

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, October 13, 2010
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.

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.

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. 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 Waterworks District No. 40 – Annexation No. 2007-25.
- b. Los Angeles County Waterworks District No. 40 – Annexation No. 2008-19.
- c. Los Angeles County Sanitation District No. 20 – Annexation No. 86.
- d. Los Angeles County Sanitation District No. 21 – Annexation No. 716.
- e. Los Angeles County Sanitation District No. 21 – Annexation No. 720.
- f. Approve Minutes of September 8, 2010.
- g. Operating Account and Check Register of the month of September 2010.
- h. Receive and file update on pending applications.

5. **OTHER ITEMS**

- a. East Los Angeles Incorporation Status Report.
- b. CALAFCO Conference Report.

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 10, 2010
December 8, 2010
January 12, 2011
February 9, 2011

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. **CLOSED SESSION**

CS-1 PUBLIC EMPLOYMENT (Government Code § 54957)

Consideration of candidates for appointment to the position of Executive Officer.

CS-2 CONFERENCE WITH LABOR NEGOTIATOR (Government Code § 54957.6)

Commission Representative: Jerry Gladbach, Chairman
Unrepresented Employee: Candidate for position of Executive Officer

10. **ADJOURNMENT MOTION**

Staff Report

October 13, 2010

Agenda Item No. 3.a.

**Protest Hearing on Annexation No. 342 to
Los Angeles County Sanitation District No. 14**

On August 11, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 14 to annex 119.704± 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 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 90th Street West at its intersection with West Avenue I, all within the City of Lancaster.

Population: The current population is 111. The estimated future population after development is 1,330 residents.

Landowner(s): There are numerous owners of record.

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

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.

Surrounding Land Use: The surrounding land use is vacant.

Assessed Value: The total assessed value is \$15,213,605.

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.

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.

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: As a responsible agency, your Commission considered the final environmental impact report certified by the City of Lancaster when you approved 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 Deputy 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. 342 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. 2010-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 342 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 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, on August 11, 2010, the Commission approved Annexation No. 342 to County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set October 13, 2010 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 29 and the number of property owners is 25 and the total assessed value of land within the affected territory is \$15,213,605.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 342 to County Sanitation District No. 14 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 Exhibits "A" and "B" 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 Los Angeles County Sanitation District No 14.
 - 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. 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 57000, *et seq.*

PASSED AND ADOPTED this 13th day of October 2010.

Ayes:

Noes:

Absent:

Abstain:

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

JUNE D. SAVALA, Deputy Executive Officer

Staff Report

October 13, 2010

Agenda Item No. 3.b.

**Protest Hearing on Annexation No. 365 to
Los Angeles County Sanitation District No. 14**

On August 11, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 14 to annex 34.072± acres of uninhabited 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 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.

Population: The current population is 0. The estimated future population after development is 230 residents.

Landowner(s): LA-DF Investment Fund 78 LLC., Tilbury Partners LLC.

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

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. The proposed land use is residential and open space.

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

Assessed Value: The total assessed value is \$931,744.

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.

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.

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: As a responsible agency, your Commission considered the mitigated negative declaration adopted by the City of Palmdale when you approved 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 Deputy 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. 365 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. 2010-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 365 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 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, on August 11, 2010, the Commission approved Annexation No. 365 to County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set October 13, 2010 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 0 and the number of property owners is 2 and the total assessed value of land within the affected territory is \$931,744.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 365 to County Sanitation District No. 14 and not withdrawn is ____, which, even if valid, represents 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 Exhibits "A" and "B" 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 Los Angeles County Sanitation District No 14.
 - 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. 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 57000, *et seq.*

PASSED AND ADOPTED this 13th day of October 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

October 13, 2010

Agenda Item No. 3.c.

**Protest Hearing on Annexation No. 383 to
Los Angeles County Sanitation District No. 22**

On August 11, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 22 to annex 8.810± acres of uninhabited territory into the boundaries of District No. 22. 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 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.

Population: The current population is 10.

Landowner(s): There are numerous owners of record.

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

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.

Surrounding Land Use: The surrounding land use is residential.

