

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, August 11, 2010  
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.

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at [www.lalafco.org](http://www.lalafco.org).

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARINGS**
  - a. Los Angeles County Sanitation District No. 14 – Annexation No. 342.
  - b. Los Angeles County Sanitation District No. 14 – Annexation No. 365.
  - c. Los Angeles County Sanitation District No. 22 – Annexation No. 383.

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. Los Angeles County Sanitation District No. 14 – Annexation No. 403.
- b. Los Angeles County Sanitation District No. 22 – Annexation No. 402.
- c. Los Angeles County Sanitation District No. 22 – Annexation No. 404.
- d. Approve Minutes of July 14, 2010.
- e. Operating Account and Check Register of the month of July 2010.
- f. Receive and file update on pending applications.

5. **OTHER ITEMS**

- a. East Los Angeles Incorporation Update.
- b. Consideration of Membership in the Coalition of California Local Agency Formation Commissions and Designation of a Regular and Alternate Representative to the Coalition.
- c. CALAFCO Board of Directors Nomination and Designation of Voting Delegate.
- d. Appointment of Richard Close to the San Fernando Statistical Area regular seat on LAFCO.
- e. 2010 CALAFCO Annual Conference – October 6-8, Palm Springs.

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**

September 8, 2010  
October 13, 2010  
November 10, 2010  
December 8, 2010

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**

**August 11, 2010**

**Agenda Item No. 3.a.**

**Annexation No. 342 to  
County Sanitation District No. 14**

The following is a request to annex 119.704± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of 35 existing single-family homes, and is currently being developed to include an additional 389 single-family homes, within a residential area.

**Location:** The subject territory is located on 90<sup>th</sup> Street West at its intersection with West Avenue I, all within the City of Lancaster.

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

1. ***Population:*** The current population is 111. The estimated future population after development is 1,330 residents.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-7,000; single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is vacant.
6. ***Assessed Value:*** The total assessed value is \$15,213,605.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire 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 (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The Proposal will not have an effect on agricultural lands. The subject territory will include 4.9 acres of dedicated open space.
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 final environmental impact report certified by the City of Lancaster is adequate for consideration of this proposal.

**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 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. 342 to County Sanitation District No. 14
4. Pursuant to Government Code Section 57002, set October 13, 2010 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 342 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 35 existing single-family homes and 389 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 119.704± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 342 to County Sanitation District No. 14"; and

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

WHEREAS, on August 11, 2010, 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 Deputy Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 342, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Final Environmental Impact report adopted by the City of Lancaster for approval of Tentative Tract Maps 47583 and 47771, respectively, and has determined that the documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 342 to the County Sanitation District No. 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325 shall apply to this annexation.

3. The Commission hereby sets the protest hearing for October 13, 2010 at 9:00 a.m. and authorizes and directs the Deputy Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Deputy 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 11<sup>th</sup> day of August 2010.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**August 11, 2010**

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

**Annexation No. 365 to  
County Sanitation District No. 14**

The following is a request to annex 34.072± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land located within a vacant area. The territory is currently being developed to include 96 proposed single-family homes, four detention basins and one open space lot.

**Location:** The subject territory is approximately 300 feet southwest of Sungate Drive, all within the City of Palmdale.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 230 residents.
2. ***Landowner(s):*** LA-DF Investment Fund 78 LLC., Tilbury Partners LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is hilltop.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present land use is vacant. Proposed land use is residential and open space.
5. ***Surrounding Land Use:*** The surrounding land use is residential and commercial.
6. ***Assessed Value:*** The total assessed value is \$931,744.
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 (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural lands. The subject territory will include 7.94 acres of dedicated open space.
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 mitigated negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

**Conclusion:** It has been determined that, with the imposition of migration measures, the project 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 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. 365 to County Sanitation District No. 14
4. Pursuant to Government Code Section 57002, set October 13, 2010 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 365 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 96 proposed single-family homes, four detention basins and one open space lot; 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 34.072± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 365 to County Sanitation District No. 14"; and

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

WHEREAS, on August 11, 2010, 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 Deputy Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 365, 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 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. 365 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for October 13, 2010 at 9:00 a.m. and authorizes and directs the Deputy Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

4. The Deputy 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 11<sup>th</sup> day of August 2010.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**August 11, 2010**

**Agenda Item No. 3.c.**

**Annexation No. 383 to  
County Sanitation District No. 22**

The following is a request to annex 8.810± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

**Proposal Area:** The annexation consists of ten existing single-family homes, located in a residential area.

**Location:** The subject territory consists of four parcels. Parcel 1 is located on Grand Avenue at its intersection with Holt Avenue; Parcel 2 is located on Holt Avenue approximately 400 feet east of Grand Avenue; Parcel 3 is located on Holt Avenue approximately 800 feet east of Grand Avenue; and Parcel 4 is located on Holt Avenue approximately 1,800 feet east of Grand Avenue, all within the City of West Covina.

