

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, November 10, 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. **PUBLIC HEARINGS**
 - a. Newhall County Water District Annexation No. 2007-15, No. 2008-15, No. 2008-17, No. 2009-03 and No. 2010-01.
 - b. Newhall County Water District Annexation No. 2007-30.
 - c. Los Angeles County Waterworks District No. 37 – Annexation No. 2008-14.
4. **PROTEST HEARINGS**
 - b. Los Angeles County Sanitation District No. 14 – Annexation No. 339.
 - c. Los Angeles County Sanitation District No. 14 – Annexation No. 371.

5. 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. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 280.
- b. Los Angeles County Sanitation District No. 14 – Annexation No. 384.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 385.
- d. Los Angeles County Sanitation District No. 14 – Annexation No. 386.
- e. Los Angeles County Sanitation District No. 14 – Annexation No. 399.
- f. Los Angeles County Sanitation District No. 21 – Annexation No. 721.
- g. Los Angeles County Waterworks District No. 40 - Annexation No. 2006-09.
- h. Approve Minutes of October 13, and October 27, 2010.
- i. Operating Account and Check Register of the month of October 2010.
- j. Receive and file update on pending applications.

6. OTHER ITEMS

- a. East Los Angeles Incorporation Report.
 1. Award of contract for preparation of an environmental review.
- b. Update on search for new office location in the Downtown area.

7. 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.

8. FUTURE MEETINGS

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

9. 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.

10. ADJOURNMENT MOTION

Staff Report

November 10, 2010

Agenda Item No. 3.a.

Newhall County Water District Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03, and 2010-01

The proposal before you is a request by the district to annex inhabited territory into the boundary of Newhall County Water District.

Proposal Area: The project site consists of 1547.38± acres of developed land.

Background: On October 20, 2004, Dudek and Associates published the draft Municipal Service Review (MSR) of Water providers in the Santa Clara Region (Santa Clarita Valley). At its December 8, 2004 meeting, the Commission adopted a motion to continue the MSR and SOI updates until a more comprehensive water study could be completed. In November 2005, the final Santa Clarita Regional Comprehensive Water Study was completed by Stetson Engineers Inc. The water study recommended multiple annexations and detachments to “clean up” open boundary issues. At its December 14, 2005 meeting, the Commission adopted the water study recommendations. Between 2007 – 2010, Newhall County Water District has submitted five annexation applications to correct the open boundary issues.

Location: *Annexation 2007-15* is located east of Interstate 5 approximately ½ mile north of Copper Hill Dr. between Tesoro Del Valle Dr. & Avenida Rancho Tesoro in unincorporated county territory. *Annexation 2008-15* consists of three separate parcels located at the east end of the City of Santa Clarita and adjacent unincorporated county territory. *Annexation 2008-17* consists of two parcels located around the intersection of Interstate 5 and Salon Canyon Road in the unincorporated community of Castaic. *Annexation 2009-03* consists of nine separate parcels located at the south end of the City of Santa Clarita and adjacent unincorporated county territory. *Annexation 2010-01* consists of four parcels surrounded by the 14 Freeway to the east and the 5 Freeway to the north and west and Lyons Ave. and Placerita Canyon to the north in the City of Santa Clarita.

Determinations in accordance with Government Code Section 56425:

a. **Present and Planned Land Uses in the Area**

The subject territory has been developed into residential and commercial use.

b. **Present and Probable Need for Public Facilities and Services in the Area**

The subject territory is part of the City of Santa Clarita and unincorporated county territory and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City, County, or special districts.

c. Present Capacity of Public Facilities and Services

Newhall County Water District had adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

d. Existence of Any Social or Economic Communities of Interest

The subject territory is located within the communities known as Tesoro, Castaic and Newhall.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 4,688.
2. ***Landowner:*** There are numerous landowners within the annexation areas.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned residential, commercial, and agriculture. The present and future land use is residential and commercial.
5. ***Surrounding Land Use:*** The surrounding land use is residential, commercial, and vacant land.
6. ***Assessed Value:*** The total assessed value is \$237,776,794.
7. ***Governmental Services and Control, Availability and Adequacy:*** The City of Santa Clarita and Los Angeles County will provide services as provided for in their General Plans.
8. ***Water Availability:*** The District has sufficient water supply to meet the needs of the proposal area. The subject territory is already being serviced by the District.
9. ***Effects on agricultural or open-space lands:*** Currently, there is 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 will be within the sphere of influence of Newhall County Water District, upon approval of the recommended action by the Commission.
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: Newhall County Water District, as lead agency, adopted a Notice of Exemption for Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03, and 2010-01. All annexations are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because they are annexations containing existing structures developed to the density allowed by the current zoning.

