.
2. *Landowners:* There are numerous landowners within the annexation territory.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is less than 1% downslope in a northerly direction.
4. *Zoning, Present and Future Land Use:* The current zoning is R-7,000, one single-family residential unit with a minimum lot size of 7,000 square feet. The present land use is vacant and residential. The proposed land use is residential. The territory is currently being developed to include 348 proposed single-family homes; 77 single-family homes have already been constructed.
5. *Surrounding Land Use:* The surrounding land use is residential.
6. *Assessed Value:* The total assessed value is \$33,441,184.00.
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 Palmdale Water Reclamation Plant 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the Palmdale Water Reclamation Plant (PWRP). 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. 20.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

CEQA: The mitigated negative declaration adopted by the City of Palmdale 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 the Resolution Making Determinations Approving Annexation No. 78 to County Sanitation District No. 20.
4. Pursuant to Government Code Section 57002, set November 7, 2007 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. 2007-RD

MAKING DETERMINATIONS APPROVING
CERTAIN INHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 78 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20

WHEREAS, the County Sanitation District No. 20 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 348 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 92.697 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 78 to County Sanitation District No. 20"; and

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

WHEREAS, on September 26, 2007, 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. 78, 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 mitigated negative declaration for the development of 348 proposed single-family homes 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.
2. Annexation No. 78 to the County Sanitation District No. 20 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 November 7, 2007 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 26th day of September 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

September 26, 2007

Agenda Item No. 3c

Annexation No. 276 To The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 39.389 acres of inhabited territory to Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of a 113-unit mobile home park, located within residential and commercial areas.

Location: The subject territory is located on Hasley Canyon Road approximately 2.75 miles northwesterly of its intersection with the Golden State Freeway (I-5) all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current estimated population is 253 residents.
2. *Landowner:* Ruffner Properties, Ltd.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat with gentle sloping hills.
4. *Zoning, Present and Future Land Use:* The current zoning is Heavy Agriculture with a minimum lot size of 2 acres. The present and proposed land use is residential. The territory consists of an existing 113-unit mobile home park.
5. *Surrounding Land Use:* The surrounding land use is vacant and residential.
6. *Assessed Value:* The total assessed value is \$909,054.00.
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 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. 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 the SCVSD.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

CEQA: The existing 113-unit mobile home park 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.

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 the Resolution Making Determinations Approving Annexation No. 276 to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).
4. Pursuant to Government Code Section 57002, set November 7, 2007 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. 2007-RD

MAKING DETERMINATIONS APPROVING CERTAIN INHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 276 ANNEXED TO THE
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)

WHEREAS, the SCVSD 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 unincorporated County territory; and

WHEREAS, the principal reason for the proposed annexation is to provide sewage disposal for an existing 113-unit mobile home park; 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 39.389 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 276 to SCVSD”;
and

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

WHEREAS, on September 26, 2007, 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. 276 to the SCVSD 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 November 7, 2007 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 26th day of September 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

September 26, 2007

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

Regional Area Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<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