

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, November 14, 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. **PROTEST 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**

All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.

- a. Approve minutes of October 10, 2007.
- b. Receive and file Municipal Service Review and Sphere of Influence Update.
- c. Receive and file update on pending applications.
- d. Approve Operating Account Check Register for the Month of October.

5. **OTHER ITEMS**

- a. Summary of 2008 CALAFCO Conference Kick-Off Meeting.

6. **PUBLIC COMMENT**

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

7. **FUTURE MEETINGS**

November 28, 2007 – Cancelled

December 12, 2007

December 26, 2007 - Cancelled

8. **FUTURE AGENDA ITEMS**

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

9. **ADJOURNMENT MOTION**

Staff Report

November 14, 2007

Agenda Item No. 3a

Protest Hearing on Annexation No. 313 to Los Angeles County Sanitation District No. 14

On October 10, 2007 your Commission approved a request initiated by Los Angeles County District No. 14 to annex 5.752 acres of inhabited territory into the boundaries of District No. 14. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of an existing 140-unit apartment complex on 3.95± acres of land and a proposed 24-unit apartment complex on 1.54± acres of land, located within vacant and residential areas.

Population: The current population is estimated at 140 residents.

Landowners: Borealis Shelter Company, LLC; Aurora 12th, LP.

Topography, Natural Boundaries and Drainage Basins: The topography is flat.

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 consists of an existing 140-unit apartment complex and a proposed 24-unit apartment complex.

Surrounding Land Use: The surrounding land use is vacant and residential.

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.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of District No.14.

Tax Resolution: All affected agencies have adopted a negotiated tax exchange resolution.

CEQA: With respect to the existing 140-unit apartment complex, the negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal. The proposed 24-unit apartment complex is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15332, because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan.

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 313 to Los Angeles County Sanitation District No. 14 directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-00P
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
ANNEXATION NO. 313 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14

WHEREAS, the Los Angeles County Sanitation District No. 14 filed an 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 to the Los Angeles County Sanitation District No. 14; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing 140-unit apartment complex on 3.95± acres of land and a proposed 24-unit apartment complex on 1.54± acres of land; and

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

WHEREAS, the territory consists of 5.752 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 313 to County Sanitation District No. 14"; and

WHEREAS, on October 10, 2007, the Commission approved Annexation No. 313 to County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set November 14, 2007 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 32 and the number of property owners is 2 and the total assessed value of land within the affected territory is \$3,274,640.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 14-313 and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the Los Angeles County Sanitation District No. 14.
4. Pursuant to Government Code section 56886, the annexation shall be 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 Sanitation District No. 14 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 14.
 - c. The subject territory will be taxed for existing bonded indebtedness, if any, of the District.

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 57000, *et seq.*

PASSED AND ADOPTED this 14th day of November 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

November 14, 2007

Agenda Item No. 3b

Protest Hearing on Annexation No. 78 to Los Angeles County Sanitation District No. 20

On September 26, 2007 your Commission approved a request initiated by Los Angeles County District No. 20 to annex 92.697 acres of inhabited territory into the boundaries of District No. 20. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

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.

Population: The current population is estimated at 225 residents.

Landowners: There are 143 landowners within the annexation area.

Topography, Natural Boundaries and Drainage Basins: The topography is less than 1% downslope, in a northerly direction.

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.

Surrounding Land Use: The surrounding land use is residential.

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.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of District No.20.

Tax Resolution: All affected agencies have adopted a negotiated tax exchange resolution.

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

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 78 to Los Angeles County Sanitation District No. 20 directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-00P
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
ANNEXATION NO. 78 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20

WHEREAS, the Los Angeles County Sanitation District No. 20 filed an 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 to the Los Angeles County Sanitation District No. 20; 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 is 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, on September 26, 2007, the Commission approved Annexation No. 76 to County Sanitation District No. 20; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set November 14, 2007 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 67 and the number of property owners is 97 and the total assessed value of land within the affected territory is \$33,441,184.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 78 to County Sanitation District No. 20 and not withdrawn is __, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the Los Angeles County Sanitation District No. 20
4. Pursuant to Government Code section 56886, the annexation shall be 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 Sanitation District No. 20 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 20.
 - c. The subject territory will be taxed for existing bonded indebtedness, if any, of the District.

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 57000, *et seq.*

PASSED AND ADOPTED this 14th day of November 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

November 14, 2007

Agenda Item No. 3c

Protest Hearing on Annexation No. 276 to The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

On September 26, 2007 your Commission approved a request initiated by the Santa Clarita Valley Sanitation District of Los Angeles County to annex 39.389 acres of inhabited territory into the boundaries of SCVSD. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

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

Population: The current estimated population is 253 residents.

Landowner: Ruffner Properties, Ltd.

Topography, Natural Boundaries and Drainage Basins: The topography is flat with gentle sloping hills.

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.

Surrounding Land Use: The surrounding land use is vacant and residential.

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.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of the SCVSD.

Tax Resolution: All affected agencies have adopted a negotiated tax exchange resolution.

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.

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 276 to the Santa Clarita Valley Sanitation District of Los Angeles County directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-00P
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
ANNEXATION NO. 276 TO THE SANTA CLARITA VALLEY
SANITATION DISTRICT OF LOS ANGELES COUNTY (SCVSD)

WHEREAS, the SCVSD filed an 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 to the SCVSD; and

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

WHEREAS, a description of the boundaries and map of the proposal is 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 the Santa Clarita Valley Sanitation District of Los Angeles County"; and

WHEREAS, on September 26, 2007, the Commission approved Annexation No. 276 to the SCVSD; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set November 14, 2007 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 126 and the number of property owners is 1 and the total assessed value of land within the affected territory is \$909,054.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 276 to the SCVSD and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the SCVSD.
4. Pursuant to Government Code section 56886, the annexation shall be 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 SCVSD may legally impose.
 - b. The regular County assessment roll shall be utilized by the SCVSD.
 - c. The subject territory will be taxed for existing bonded indebtedness, if any, of the District.

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 57000, *et seq.*

PASSED AND ADOPTED this 14th day of November 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

STAFF REPORT

November 14, 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