Conclusion: All five annexation areas have been developed and are currently being serviced by the district. These annexations will allow the facilities to continue to receive a reliable source of water. Approving the annexations will complete the annexation portion of the “clean up” boundary issues recommended by the Santa Clarita Regional Comprehensive Water Study back in 2005. Water rates will not change as result of these annexations.

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 Resolution Making Determinations Amending the Sphere of Influence and Approving Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03, and 2010-01 to Newhall County Water District.
4. Pursuant to Government Code Section 57002, set January 12, 2011 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
AMENDING THE SPHERE OF INFLUENCE OF
NEWHALL COUNTY WATER DISTRICT AND
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2007-15" TO
NEWHALL COUNTY WATER DISTRICT"

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, and request for amendment of the District's sphere of influence, 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 amendment and annexation consists of 276.33± acres of inhabited unincorporated County territory, and is assigned the following distinctive short form designation: "Annexation No. 2007-15 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

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

WHEREAS, on November 10, 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15319(a).
2. The Commission hereby amends the Sphere of Influence of Newhall County Water District and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The subject territory has been developed into 496 single family homes.
 - b. Present and probable need for public facilities and services:

The subject territory is part of unincorporated County territory and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County or special districts.

c. The present capacity of public facilities:

Newhall County Water District had adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

d. The existence of any social or economic communities of interest:

The subject territory is located within the community know as Tesoro.

3. A description of the boundaries and map of the amended Sphere of Influence, as approved by the Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. 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 Newhall County Water District may legally impose.
 - b. The regular County assessment roll is utilized by Newhall County Water District.
 - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water 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. The Commission hereby sets the protest hearing for January 12, 2011 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.
6. The Deputy Executive Officer is hereby authorized and directed to mail certified copies of the resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

**RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2008-15" TO
NEWHALL COUNTY WATER DISTRICT"
AND AMENDING THE SPHERE OF INFLUENCE OF
NEWHALL COUNTY WATER DISTRICT**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, and request for amendment of the District's sphere of influence, 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 amendment and annexation consists of 116.44± acres of inhabited unincorporated County territory, and is assigned the following distinctive short form designation: "Annexation No. 2008-15 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

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

WHEREAS, on November 10, 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15319(a).
2. The Commission hereby amends the Sphere of Influence of Newhall County Water District and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The subject territory has been developed into 39 single family homes and 2 commercial properties.
 - c. Present and probable need for public facilities and services:

The subject territory is part of the City of Santa Clarita and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City or county special districts.

d. The present capacity of public facilities:

Newhall County Water District had adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

e. The existence of any social or economic communities of interest:

The subject territory is located within the City of Santa Clarita.

3. A description of the boundaries and map of the amended Sphere of Influence, as approved by the Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. 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 Newhall County Water District may legally impose.

b. The regular County assessment roll is utilized by Newhall County Water District.

c. The territory will be taxed for existing bonded indebtedness of Newhall County Water 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. The Commission hereby sets the protest hearing for January 12, 2011 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.
6. The Deputy Executive Officer is hereby authorized and directed to mail certified copies of the resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
AMENDING THE SPHERE OF INFLUENCE OF
NEWHALL COUNTY WATER DISTRICT AND
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2008-17" TO
NEWHALL COUNTY WATER DISTRICT"

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, and request for amendment of the District's sphere of influence, 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 amendment and annexation consists of 490.64± acres of inhabited unincorporated County territory, and is assigned the following distinctive short form designation: "Annexation No. 2008-17 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

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

WHEREAS, on November 10, 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15319(a).
2. The Commission hereby amends the Sphere of Influence of Newhall County Water District and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The subject territory has been developed into single family homes, condominiums, and commercial development.
 - b. Present and probable need for public facilities and services:

The subject territory is part of unincorporated County territory and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County or special districts.

c. The present capacity of public facilities:

Newhall County Water District had adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

d. The existence of any social or economic communities of interest:

The subject territory is located within the community of Castaic.

