

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, March 9, 2011
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 HEARING**
 - a. City of Calabasas Annexation No. 2009-09 – Mont Calabasas (**To be continued to April 13, 2011**).
4. **PROTEST HEARINGS**
 - a. Newhall County Water District Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03 and 2010-01.
 - b. Los Angeles County Sanitation District No. 14 – Annexation No. 354.

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. Los Angeles County Sanitation District No. 14 – Annexation No. 392.
- b. Los Angeles County Sanitation District No. 14 – Annexation No. 393.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 395.
- d. Los Angeles County Sanitation District No. 14 – Annexation No. 409.
- e. Los Angeles County Sanitation District No. 14 – Annexation No. 410.
- f. Los Angeles County Sanitation District No. 22 – Annexation No. 403.
- g. Appointment of Representatives to the Coalition of California LAFCO's.
- h. Approve Minutes of February 9, 2011.
- i. Operating Account and Check Register for the month of February 2011.
- j. Receive and file update on pending applications.

6. OTHER ITEMS

- a. Award of Contract for Audit Services.
- b. Consideration of Plan for Conducting Municipal Service Reviews – Round 2.
- c. Proposed Waiver of LAFCO Filing Fees for Orange County/Los Angeles County Boundary Adjustment.
- d. East Los Angeles Incorporation Status Report.
- e. Report from Chairman Gladbach regarding CALAFCO Board of Directors meeting of February 16 and 17, 2011.

7. COMMISSIONER'S REPORT

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

8. EXECUTIVE OFFICER'S REPORT

Executive Officer's announcement of upcoming events and brief report on activities of the Executive Officer since the last meeting.

9. 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.

10. **FUTURE MEETINGS**

April 13, 2011

~~May 11, 2011~~ (Cancelled due to Board of Supervisors Budget Hearing)

May 25, 2011 (Special Meeting)

June 8, 2011

July 13, 2011

11. **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.

12. **ADJOURNMENT MOTION**

Staff Report

March 9, 2011

Agenda Item No. 4.a.

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

On November 10, 2010 your Commission approved a request initiated by the Newhall County Water District to annex 1547.38± acres of inhabited territory into its boundaries. The Protest Hearing was set for January 12, 2011 and continued to March 9, 2011. The continued 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 project site consists of 1547.38± acres of developed land.

Location: *Annexation 2007-15* is located east of Interstate 5 approximately ½ mile north of Copper Hill Dr. between Tesoro Del Valle Dr. and 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.

Population: The current population is 4,688.

Landowner(s): There are numerous landowners within the annexation area.

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

Zoning, Present and Future Land Use: The territory is zoned residential, commercial, and agriculture. The present and future land use is residential and commercial.

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

Assessed Value: The total assessed value is \$237,776,794.

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.

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.

Effects on agricultural or open-space lands: Currently, there is no open space, or agricultural lands within the subject or surrounding territory.

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

Sphere of Influence: The subject territory is within the sphere of influence of Newhall County Water District.

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

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.

Correspondence: No correspondence has been received

Conclusion: All five annexation areas have been developed and are currently being serviced by the District. These annexations will allow the residences and 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 protest hearing and receive written protests.
2. Close the public hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of the 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 any of the annexation proceedings for which a majority protest exists, ordering Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03, and 2010-01 to Newhall County Water District directly or ordering the annexations subject to confirmation by the registered voters of the affected territory, depending on the number of protests filed and not withdrawn in each of the annexation areas.

**RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"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, has been filed with the 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 276.33± acres of inhabited 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, on November 10, 2010 the Commission approved Annexation 2007-15 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission set January 12, 2011 as the date for the protest hearing and gave notice thereof; and

WHEREAS, at the time and place fixed in the notice, the Commission continued the protest hearing to and until March 9, 2011, and the Executive Officer gave notice of the continued hearing date; and

WHEREAS, at the time and place fixed in the notice of the continued hearing date, 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 586 and the number of property owners is 496 and the total assessed value of land within the affected territory is \$64,480,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2007-15 to Newhall County Water District 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 Newhall County Water District.
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 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 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 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

**PAUL A. NOVAK,
Executive Officer**

RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 2008-15" 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, has been filed with the 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 116.44± acres of inhabited 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, on November 10, 2010 the Commission approved Annexation 2008-15 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission set January 12, 2011 as the date for the protest hearing and gave notice thereof; and

WHEREAS, at the time and place fixed in the notice, the Commission continued the protest hearing to and until March 9, 2011, and the Executive Officer gave notice of the continued hearing date; and

