

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, September 14, 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 HEARINGS**
 - a. Greater Los Angeles County Vector Control District - Out-of-Agency Service Agreement No. 2011-24.
 - b. Newhall County Water District Reorganization No. 2010-02 (To Be Continued Until Further Notice).
4. **PROTEST HEARINGS**
 - a. Los Angeles County Sanitation District No. 20 – Annexation No. 97.
 - b. Los Angeles County Sanitation District No. 20 – Annexation No. 98.
 - c. Los Angeles County Sanitation District No. 20 – Annexation No. 99.
 - d. Newhall County Water District – Annexation No. 2006-43.

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. 349.
- b. Los Angeles County Sanitation District No. 14 – Annexation No. 414.
- c. Los Angeles County Sanitation District No. 18 – Annexation No. 53.
- d. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1051
- e. Approve Minutes of August 10, 2011.
- f. Operating Account and Check Register for the month of August 2011.
- g. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. Election of Alternate to the Public Member.
- b. Election of Officers.
- c. Independent Auditor’s Report Fiscal Years 2007-08, 2008-09 and 2009-10.
- d. East Los Angeles Incorporation Status Report.
 1. Release of Public Hearing Comprehensive Fiscal Analysis (CFA) and Start of the Period for Interested Parties to Submit a Request to LAFCO for the State Controller to Review the Public Hearing CFA.

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**

~~September 21, 2011~~ (Special Meeting - Canceled)
October 12, 2011
November 9, 2011
December 14, 2011
January 11, 2012

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

September 14, 2011

Agenda Item No. 3.a.

**Greater Los Angeles County Vector Control District
Out-of-Agency Service Agreement No. 2011-24**

The following item is a proposal requesting approval of an out-of-agency service agreement for the Greater Los Angeles County Vector Control District, pursuant to Government Code Section 56133(b).

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose / Background: The City of La Cañada Flintridge requested in writing that the Greater Los Angeles County Vector Control District provide vector control services to its residents. In the past, vector control services have been provided to the city by the district by contract. The district was unaware approval of an out-of-agency service agreement was needed for the district to provide services outside its jurisdictional boundaries.

Proposal Area: The agreement consists of 8.6 square miles of inhabited territory.

Location: The affected territory is located northeast of the intersection of Interstate 2 & 210 and includes the entire City of La Cañada Flintridge.

Issues: The agreement will allow the City of La Cañada Flintridge to receive arbovirus disease surveillance and mosquito control. The city will be entitled to all services the district's member cities currently receive.

Annexation is intended for the affected territory. The district will assist city in providing public outreach. The district will also initiate ballot proceedings to fulfill Proposition 218. The city has agreed to initiate annexation proceedings as soon as the ballot measure passes.

CEQA: The Mitigated Negative Declaration adopted by the Greater Los Angeles County Vector Control District is sufficient for consideration of this proposal.

Sphere of Influence: The affected territory is within the sphere of influence of the Greater Los Angeles County Vector Control District.

Conclusion: Staff recommends approval of this out-of-agency service agreement request.

Recommended Action

1. Open hearing and receive public testimony.
2. Close hearing.
3. Adopt the Resolution Making Determination Approving "Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement No. 2011-24".

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT
OUT-OF-AGENCY SERVICE AGREEMENT NO. 2011-24"

WHEREAS, an application for the requested out-of-agency service agreement of certain territory in the County of Los Angeles for the Greater Los Angeles County Vector Control 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 agreement consists of the provision of vector control services to approximately 8.6± miles of inhabited County territory, and is assigned the following distinctive short form designation: "Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement No. 2011-24;" and

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

WHEREAS, the principal reason for this agreement is for the district to provide vector control services outside its jurisdictional boundaries; and

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

WHEREAS on September 14, 2011 after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement 2011-24, pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the mitigated negative declaration adopted by the Greater Los Angeles County Vector Control District, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the Greater Los Angeles County Vector Control District in connection with its approval of the project.
2. Pursuant to Government Code Section 56133(b), the Commission hereby authorizes the Greater Los Angeles County Vector Control District to enter into an out-of-agency service agreement to provide vector control services to the City of La Cañada Flintridge, which is outside its jurisdictional boundaries but within its sphere of influence, in anticipation of a later change of organization.
3. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the Greater Los Angeles County Vector Control District.