3. A description of the boundaries and map of the amended Sphere of Influence, as approved by the Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. 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 Newhall County Water District may legally impose.
 - b. The regular County assessment roll is utilized by Newhall County Water District.
 - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water 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. The Commission hereby sets the protest hearing for January 12, 2011 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.
6. The Deputy Executive Officer is hereby authorized and directed to mail certified copies of the resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
AMENDING THE SPHERE OF INFLUENCE OF
NEWHALL COUNTY WATER DISTRICT
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2009-03" TO
NEWHALL COUNTY WATER DISTRICT"

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, and request for amendment of the District's sphere of influence, 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 amendment and annexation consists of 652.83± acres of inhabited unincorporated County territory, and is assigned the following distinctive short form designation: "Annexation No. 2009-03 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

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

WHEREAS, on November 10, 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15319(a).
2. The Commission hereby amends the Sphere of Influence of Newhall County Water District and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The subject territory has been developed into 317 residential and 3 commercial properties.
 - b. Present and probable need for public facilities and services:

The subject territory is part of the City of Santa Clarita and unincorporated County territory and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City, County, or special districts.

c. The present capacity of public facilities:

Newhall County Water District had adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

f. The existence of any social or economic communities of interest:

The subject territory is located within the City of Santa Clarita and the community known as Newhall.

3. A description of the boundaries and map of the amended Sphere of Influence, as approved by the Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. 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 Newhall County Water District may legally impose.

b. The regular County assessment roll is utilized by Newhall County Water District.

c. The territory will be taxed for existing bonded indebtedness of Newhall County Water 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. The Commission hereby sets the protest hearing for January 12, 2011 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.
6. The Deputy Executive Officer is hereby authorized and directed to mail certified copies of the resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
AMENDING THE SPHERE OF INFLUENCE OF
NEWHALL COUNTY WATER DISTRICT AND
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2010-01" TO
NEWHALL COUNTY WATER DISTRICT"

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, and request for amendment of the District's sphere of influence, 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 amendment and annexation consists of 11.4± acres of inhabited unincorporated County territory, and is assigned the following distinctive short form designation: "Annexation No. 2010-01 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

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

WHEREAS, on November 10, 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15319(a).
2. The Commission hereby amends the Sphere of Influence of Newhall County Water District and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The subject territory has been developed into 5 single family homes.
 - b. Present and probable need for public facilities and services:

The subject territory is part of the City of Santa Clarita and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City or special districts.

c. The present capacity of public facilities:

Newhall County Water District had adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

d. The existence of any social or economic communities of interest:

The subject territory is located within the City of Santa Clarita.

3. A description of the boundaries and map of the amended Sphere of Influence, as approved by the Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. 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 Newhall County Water District may legally impose.
 - b. The regular County assessment roll is utilized by Newhall County Water District.
 - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water 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. The Commission hereby sets the protest hearing for January 12, 2011 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.
6. The Deputy Executive Officer is hereby authorized and directed to mail certified copies of the resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 3.b.

**Newhall County Water District
Annexation No. 2007-30**

The proposal before you is a request to amend the sphere of influence boundary of Newhall County Water District and annex uninhabited territory into the boundary of Newhall County Water District.

Proposal Area: The project site consists of 3.5± acres of developed land.

Location: The site is located east of interstate 5, south of Parker Road and north of The Old Road, in the unincorporated community known as Castaic.

Determinations in accordance with Government Code Section 56425:

- a. **Present and Planned Land Uses in the Area**
The present land use of the subject area is vacant land. The planned land use is commercial development.
- b. **Present and Probable Need for Public Facilities and Services in the Area**
For the project to be built, it must have a dependable supply of water for domestic uses. Other necessary facilities for the project to occur are already in place or will be available to serve the project as a result of the City's development review and conditioning process.
- c. **Present Capacity of Public Facilities and Services**
Newhall County Water District had indicated that they have the capacity to provide water to the subject territory in conjunction with the proposed commercial and retail development.
- d. **Existence of Any Social or Economic Communities of Interest**
The subject territory is located within the community known as Castaic. Newhall County Water District currently services the area completely surrounding the proposed SOI amendment area.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowner:*** Bob and Gayle Bakshi Living Trust.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is flat.