WHEREAS, at the time and place fixed in the notice of the continued hearing date, 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 76 and the number of property owners is 46 and the total assessed value of land within the affected territory is \$6,900,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2008-15 to Newhall County Water District 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 Newhall County Water District.
4. The 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 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 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 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

**RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"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, has been filed with the 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 490.64± acres of inhabited 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, on November 10, 2010 the Commission approved Annexation 2008-17 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission set January 12, 2011 as the date for the protest hearing and gave notice thereof; and

WHEREAS, at the time and place fixed in the notice, the Commission continued the protest hearing to and until March 9, 2011, and the Executive Officer gave notice of the continued hearing date: and

WHEREAS, at the time and place fixed in the notice of the continued hearing date, 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 758 and the number of property owners is 489 and the total assessed value of land within the affected territory is \$60,000,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2008-17 to Newhall County Water District 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 Newhall County Water District.
4. The 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 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 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 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

**RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"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, has been filed with the 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 652.83± acres of inhabited 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, on November 10, 2010 the Commission approved Annexation 2009-03 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission set January 12, 2011 as the date for the protest hearing and gave notice thereof; and

WHEREAS, at the time and place fixed in the notice, the Commission continued the protest hearing to and until March 9, 2011, and the Executive Officer gave notice of the continued hearing date; and

WHEREAS, at the time and place fixed in the notice of the continued hearing date, 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 714 and the number of property owners is 339 and the total assessed value of land within the affected territory is \$50,850,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2009-03 to Newhall County Water District 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 Newhall County Water District.
4. The 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 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 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 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

**RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"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, has been filed with the 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 11.14± acres of inhabited 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, on November 10, 2010 the Commission approved Annexation 2010-01 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission set January 12, 2011 as the date for the protest hearing and gave notice thereof; and

WHEREAS, at the time and place fixed in the notice, the Commission continued the protest hearing to and until March 9, 2011, and the Executive Officer gave notice of the continued hearing date; and

WHEREAS, at the time and place fixed in the notice of the continued hearing date, 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 13 and the number of property owners is 5 and the total assessed value of land within the affected territory is \$750,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2010-01 to Newhall County Water District 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 Newhall County Water District.
4. The 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 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 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 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 4.b.

**Protest Hearing on Annexation No. 354 to
Los Angeles County Sanitation District No. 14**

On January 12, 2011 your Commission approved a request initiated by Los Angeles County Sanitation District No. 14 to annex 20.140± 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 69 existing single-family homes located within a residential area. The territory is currently being developed to include an additional 17 proposed single-family homes.

Location: The affected territory is located at the northeast corner of 60th Street West and Avenue K-4, all within the City of Lancaster.

Population: The current population is 242. The estimated future population after development is 301 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-1-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential.

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

Assessed Value: The total assessed value is \$19,016,842.

Governmental Services and Control, Availability and Adequacy: A portion of the affected 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 affected 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 affected 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 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. 354 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. 354 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 69 existing single-family homes and 17 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 20.140± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 354 to County Sanitation District No. 14"; and

WHEREAS, on January 12, 2011, the Commission approved Annexation No. 354 to County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set March 9, 2011 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 79 and the number of property owners is 86 and the total assessed value of land within the affected territory is \$19,016,842.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 354 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 affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 14.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 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 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 5.a.

**Annexation No. 392 to
County Sanitation District No. 14**

The following item is a proposal requesting annexation of approximately 2.586± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on March 25, 2009.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

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

Location: The affected territory is located on 10th Street West at its intersection with Avenue O-8, all within the City of Palmdale.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0.
- 2. Registered Voters/Landowners:*** West Palm Court LLC.
- 3. Topography:*** The topography is flat.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [C-2]; Office Professional. The present and proposed land use is commercial.
- 5. Surrounding Land Use:*** The surrounding land use is commercial and agricultural.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$384,973. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the City and the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

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 Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 392 to County Sanitation District No. 14.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 392 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 office 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 2.586± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 392 to County Sanitation District No. 14"; and

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

WHEREAS, on March 9, 2011, at its regular meeting this Commission considered the proposal and the report of the 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. 392, 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 No. 1-04-1 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. 392 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 to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 5.b.

**Annexation No. 393 to
County Sanitation District No. 14**

The following item is a proposal requesting annexation of approximately 5.027± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on February 25, 2009.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include three proposed warehouses.