Assessed Value: The total assessed value is \$5,485,936.

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.

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. 22.

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

CEQA: Your Commission determined that the 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.

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 Deputy 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. 383 to Los Angeles County Sanitation District No. 22 directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2010-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 383 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 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. 22; 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, on August 11, 2010, the Commission approved Annexation No. 383 to County Sanitation District No. 22; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set October 13, 2010 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 8 and the number of property owners is 10 and the total assessed value of land within the affected territory is \$5,485.936.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 383 to County Sanitation District No. 22 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 Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 22.
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. 22 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 22.
 - c. The subject territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No. 22.
 - 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. 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 57000, *et seq.*

PASSED AND ADOPTED this 13th day of October 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

September 8, 2010

Agenda Item No. 4a.

**Los Angeles County Waterworks District No. 40
Annexation No. 2007-25**

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

Proposal Area: The project site consists of 1.25± acres of vacant land.

Location: The site is located north of Avenue J, between 42nd and 43rd Street West, in the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0. The estimated future population after development is 16 residents.
2. ***Landowner:*** Vern Udasco.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned R-7000, the present land use is vacant, and future use will consist of 4 single family homes.
5. ***Surrounding Land Use:*** The surrounding territory is single family residential and vacant land.
6. ***Assessed Value:*** The total assessed value is \$56,342.
7. ***Governmental Services and Control, Availability and Adequacy:*** The City of Lancaster will provide services as provided for in the City's General Plan.
8. ***Water Availability:*** The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.

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

Alternate Course of Action: There are no foreseeable alternate courses of action.

CEQA: The City of Lancaster, as lead agency, adopted a Mitigated Negative Declaration for the project.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written opposition to waiver of the protest proceedings.

Conclusion: The subject territory will be developed into 4 single family homes. Annexation will allow future inhabitants to receive a reliable source of water.

Recommended Action:

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2007-25 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2007-25 TO
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"

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

WHEREAS, the proposed annexation consists of 1.25 ± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2007-25 to Los Angeles County Waterworks District No. 40;" and

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

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

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

WHEREAS on October 13, 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), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2007-25 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration certified by the City of Lancaster, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously certified by the City of Lancaster, in connection with its approval of the project.
3. The Commission hereby approves the annexation subject to the following terms and conditions:

- a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
 - c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
 - 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 the Los Angeles County Waterworks District No. 40.

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 this 13th day of October 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

October 13, 2010

Agenda Item No. 4b.

**Los Angeles County Waterworks District No. 40
Annexation No. 2008-19**

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

Proposal Area: The project site consists of 18.42± acres of vacant land.

Location: The site is located at the northwest corner of Avenue N-8 and 50th Street West, in the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowner:*** Westside Union School District.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned Single Family Residential (R-1-20,000), the present land use is vacant, and future use will consist of an elementary school.
5. ***Surrounding Land Use:*** The surrounding territory is single family residential and vacant land.
6. ***Assessed Value:*** The total assessed value is \$746,775.
7. ***Governmental Services and Control, Availability and Adequacy:*** The City of Palmdale will provide services as provided for in the City's General Plan.
8. ***Water Availability:*** The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.

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

Alternate Course of Action: There are no foreseeable alternate courses of action.

CEQA: The Westside Union School District, as lead agency, adopted a Mitigated Negative Declaration for the project.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written opposition to waiver of the protest proceedings.

Conclusion: The subject territory will be developed into an elementary school. Annexation will allow the campus to receive a reliable source of water.

Recommended Action:

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2008-19 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2008-19 TO
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"

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

WHEREAS, the proposed annexation consists of 18.42 ± acres of uninhabited territory in the City of Palmdale, and is assigned the following distinctive short form designation: "Annexation No. 2008-19 to Los Angeles County Waterworks District No. 40;" and

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

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

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

WHEREAS on October 13, 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), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2008-19 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration certified by Westside Union School District, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously certified by Westside School District, in connection with its approval of the project.
3. The Commission hereby approves the annexation subject to the following terms and conditions:

- a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
 - c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
 - 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 the Los Angeles County Waterworks District No. 40.