4. ***Zoning, Present and Future Land Use:*** The territory is CPD (commercial planned development), the present land use is vacant. The proposed land use is commercial and retail.
5. ***Surrounding Land Use:*** The surrounding land use is residential and vacant land.
6. ***Assessed Value:*** The total assessed value is \$1,248,480
7. ***Governmental Services and Control, Availability and Adequacy:***
Los Angeles County will provide services as provided for in the County'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 is 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 will be within the sphere of influence of Newhall County Water District, upon approval of the recommended action by the Commission.
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 County of Los Angeles, as lead agency, adopted a Mitigated Negative Declaration for the project.

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 proposed 3.5 acre sphere of influence amendment is necessary to complete Annexation 2007-30 to Newhall County Water District. Annexation will allow the commercial development to receive a reliable source of water

Staff Report – November 10, 2010
NCWD– Annexation 2007-30

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 Resolution Making Determinations Amending the Sphere of Influence, Approving and Ordering Annexation No. 2007-30 to Newhall County Water District.

**RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
AMENDING THE SPHERE OF INFLUENCE OF
NEWHALL COUNTY WATER DISTRICT AND
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2007-30" TO
NEWHALL COUNTY WATER DISTRICT"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, and request for amendment of the District's sphere of influence, 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 amendment and annexation consists of 3.5± acres of uninhabited unincorporated County territory, and is assigned the following distinctive short form designation: "Annexation No. 2007-30 to Newhall County Water District;" and

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

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

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

WHEREAS on November 10, 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, acting in its role as a responsible agency with respect to Annexation 2007-30 to Newhall County Water District, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the mitigated negative declaration adopted by the County of Los Angeles, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the County of Los Angeles in connection with its approval of the project.
2. The Commission hereby amends the Sphere of Influence of Newhall County Water District and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The present land use of the subject area is vacant land. The planned land use is commercial development.

b. Present and probable need for public facilities and services:

For the project to be built, it must have a dependable supply of water for domestic uses. Other necessary facilities for the project to occur are already in place or will be available to serve the project as a result of the City's development review and conditioning process.

c. The present capacity of public facilities:

Newhall County Water District had indicated that they have the capacity to provide water to the subject territory in conjunction with the proposed commercial and retail development.

d. The existence of any social or economic communities of interest:

The subject territory is located within the community know as Castaic. Newhall County Water District currently services the area completely surrounding the proposed SOI amendment area.

3. A description of the boundaries and map of the amended Sphere of Influence, as approved by the Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. 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 Newhall County Water District may legally impose.

- b. The regular County assessment roll is utilized by Newhall County Water District.
 - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water 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 the Newhall County Water District.
7. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 3.c.

**Los Angeles County Waterworks District No. 37
Annexation No. 2008-14**

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 37.

Proposal Area: The project site consists of 51.16± acres of developed land.

Location: The site is located on the east side of 28th Street West, just south of Westcoatt Street, in the unincorporated community known as Acton.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 20.
2. ***Landowner:*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is rolling terrain with small drainage channels sloping southwesterly.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned A-2-1, Two Family Residence. The subject territory has been developed into 5 single family homes.
5. ***Surrounding Land Use:*** The surrounding territory is residential and vacant land.
6. ***Assessed Value:*** The total assessed value is \$1,913,000.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is all within the unincorporated territory of Los Angeles County and municipal services to the subject territory and will be provided as outlined in the County'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. 37.
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: In accordance with the provisions of the California Environmental Quality Act (CEQA), an initial study and Negative Declaration were prepared and circulated for review beginning May 27, 2009. The review period ended on June 25, 2009. Your Commission, acting as lead agency, must consider and adopt the Negative Declaration before it approves this proposal. Comments received, if any, will be provided to your Commission for its consideration along with the Negative Declaration. No comments have been received to date. The Local Agency Formation Commission for Los Angeles County, as lead agency, has filed a Notice of Intent to Adopt a Negative Declaration.