Location: The affected territory is located on Avenue L approximately 1,700 feet east of 10th Street West, all within the City of Lancaster.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0.
- 2. Registered Voters/Landowners:*** Toneman Properties Avenue L LLC.
- 3. Topography:*** The topography is slightly sloped from southeast corner to northwest corner.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [LI]; Light Industrial. The present land use is vacant. The proposed land use is industrial and commercial.
- 5. Surrounding Land Use:*** The surrounding land use is commercial and vacant.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$583,440. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the City and the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

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 Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 393 to County Sanitation District No. 14.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 393 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 three proposed warehouses; and

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

WHEREAS, the territory consists of 5.027± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 393 to County Sanitation District No. 14"; and

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

WHEREAS, on March 9, 2011, at its regular meeting this Commission considered the proposal and the report of the 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. 393, 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 Site Plan Review No. 07-18 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. 393 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 to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 5.c.

Annexation No. 395 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 12.656± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on February 25, 2009.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of vacant land, located within a vacant area. The territory is being developed to include one proposed elementary school.

Location: The affected territory is located on the northwest corner of 47th Street West and Lancaster Boulevard, all within the City of Lancaster.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0.
- 2. Registered Voters/Landowners:*** Lancaster School District.
- 3. Topography:*** 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 public elementary school.
- 5. Surrounding Land Use:*** The surrounding land use is vacant residential.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$642,600. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the City and the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The negative declaration with mitigations 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 Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 395 to County Sanitation District No. 14.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 395 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 elementary school; 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 12.656± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 395 to County Sanitation District No. 14"; and

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

WHEREAS, on March 9, 2011, at its regular meeting this Commission considered the proposal and the report of the 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. 395, 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 with mitigations adopted by the City of Lancaster for approval 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. 395 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 to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 5.d.

Annexation No. 409 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 93.163± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on January 27, 2010.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.

Proposal Area: The annexation consists of vacant high desert located in a rural agricultural area. The territory is currently being developed into agricultural/farming operations utilizing reclaimed wastewater.

Location: The affected territory is located between Avenue B, Avenue C-8, Sierra Highway, and Edwards Air Force Base, all within the unincorporated Antelope Valley.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0.
- 2. Registered Voters/Landowners:*** County Sanitation District No. 14.
- 3. Topography:*** The topography is generally flat with a slight slope toward Rosamond Dry Lake.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [A-1-1]; Light Agricultural, with a minimum lot size of 1 acre. There is no proposed change in zoning. The present land uses are vacant, residential and agricultural. The proposed land use is Agricultural operations utilizing reclaimed wastewater.
- 5. Surrounding Land Use:*** The land use in the surrounding territory is agricultural, open space, and residential property to the north, south, east, and west.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.

7. **Assessed Value, Tax Transfer:** The total assessed value of land for Assessor Roll Year 2011 is \$0.00. The affected agencies have adopted a zero tax exchange resolution.
8. **Governmental Services and Control, Availability and Adequacy:** The present area is not currently serviced by the District. No sewerage service is planned for the near future. However the area was included in the future service area of the District and is required for the Districts' reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan and EIR.
9. **Effects on Agricultural and Open-Spaced Lands:** The area will be maintained as agricultural lands. The annexation territory will not have an effect on open pace lands.
10. **Boundaries and Lines of Assessment:** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. **Effects of the Proposal on Adjacent Areas and the County:** No effects on adjacent areas and the County.
12. **Sphere of Influence:** The affected territory is within the sphere of influence of District No. 14.
13. **Timely Availability of Water Supplies:** There are no issues regarding water supply or delivery.
14. **Regional Housing Needs:** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. **Environmental Justice:** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. **Comments from Affected Agencies:** There were no comments from affected agencies.
17. **Correspondence:** Staff has received no correspondence regarding this proposal.

CEQA: The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County 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 Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 409 to County Sanitation District No. 14.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 409 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 within unincorporated county territory; and

WHEREAS, The principal reason for the proposed annexation is to develop agricultural and farming operations unitizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant 2020 Facilities Plan; 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 93.163± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 409 to County Sanitation District No. 14"; and

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

WHEREAS, on March 9, 2011, at its regular meeting this Commission considered the proposal and the report of the 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. 409, 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 Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County 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. 409 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 to the extent in conflict with a through b, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 5.e.

Annexation No. 410 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 10.163± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on January 27, 2010.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.

Proposal Area: The annexation consists of vacant high desert and is located in a rural agricultural area. The territory is being developed into agricultural/farming operations utilizing reclaimed wastewater.