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

1. ***Population:*** The current population is 10.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1]; single-family residential and [R-A]; Residential Agricultural Zone. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$5,485,936.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. 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 (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation is being treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater 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:** Annexation of the ten existing single-family homes is categorically 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 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. 383 to County Sanitation District No. 22.
4. Pursuant to Government Code Section 57002, set October 13, 2010 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 383 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 West Covina; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for ten 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 8.810± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 383 to County Sanitation District No. 22"; and

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

WHEREAS, on August 11, 2010, 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 Deputy 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. 383 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
3. The Commission hereby sets the protest hearing for October 13, 2010 at 9:00 a.m. and authorizes and directs the Deputy Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Deputy 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 11<sup>th</sup> day of August 2010.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**August 11, 2010**

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

**Annexation No. 403 to  
County Sanitation District No. 14**

The following is a request to annex 0.907± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of one existing club, located within a commercial area.

**Location:** The subject territory is located on Division Street approximately 600 feet south of Avenue j-8, all within the City of Lancaster.

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

1. ***Population:*** The current population is 0.
2. ***Landowner(s):*** Joseph A Meekins.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [L-I]; Light Industrial. The present and proposed land use is Commercial.
5. ***Surrounding Land Use:*** The surrounding land use is commercial and residential.
6. ***Assessed Value:*** The total assessed value is \$226,311.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. 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 (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater 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:** Annexation of the one existing club is categorically exempt from the provisions of the California Environmental Quality Act (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.

**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, no subject agency has submitted written opposition to waiver of the protest proceedings.

**Conclusion:** Should the subject territory not be annexed into the District it would prevent said territory from obtaining off-site sewage disposal services from the Sanitation District.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 403 to County Sanitation District No. 14.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 403 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 one existing club; 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 0.907± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 403 to County Sanitation District No. 14"; and

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

WHEREAS, on August 11, 2010, at its regular meeting this Commission considered the proposal and the report of the Deputy 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 a written demand for notice and hearing on this proposal.

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. 403 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325 shall apply to this annexation.

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 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.

Resolution No. 2010-00RMD  
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PASSED AND ADOPTED 11<sup>th</sup> day of August 2010.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**August 11, 2010**

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

**Annexation No. 402 to  
County Sanitation District No. 22**

The following is a request to annex 0.353± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

**Proposal Area:** The annexation consists of a vacant land located within a vacant area. The territory is currently being developed to include one proposed single-family home.

**Location:** The subject territory is located on Garvey Avenue South approximately 200 feet northeast of Monte Verde Drive, all within the City of West Covina.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 5 resident.
2. ***Landowner(s):*** Peter and Jannette Lupercio.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-A]; Residential-Agricultural. The present land use is vacant land. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land is residential.
6. ***Assessed Value:*** The total assessed value is \$15,509.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently being 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 (JOS) 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District will have adequate capacity to collect, treat, and dispose of the wastewater 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:** Annexation of the one proposed single-family home is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of the construction of one single-family residence located within a residential zone exempted by CEQA Guidelines Section 15303(a).

**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, no subject agency has submitted written opposition to waiver of the protest proceedings.

**Conclusion:** Should the subject territory not be annexed in to the District, the land owners 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 the Resolution Making Determinations Approving and Ordering Annexation No. 402 to County Sanitation District No. 22.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 402 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 West Covina; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the one proposed single-family home; and

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

WHEREAS, the territory consists of 0.353± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 402 to County Sanitation District No. 22"; and

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

WHEREAS, on August 11, 2010, at its regular meeting this Commission considered the proposal and the report of the Deputy 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 a written demand for notice and hearing on this proposal.

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(b).
3. Annexation No. 402 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.

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 County Sanitation District No. 22.
6. The Deputy 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 11<sup>th</sup> day of August 2010.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**JUNE D. SAVALA,**  
**Deputy Executive Officer**

**Staff Report**

**August 11, 2010**

**Agenda Item No. 4.c.**

**Annexation No. 404 to  
County Sanitation District No. 22**

The following is a request to annex 2.438± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

**Proposal Area:** The annexation consists of two parcels, one with an existing single-family home, and one that is currently being developed to include a single-family home.

**Location:** Parcel 1 is located on Crestglen Road approximately 350 feet west of Banna Avenue; Parcel 2 is located on Sierra Madre Avenue between Wabash and Minnesota Avenue, all within the City of Glendora.

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

1. ***Population:*** The current population is 2. The estimated future population after development is 4 residents.
2. ***Landowner(s):*** Martin & Aubrey Free, Jose G. & Deborah k. Dominguez.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is southwest slope at 7%.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [E-5 10,500]; Single-Family Residential Estate with a minimum lot size of 10,500 square feet. The present land use is vacant residential and residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land is residential.
6. ***Assessed Value:*** The total assessed value is \$1,813,711.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire subject territory 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 (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater 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:** Annexation of the one existing single-family home is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. Annexation of the one proposed single-family home is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of the construction of one single-family residence located within a residential zone exempted by CEQA Guidelines Section 15303(a).

**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, no subject agency has submitted written opposition to waiver of the protest proceedings.