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 has been developed into five single family homes. Annexation will allow inhabitants to receive a reliable source of water.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Consider the Negative Declaration, together with any comments received during the public review process, find that the proposal will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment of the Commission, and adopt the Negative Declaration.
4. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2008-14 to Los Angeles County Waterworks District No. 37.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2008-14 TO
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37"

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 37, 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 51.16 ± acres of uninhabited territory in the unincorporated community known as Acton, and is assigned the following distinctive short form designation: "Annexation No. 2008-06 to Los Angeles County Waterworks District No. 37;" 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 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 November 10, 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, acting in its role as a lead agency with respect to Annexation 2008-14 to Los Angeles County Waterworks District No. 37, pursuant to State CEQA Guidelines Section 15074(b), has considered the Negative Declaration, together with any comments received during the public review process finds that the proposal will not have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment of the Commission, and has adopted the Negative Declaration.
2. 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. 37 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 37.
 - c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 37.
 - 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. 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.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 37.
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 57200, et seq.

PASSED AND ADOPTED this 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 4.a.

Protest Hearing on Annexation No. 339 to Los Angeles County Sanitation District No. 14

On September 8, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 14 to annex 30.520± 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 109 existing single-family home, located within a residential area. The territory is currently being developed to include an additional 11 proposed single-family homes.

Location: The subject territory is located on Lancaster Boulevard approximately 930 feet west of 30th Street West, all within the City of Lancaster.

Population: The current population is 354. The estimated future population after development is 360 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 land use in the surrounding territory is residential community to the south and vacant land to the north, east, and west.

Assessed Value: The total assessed value is \$32,398,241.

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 or open space lands.

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

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

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

CEQA: As a responsible agency, your Commission considered the mitigated negative declaration adopted 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. 339 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. 339 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the Los Angeles County Sanitation District No. 14 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 14; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 109 existing single-family homes and 11 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 30.520± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 339 to County Sanitation District No. 14"; and

WHEREAS, on September 8, 2010, the Commission approved Annexation No. 339 to County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set November 10, 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 or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 120 and the number of property owners is 120 and the total assessed value of land within the affected territory is \$32,398,241.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 339 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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 4.b.

Protest Hearing on Annexation No. 371 to Los Angeles County Sanitation District No. 14

On September 8, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 14 to annex 30.174± 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 38 existing single-family homes, located within residential and open space areas.

Location: The subject territory is approximately 400 feet east of Godde Hill Road and approximately 400 feet south of Regent Hill Terrace, all within the City of Palmdale.

Population: The current population is 143.

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

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

Zoning, Present and Future Land Use: The current zoning is [R-10000]; single-family residential with a minimum lot size of 10,000 square feet. The present and proposed land use is residential and open space.

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

Assessed Value: The total assessed value is \$13,260,585.

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.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural lands. The subject territory will include 14.39 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. 371 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. 371 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the Los Angeles County Sanitation District No. 14 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 14; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 38 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 30.174± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 371 to County Sanitation District No. 14"; and

WHEREAS, on September 8, 2010, the Commission approved Annexation No. 371 to County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set November 10, 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 or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 55 and the number of property owners is 39 and the total assessed value of land within the affected territory is \$13,260,585.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 371 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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 5.a.

Annexation No. 280 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 82.163± acres of inhabited territory to the SCVSD.

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

Location: The subject territory consists of two parcels. Both parcels are located approximately 3,000 feet and 1,500 feet respectively, northeasterly from the intersection of San Fernando Road and Lyon Avenue, all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 405. The estimated future population is 500.
2. ***Landowner(s):*** Masters College & Seminary, City of Santa Clarita, Craig and Roxann Fullerton, Beverly Homer, California Trails and Greenway Foundation.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is rolling hills.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [PE]; Private Education (Santa Clarita) and [RL]; Residential Low. The present and proposed land use is residential and private education.
5. ***Surrounding Land Use:*** The surrounding land use is residential and open space.
6. ***Assessed Value:*** The total assessed value is \$27,207.748.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the SCVSD. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD 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 the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: This proposal 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 SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 280 to the SCVSD.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 280 TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"

WHEREAS, the SCVSD adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory, all within the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing college and 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 82.163± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 280 to the SCVSD"; and

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

WHEREAS, on November 10, 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 this proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 280 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.
 - 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 inhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Deputy Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD'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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 5.b.

**Annexation No. 384 to
County Sanitation District No. 14**

The following is a request to annex 7.753± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

Proposal Area: The annexation consists of one retail shopping center, located within a commercial area.