Location: The affected territory is located between Avenue F-8, Avenue G, 60th Street East and 80th Street East, all within the unincorporated Antelope Valley.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0.
- 2. Registered Voters/Landowners:*** County Sanitation District No. 14.
- 3. Topography:*** The topography is generally flat with a slight slope toward Rosamond Dry Lake.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [A-1-1]; Light Agricultural, with a minimum lot size of 1 acre. There is no proposed change in zoning. The present land uses are vacant, residential and agricultural. The proposed land use is Agricultural operations utilizing reclaimed wastewater.
- 5. Surrounding Land Use:*** The land use in the surrounding territory is agricultural, open space, and residential property to the north, south, east, and west.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$0.00. The affected agency has adopted a zero tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The present area is not currently serviced by the District. No sewerage service is planned for the near future. However the area was included in the future service area of the District and is required for the Districts' reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan and EIR.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The area will be maintained as agricultural lands. The annexation territory will not have an effect on open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County 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 Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 410 to County Sanitation District No. 14.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 410 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 within unincorporated county territory; and

WHEREAS, The principal reason for the proposed annexation is to develop agricultural and farming operations unitizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant 2020 Facilities Plan; 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 100.163± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 410 to County Sanitation District No. 14"; and

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

WHEREAS, on March 9, 2011, at its regular meeting this Commission considered the proposal and the report of the 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. 410, 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 Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County 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. 410 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 to the extent in conflict with a through b, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 5.f.

Annexation No. 403 to County Sanitation District No. 22

The following item is a proposal requesting annexation of approximately 6.569± acres of uninhabited territory to Los Angeles County Sanitation District No. 22. The District, as the applicant of record, adopted a resolution initiating proceedings on January 28, 2009.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of vacant land, located within a residential area. The territory is currently being developed to include 11 proposed single-family homes.

Location: The affected territory is located on Chestnut Road near its intersection with Wheeler Avenue, all within the City of La Verne.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0. The applicant estimated a population increase of 49 residents after development.
- 2. Registered Voters/Landowners:*** Hughes Homes INC.
- 3. Topography:*** The topography is mostly flat with a gradual constant 2% slope to south.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [PR3D]; Planned Residential. The present land use is vacant residential. The proposed land use is residential.
- 5. Surrounding Land Use:*** The surrounding land use is residential.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$3,586,955. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently being serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District will have adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 22.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the City and the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The mitigated negative declaration adopted by the City of La Verne 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 Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 22 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 403 to County Sanitation District No. 22.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 403 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"

WHEREAS, the County Sanitation District No. 22 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of La Verne; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 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 6.569± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 403 to County Sanitation District No. 22"; and

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

WHEREAS, on March 9, 2011, at its regular meeting this Commission considered the proposal and the report of the 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. 403, 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 La Verne for approval of Tentative Tract Map 73-06, 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. 403 to the County Sanitation District No. 22 is hereby approved subject to the following terms and conditions:

- a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
- b. The regular County assessment roll is utilized by the District.
- c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 County Sanitation District No. 22.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of March 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

March 9, 2011

Agenda Item No. 5.g.

**Appointment of Representatives to the
Coalition of California LAFCO's**

The Coalition of California LAFCO's ("CCL") is an association of the six LAFCO's (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and San Diego) in Southern California. CCL meets regularly to foster the exchange of information amongst LAFCO commissioners and staff and to advance issues of mutual concern.

CCL has requested that your Honorable Commission appoint a member and an alternate. In the past, these positions have been held by your Chairman and the Executive Officer, respectively.

Recommended Action:

1. Designate LAFCO Chairman Jerry Gladbach and Executive Officer Paul Novak as the Member and Alternate, respectively, to the Coalition of California LAFCO's.

Staff Report

March 9, 2011

Agenda Item No. 6.a.

Award of Contract for Audit Services

On December 21, 2010 a notice of availability of a Request for Proposals was mailed to 24 firms inviting them to submit bids to perform an audit of LAFCO's financial records for Fiscal Years ending June 30, 2008, 2009, 2010 and 2011. Firms receiving an RFP were those identified as Certified Public Accountant (CPA) firms, or CPA firms recommended by other LAFCOs with experience in preparing similar audits for local governments.

At the close of business on January 31, 2011, four firms submitted proposals. Those firms are identified as Charles Z. Fedak & Company; Mayer Hoffman McCann P.C.; Simpson & Simpson and Vasquez & Company LLP.