**Conclusion:** Should the subject territory not be annexed into the District, the land owners 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 the Resolution Making Determinations Approving and Ordering Annexation No. 404 to County Sanitation District No. 22.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 404 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 Glendora; and

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

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

WHEREAS, the territory consists of 2.438± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 404 to County Sanitation District No. 22"; and

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

WHEREAS, on August 11, 2010, at its regular meeting this Commission considered the proposal and the report of the Deputy 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 a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that the one existing single-family home is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. The Commission finds that the one proposed single-family home is categorically exempt from the provisions of the (CEQA) pursuant to State CEQA Guidelines and 15319(b).
4. Annexation No. 404 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code

section 57325) shall apply to this annexation.

5. 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.

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

Resolution No. 2010-00RMD  
Page 4

PASSED AND ADOPTED 11<sup>th</sup> day of August 2010.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**JUNE D. SAVALA,  
Deputy Executive Officer**

## **Staff Report**

**August 11, 2010**

### **Agenda Item No. 5.b.**

#### **Consideration of Membership in the Coalition of California Local Agency Formation Commissions and Designation of a Regular and Alternate Representative to the Coalition**

This past June 2010 the Coalition of California Local Agency Formation Commissions (CCL), held its inaugural Summit at the UCLA Conference Center in Lake Arrowhead. Representatives from the six Southern California Local Agency Formation Commissions (LAFCOs) - Imperial, Los Angeles, Orange, Riverside, San Bernardino and San Diego - attended.

At the Summit members reviewed and subsequently adopted for consideration by their respective LAFCOs the attached Mission Statement and By-laws. At this time, the CCL is proposed as an informal coalition to foster collaboration among commissioners and staff and to provide an educational, legislative, technical and training resource to further the goals of the Cortese-Knox-Hertzberg Act and other priorities of interest to its members. Any of the 58 LAFCOs may join the CCL. The By-laws as written establish the composition of the Board of Directors, consisting of one Commissioner and one alternate from each member LAFCO (Section 10, Chapter IV). Alternates, who can be a commissioner or staff member, are allowed to participate in discussions and vote in the absence of the regular representative. Pursuant to the By-laws, the expenses of the CCL will be apportioned amongst the member agencies for payment.

The CCL will hold its first official meeting on August 16, 2010 in Santa Ana. At this meeting each LAFCO represented will submit the names of their designated representatives on the Board of Directors, and the Board will meet for the first time.

#### **Recommended Action:**

1. Consent to the Los Angeles LAFCO's membership in the CCL.
2. Designate a member of the Commission as the Regular Representative on the Board of Directors of the CCL.
3. Designate a Commissioner or the Executive Officer as the Alternate Representative on the Board of Directors of the CCL.

## **Staff Report**

**August 11, 2010**

### **Agenda Item No. 5.c.**

#### **CALAFCO Board of Directors Nomination Southern Region - Special District Category and Designation of Voting Delegate**

##### **Board of Directors Nomination**

For the first time since its inception the membership of the California Association of Local Agency Formation Commissions (CALAFCO), approved the restructuring of the Board and election process. Commencing with the 2010 Annual Conference in Palm Springs, Board members will be elected from regions - central, coastal, northern and southern, during regional caucuses. The four seats in each region are designated as county, city, special district and public. The terms of office will be determined by lot after the election.

As a result of the restructuring process, staff from the six southern region LAFCOs –Imperial, Los Angeles, Orange, Riverside, San Bernardino, and San Diego, convened an informal meeting to discuss potential nominees. Individual LAFCOs were polled to determine an interest in recommending a commissioner from within their respective membership to serve on the CALAFCO Board. Eight names representing a wide range of expertise were submitted. Notably, several of the names submitted came with prior experience on the CALAFCO Board.

The group ultimately agreed to recommend Councilwoman Cheryl Brothers (Orange), Incumbent Jerry Gladbach, Special District (Los Angeles), Supervisor Brad Mitzelfelt (San Bernardino), and Andy Vanderlaan, Public (Imperial), as first choice for primary candidates. Supervisor John Moorlach (Orange), Councilman John Edney (Imperial), James Curatalo, Special District (San Bernardino) and Ed Snively, Public (Imperial), will fill in as secondary nominees in the event of an anticipated vacancy.

To secure a nomination in the election process, the nominating commission must submit a Nomination Form and Candidate Resume to the Recruitment Committee by no later than Friday, September 3, 2010.

**Voting Delegate**

The CALAFCO Bylaws state that each member LAFCO must designate, prior to the annual conference, a Voting Delegate to vote on behalf of their commission. The Voting Delegate can be a commissioner or executive officer. The designated delegate must be present to vote.

**Recommended Action:**

1. Nominate Chairman Jerry Gladbach as the candidate for the Special District – Southern Region seat on the CALAFCO Board of Directors, for a term of office to be determined by lot after the election; and authorize the First Vice-Chair to sign the nomination form.
2. Designate a member of the commission, or executive officer, as the Voting Delegate, authorized to vote on behalf of the Commission at the annual conference.