Location: The subject territory is located on the southwest corner of 10th Street West and Avenue O-4, all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowner(s):*** West Palmdale 10th Street Center LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [C-3]; General Commercial. The present and proposed land use is commercial.
5. ***Surrounding Land Use:*** The surrounding land use is residential and commercial.
6. ***Assessed Value:*** The total assessed value is \$9,965,986.
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 The mitigated 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: 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. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 384 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. 384 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the one existing retail shopping center; 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 7.753± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 384 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 November 10, 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. 384, 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 for approval of Site Plan Review (SPR) 10-04-1 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. 384 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 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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 5.c.

Annexation No. 385 to County Sanitation District No. 14

The following is a request to annex 67.486± 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 262 proposed single-family homes.

Location: The subject territory is located on the northwest corner of Avenue I and 40th Street West, all within 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 655 residents.
2. ***Landowner(s):*** Prime 40 West LP.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is fairly flat with fall of 1% to 2% from southeast corner of property toward northeast corner.
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 vacant.
6. ***Assessed Value:*** The total assessed value is \$3,448,842.
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 or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA The mitigated negative declaration adopted by the City of Lancaster 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: It has been determined that, with the imposition of mitigation 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. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 385 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. 385 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 the 262 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 67.486± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 385 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 November 10, 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. 385, 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 Lancaster for approval of Tentative Tract Map No. 063282 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. 385 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 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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 5.d.

Annexation No. 386 to County Sanitation District No. 14

The following is a request to annex 20.978± 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 88 proposed single-family homes.

Location: The subject territory is located on 40th Street West approximately 600 feet north of Lancaster Boulevard, all within 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 220 residents.
2. ***Landowner(s):*** Palmdale Center LLC & Yifat Hassid, Bel Maison LP.
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 vacant.
6. ***Assessed Value:*** The total assessed value is \$993,664.
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 or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA The mitigated negative declaration adopted by the City of Lancaster 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: 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. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 386 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. 386 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 the 88 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 20.978± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 386 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 November 10, 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. 386, 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 Lancaster for approval, of Tentative Tract Map No. 62579 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.

3. Annexation No. 386 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 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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 5.e.

**Annexation No. 399 to
County Sanitation District No. 14**

The following is a request to annex 1.250± 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 one proposed professional building.

Location: The subject territory is located on Avenue J-8 at its intersection with 15th Street West, 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):*** Avenue J8 LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [C]; General Commercial. The present land use is vacant. The proposed land use is commercial.
5. ***Surrounding Land Use:*** The surrounding land use is commercial.
6. ***Assessed Value:*** The total assessed value is \$499,000.
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 or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The annexation of one proposed professional building is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan.

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. 399 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. 399 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 a proposed professional building; and

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

WHEREAS, the territory consists of 1.250± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 399 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 November 10, 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 professional building is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.
3. Annexation No. 390 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 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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 5.f.

Annexation No. 721 to County Sanitation District No. 21

The following is a request to annex 1.943± acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

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

Location: The subject territory is located on Bowdoin Street approximately 100 feet west of its intersection with Bradford Street, all within the City of La Verne.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 5. The estimated future population after development is 11 residents.
2. ***Landowner(s):*** Raye & Charlotte Moon, Douglas & Susan Barge, Albert Lissoy.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [La Verne] [PR3D]; Planned Residential. 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 \$784,964.
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 two existing single-family homes is 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. For the two proposed single family homes, the Negative Declaration adopted by the City of La Verne is adequate for consideration.

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. 721 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. 721 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 City of La Verne; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the two existing single-family homes and two 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 1.943± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 721 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 November 10, 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 two 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. 721, 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 La Verne for approval of Case No. 66-01ZC, 67-01PM53575, 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. 721 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 10th day of November 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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

Staff Report

November 10, 2010

Agenda Item No. 5.g.

**Los Angeles County Waterworks District No. 40
Annexation No. 2006-09**

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 10± acres of vacant land.

Location: The site is generally located south of Avenue I between 37th and 40th Streets West in the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0. The future population after development is 85 residents.
2. ***Landowner:*** Global Investment & Development LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned R-7,000, the present land use is vacant, and future use will consist of 34 single family homes.
5. ***Surrounding Land Use:*** The surrounding territory consists of single-family dwellings and vacant land.
6. ***Assessed Value:*** The total assessed value is \$53,456.
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 34 single family homes. Annexation will allow the future inhabitants to receive a reliable source of water.

Recommended Action:

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-09 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. 2006-09 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 10 ± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2006-09 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 November 10, 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 2006-09 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 10th day of November, 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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