In an effort to draw on a diverse perspective, staff contacted the Los Angeles County Treasurer and Tax Collector's office, the City of Glendale and the Los Angeles County Sanitation Districts and requested assistance in evaluating the proposals. A panel made up of the Executive Officer, Deputy Executive Officer and individuals with expertise in evaluating auditing proposals was subsequently convened.

Each reviewer independently evaluated and scored the proposals. The following chart shows the total aggregate amount submitted by each firm for four fiscal years. With the exception of one anomaly, the bids were comparable in price.

FIRM	2007-08	2008-09	2009-10	2010-11	Total
Charles Z. Fedak & Company	\$10,500	\$10,910	\$11,320	\$12,140	\$44,870
Mayer Hoffman McCann P.C.	\$5,600	\$5,600	\$5,600	\$6,000	\$22,800
Simpson & Simpson	\$5625	\$5625	\$5625	\$5625	\$22,500
Vasquez & Company LLP	\$5250	\$5250	\$5250	\$5250	\$21,000

The findings of the panel unanimously concluded that the lowest responsive bidder, Vasquez & Company LLP, was uniquely positioned to utilize their existing knowledge of the organization's financial practices and regulatory requirements to perform an efficient and effective audit of the stated financial statements.

Recommended Action

1. Award contract for auditing services to Vasquez & Company LLP, at a total cost of \$21,000, to perform an audit of the Commission's financial statements for fiscal years ending June 30, 2008, 2009, 2010 and 2011, with an option to extend for two additional years, upon approval by the Commission.
2. Authorize the Executive Officer to finalize negotiations with Vasquez & Company LLP; and execute the contract, in substantially similar form to the attached, subject to approval as to form by County Counsel.

Staff Report

March 9, 2011

Agenda Item No. 6.b.

Consideration of Plan for Conducting Municipal Service Reviews – Round 2

The Municipal Service Review ("MSR") issue was presented to your Honorable Commission at your February 9th meeting as an information item, and you continued it to today's meeting upon the recommendation of staff. Today you are being asked to authorize the Executive Officer and staff to proceed with preparing MSRs for 9 cities and 14 special districts identified herein.

Government Code Section 56425(g) of the Cortese-Knox-Hertzberg Act states that "[o]n or after January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence." Government Code Section 56430 identifies the component requirements of MSR's that must be prepared concurrently with the reviews of each sphere of influence ("SOI").

Although the Legislature amended the Cortese-Knox-Hertzberg Act to require that LAFCO's prepare MSR's, no State funding was provided. This "un-funded mandate," therefore, must be financed from LAFCO's budget, which consists primarily of annual assessments on the County, the 88 cities, and the 54 independent special districts.

In 2003, LAFCO staff initiated the preparation of MSR's for every city and special district located wholly or in part within the boundaries of the County of Los Angeles. This effort, known as "Round 1," involved the preparation of MSR's that analyzed all cities and special districts in the County. Each MSR, with corresponding recommendations for SOI changes, was approved by your Commission and distributed to the public. LAFCO's adoption of Round 1 of MSR's, completed in 2006, satisfied the statutory deadline of January 1, 2008.

Staff has conferred with executive officers of other LAFCO's around the State concerning future "rounds" of MSR preparation ("Round 2" is due no later than January 1, 2013). With respect to the 5-year "cycle" identified in Government Code Section 56425(g), some executive officers are broadly interpreting the "as necessary" language to mean that MSR's are required only when an SOI or annexation application is filed. In other words, these LAFCO's are not preparing MSR's independent of receiving an application. Other executive officers are initiating the preparation of new MSR's for a "Round 2" of MSR's on a five-year cycle, to be completed by January 1, 2013. In the latter instance, most LAFCO's are reviewing some, but not all, of the cities and special districts in their respective counties.

Staff is of the opinion that LAFCO should work diligently to balance compliance with State law and the over-taxed resources of local government. Staff is therefore recommending that MSR's be prepared for some, but not all, cities and special districts in Round 2.

Based upon a thorough review of the 88 cities within the County, staff identified several as “limited growth” cities. These 41 cities (identified as Table 1 in “Exhibit “A,” enclosed) possess the following characteristics:

- growth expansion is limited;
- the city is surrounded by other cities and/or the Pacific Ocean;
- the city is entirely surrounded by another city; and/or
- there are no (or very few) pockets of unincorporated territory within or adjacent to the city.

Given these characteristics, staff is of the opinion that MSR’s for these cities should not be prepared in Round 2.