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 this 13th day of October, 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

October 13, 2010

Agenda Item No. 4.c.

Annexation No. 86 to County Sanitation District No. 20

The following is a request to annex 4.989± acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

Proposal Area: The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include 16 proposed single-family homes.

Location: The subject territory is located on 40th Street East approximately 1000 feet north of its intersection with Avenue S-8, 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 56 residents.
2. ***Landowner(s):*** Oak Tree Industries, Inc.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7000]; Single-Family Residential with a minimum lot size of 7,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$454,869.
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 (PWRP) 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the 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 negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, 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. 86 to County Sanitation District No. 20.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 86 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 16 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 4.989± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 86 to County Sanitation District No. 20"; and

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

WHEREAS, on October 13, 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. Acting in its role as a responsible agency with the respect to Annexation No. 329, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of Palmdale for approval of Tentative Tract Map 060789, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

3. Annexation No. 86 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.
- 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. 20.
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 13th day of October 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

October 13, 2010

Agenda Item No. 4.d.

**Annexation No. 716 to
County Sanitation District No. 21**

The following is a request to annex 0.886± acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

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

Location: The subject territory is located on Turnbull Canyon Road at its intersection with Las Lomas Drive, all within the unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 4.
2. ***Landowner(s):*** David & Juanita Espinoza.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is sloping.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1-1]; Light-Agricultural, with a minimum lot size of one acre. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land is residential on all sides.
6. ***Assessed Value:*** The total assessed value is \$425,766.
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. 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 annexation is being treated by the Joint Outfall System 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. 21.
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 California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

Waiver of 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. 716 to County Sanitation District No. 21.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 716 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"

WHEREAS, the County Sanitation District No. 21 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the unincorporated County territory; and

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

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

WHEREAS, the territory consists of 0.886± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 716 to County Sanitation District No. 21"; and

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

WHEREAS, on October 13, 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 annexation of 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. Annexation No. 716 to the County Sanitation District No. 21 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. 21.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 13th day of October 2010.

Ayes:

Noes:

Absent:

Abstain:

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

**June D. Savala,
Deputy Executive Officer**

Staff Report

October 13, 2010

Agenda Item No. 4.e.

Annexation No. 720 to County Sanitation District No. 21

The following is a request to annex 5.600± acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

Proposal Area: The annexation consists of three existing single-family homes, located within a residential area. The territory is currently being developed to include an additional five proposed single-family homes.

Location: The subject territory consists of two parcels. Parcel 1 is located on Reedview Drive at its intersection with Shelyn Drive. Parcel 2 is located on Shelyn Drive approximately 350 feet west of Pepperdale Drive. Both parcels are located within the unincorporated county territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 22. The estimated future population after development is 38 residents.
2. ***Landowner(s):*** Janheng Kuo, MMT Properties LLC, Handaja & Sumiaty Harijanto.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1-10000]; Light Agricultural Zone with a minimum lot size of 10,000 square feet. The present land use is residential and vacant residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land is residential.
6. ***Assessed Value:*** The total assessed value is \$2,866,975.
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. 21.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: Annexation of the three existing single-family homes are categorically exempt from the provisions of the 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. The Negative Declaration for the remaining portion of the proposed annexation adopted by the County is adequate for consideration for this proposal.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, 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. 720 to County Sanitation District No. 21.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 720 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"

WHEREAS, the County Sanitation District No. 21 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 offsite sewage disposal for the three existing single-family homes and five 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 5.600± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 720 to County Sanitation District No. 21"; and

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

WHEREAS, on October 13, 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 annexation of the three existing homes is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Acting in its role as a responsible agency with the respect to Annexation No. 720, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the County for approval of Tentative Tract Map No. 53843 for the five proposed single family homes, 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.

4. Annexation No. 720 to the County Sanitation District No. 21 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. 21.

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.

PASSED AND ADOPTED this 13th day of October 2010.

Ayes:

Noes:

Absent:

Abstain:

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

JUNE D. SAVALA, Deputy Executive Officer