Staff is recommending that MSR’s be prepared for 8 cities, based upon issues that arose in the MSR’s that were prepared in Round 1. Staff further recommends that an MSR be prepared for the City of Santa Clarita due to several pending and planned annexation applications in that city. This brings the total to 9 cities for which MSR’s would be prepared in Round 2 (identified as Table 2 in “Exhibit “A,” enclosed), to be completed by January 1, 2013.

Subject to future direction from your Commission, the remaining 38 cities will be considered for future rounds of MSR preparation (identified as Table 3 in of Exhibit “A,” enclosed).

Based upon a thorough review of all 91 special districts, staff is recommending that MSR’s not be prepared for districts which have the following characteristics:

- the service area cannot be serviced by another agency (i.e., a municipal water district in a remote area, mosquito and vector control districts, and the various sanitation districts); and
- services provided are non-essential municipal services (i.e., resource conservation districts).

Given these characteristics, staff is of the opinion that it makes little or no sense to prepare MSR’s for these special districts in Round 2. This includes a total of 44 special districts (identified as Table 1 in Exhibit “B,” enclosed).

Staff is recommending that MSR’s be prepared for 14 special districts in Round 2 (identified as Table 2 in Exhibit “B,” enclosed), selected to reflect the following characteristics:

- issues which arose in the MSR’s prepared in Round 1;
- on-going financial challenges (all five cemetery districts); and/or
- provision of services that are duplicative of services offered by cities (the three recreation and parks districts).

Subject to direction from your Commission, the remaining special districts will be considered for future rounds of MSR preparation, this includes a total of 33 special districts (identified as Table 3 in Exhibit “B,” enclosed)

The MSR’s proposed herein will be prepared by consultants to LAFCO, utilizing funds available in this budget (FY 2010-2011) and next year’s budget (FY 2011-2012). There is adequate staff at LAFCO to review draft MSR’s, manage the consulting firms preparing them, and provide quality assurance before the final MSR’s are presented to your Commission for consideration and adoption. Staff will return to your Commission at a later date with recommendations for awarding consultant contracts.

Recommended Action:

1. Direct the Executive Officer and staff to prepare MSR’s for the 9 cities identified on Table 2 in Exhibit “A” and the 14 special districts identified on Table 2 in Exhibit “B,” enclosed.

Staff Report

March 9, 2011

Agenda Item No. 6.c.

**Proposed Waiver of LAFCO Filing Fees for
Orange County/Los Angeles County Boundary Adjustment**

Item 6.c. is a request to waive the \$5,500 application fees to LAFCO for annexation of territories to the City of Long Beach as a result of a boundary change agreement between Orange County and Los Angeles County. The process involves the primary boundary adjustment between the two counties and the subsequent detachment and annexation of territories between the Cities of Long Beach, Los Alamitos, and Seal Beach. All the affected agencies have agreed to the proposed boundary changes.

Pursuant to Government Code Section 56123, Orange County is the designated “principal county.” Orange County LAFCO is the lead agency for processing the boundary changes.

As a result of the county boundary changes, the city boundaries must also be adjusted, however; the government code requires that the cities initiate the request and apply to LAFCO. Orange County LAFCO has waived the application fees for the cities of Los Alamitos and Seal Beach and is requesting that LA LAFCO waive their fees for the City of Long Beach.

Staff Report

March 9, 2011

Agenda Item No. 6.d.

East Los Angeles Incorporation Status Report

On January 25, 2011, staff met with the chief proponents, the East Los Angeles Residents Association (ELARA), for an introduction to the new LAFCO Executive Officer and to review the incorporation process and stakeholder review of the draft Comprehensive Fiscal Analysis (CFA).

LAFCO staff and Richard Berkson of Economic & Planning Systems, Inc. (EPS) met with the County Sheriff's, Contract Law Enforcement Bureau on February 8, 2011, to discuss the LAFCO process and request guidance on which cities would be best to use as comparison models in the CFA with respect to law enforcement services.

In anticipation of receiving the outstanding data for the CFA, LAFCO staff met with the County CEO's Office of Unincorporated Area Services on March 9, 2011, to discuss the status of the CFA data request for East Los Angeles Incorporation proposal. On March 1, 2011, the CEO transmitted its response to the CFA data request. EPS and staff are in the process of reviewing the CEO's response.

Staff anticipates that the draft CFA will be available for comments from the proponents and the CEO on May 1, 2011. The tentative Commission hearing date on the draft CFA is June 22, 2011; a special meeting will be called.