PASSED AND ADOPTED this 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

**Paul A. Novak,
Executive Officer**

Staff Report

September 14, 2011

Agenda Item No. 3.b.

**Newhall County Water District
Reorganization 2010-02**

Agenda Item No. 3.b. is a continued hearing item from August 10, 2011 and is continued until further notice. Staff is currently working with the applicant on receiving environmental documents adequate for consideration for the proposal.

Staff Report

September 14, 2011

Agenda Item No. 4.a.

**Protest Hearing on Annexation No. 97 to
Los Angeles County Sanitation District No. 20**

On July 13, 2011 your Commission approved a request initiated by Los Angeles County Sanitation District No. 20 to annex 21.395± acres of uninhabited territory into the boundaries of District No. 20. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of vacant high desert and is located in a rural agricultural area. The territory is currently being developed into agricultural/farming operations utilizing reclaimed wastewater. The District is in the process of acquiring the land in this annexation to implement the Palmdale Water Reclamation Plant 2025 Facilities Plan (PWRP 2025 Plan).

Location: The affected territory has various parcels located between Avenue L and Avenue M, and 60th Street East and 90th Street East, all within unincorporated Antelope Valley.

Population: The current population is 0.

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

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

Zoning, Present and Future Land Use: The current zoning is [A-2-1]; Heavy Agricultural, 1 unit per acre. There is no proposed change in zoning. The present land use is vacant and agricultural. The proposed land use is Agricultural operations utilizing reclaimed wastewater.

Surrounding Land Use: The land use in the surrounding territory is agricultural and open space.

Assessed Value: The total assessed value is \$183,861.00.

Governmental Services and Control, Availability and Adequacy: The subject territory is not currently serviced by the District. No sewage service is planned for the future. However, the area is included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the PWRP 2025 Facilities Plan.

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. 20.

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

CEQA: Your Commission determined that the Palmdale Water Reclamation Plant 2025 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 20 was adequate for consideration of this proposal.

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, or ordering Annexation No. 97 to Los Angeles County Sanitation District No. 20 directly if there is no majority protest.

**RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 97 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

WHEREAS, the Los Angeles County Sanitation District No. 20 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 20; and

WHEREAS, the principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Palmdale Water Reclamation Plant 2025 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 21.395± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 97 to County Sanitation District No. 20"; and

WHEREAS, on July 13, 2011, the Commission approved Annexation No. 97 to County Sanitation District No. 20; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set September 14, 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 if there is no majority protest.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 3 and the total assessed value of land within the affected territory is \$183,861.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 97 to County Sanitation District No. 20 and not withdrawn is ____, which, even if valid, represents owners of land who own less than 50 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. 21.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 20 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 20.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 20.
 - 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 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

September 14, 2011

Agenda Item No. 4.b.

**Protest Hearing on Annexation No. 98 to
Los Angeles County Sanitation District No. 20**

On July 13, 2011 your Commission approved a request initiated by Los Angeles County Sanitation District No. 20 to annex 993.728± acres of uninhabited territory into the boundaries of District No. 20. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of vacant high desert and is located in a rural agricultural area. The territory is currently being developed into agricultural/farming operations utilizing reclaimed wastewater. The District is in the process of acquiring the land in this annexation to implement the Palmdale Water Reclamation Plant 2025 Facilities Plan (PWRP 2025 Plan).

Location: The affected territory has various parcels located between Avenue L and Avenue M, and 90th Street East and 110th Street East, all within the City of Palmdale.

Population: The current population is 0.

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

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

Zoning, Present and Future Land Use: The current zoning is [A-2-1]; Heavy Agricultural, 1 unit per acre. There is no proposed change in zoning. The present land use is vacant and agricultural. The proposed land use is Agricultural operations utilizing reclaimed wastewater.

Surrounding Land Use: The land use in the surrounding territory is agricultural and open space.

Assessed Value: The total assessed value is \$5,434,591.00.

Governmental Services and Control, Availability and Adequacy: The subject territory is not currently serviced by the District. No sewage service is planned for the future. However, the area is included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the PWRP 2025 Facilities Plan.

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. 20.

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

CEQA: Your Commission determined that the Palmdale Water Reclamation Plant 2025 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 20 was adequate for consideration of this proposal.

Correspondence: As of September 8, 2011, LAFCO has received two (2) Protests.

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, or ordering Annexation No. 98 to Los Angeles County Sanitation District No. 20 directly if there is no majority protest.

RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 98 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"

WHEREAS, the Los Angeles County Sanitation District No. 20 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 20; and

WHEREAS, the principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Palmdale Water Reclamation Plant 2025 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 993.728± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 98 to County Sanitation District No. 20"; and

WHEREAS, on July 13, 2011, the Commission approved Annexation No. 98 to County Sanitation District No. 20; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set September 14, 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 if there is no majority protest.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 295 and the total assessed value of land within the affected territory is \$5,434,591.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 98 to County Sanitation District No. 20 and not withdrawn is ____, which, even if valid, represents owners of land who own less than 50 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. 21.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 20 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 20.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 20.
 - 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 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

September 14, 2011

Agenda Item No. 4.c.

**Protest Hearing on Annexation No. 99 to
Los Angeles County Sanitation District No. 20**

On July 13, 2011 your Commission approved a request initiated by Los Angeles County Sanitation District No. 20 to annex 1,697.004± acres of uninhabited territory into the boundaries of District No. 20. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of vacant high desert and is located in a rural agricultural area. The territory is currently being developed into agricultural/farming operations utilizing reclaimed wastewater. The District is in the process of acquiring the land in this annexation to implement the Palmdale Water Reclamation Plant 2025 Facilities Plan (PWRP 2025 Plan).

Location: The affected territory has various parcels located between Avenue K-8 and Avenue M, and 110th Street East and 145th Street East, all within the unincorporated area of Los Angeles County and the City of Palmdale.

Population: The current population is 0.

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

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

Zoning, Present and Future Land Use: The current zoning is [A-2-1]; Heavy Agricultural, 1 unit per acre. There is no proposed change in zoning. The present land use is vacant and agricultural. The proposed land use is Agricultural operations utilizing reclaimed wastewater.

Surrounding Land Use: The land use in the surrounding territory is agricultural and open space.

Assessed Value: The total assessed value is \$5,354,384.00.

Governmental Services and Control, Availability and Adequacy: The subject territory is not currently serviced by the District. No sewage service is planned for the future. However, the area is included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the PWRP 2025 Facilities Plan.

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. 20.

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

CEQA: Your Commission determined that the Palmdale Water Reclamation Plant 2025 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 20 was adequate for consideration of this proposal.

Correspondence: As of September 8, 2011, LAFCO has received one (1) Protest.

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, or ordering Annexation No. 99 to Los Angeles County Sanitation District No. 20 directly if there is no majority protest.

RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 99 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"

WHEREAS, the Los Angeles County Sanitation District No. 20 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 20; and

WHEREAS, the principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Palmdale Water Reclamation Plant 2025 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 1,697.004± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 99 to County Sanitation District No. 20"; and

WHEREAS, on July 13, 2011, the Commission approved Annexation No. 99 to County Sanitation District No. 20; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set September 14, 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 if there is no majority protest.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 268 and the total assessed value of land within the affected territory is \$5,354,384.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 99 to County Sanitation District No. 20 and not withdrawn is ____, which, even if valid, represents owners of land who own less than 50 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. 21.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 20 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 20.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 20.
 - 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 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

September 14, 2011

Agenda Item No. 4.d.

**Protest Hearing on Newhall County Water District
Annexation No. 2006-43**

On August 10, 2011 your Commission approved a request initiated by the Newhall County Water District to annex 13.48± acres of uninhabited territory into its boundaries. 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 12 existing single-family residential units and vacant land.

Location: The site is located east of the intersection of Sand Canyon Road and Thompson Ranch Drive, in the City of Santa Clarita.

Population: The current population is 32.

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

Topography, Natural Boundaries and Drainage Basins: The terrain is rolling hills.

Zoning, Present and Future Land Use: The territory is zoned RE, Residential Estates. The present and future land use is residential and vacant land.

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

Assessed Value: The total assessed value of land Assessor roll year 2010 is \$2,548,000.

Governmental Services and Control, Availability and Adequacy: The City of Santa Clarita will provide services as provided for in the City's General Plans.

Water Availability: The District has sufficient water supply to meet the needs of the proposal area.

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 boundaries of this territory have been clearly defined and corresponded to lines of assessment or ownership.

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: The Commission determined that the Environmental Impact Report for the project certified by the City of Santa Clarita was sufficient for consideration for this proposal.

Correspondence: No correspondence has been received.

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 the annexation proceedings if a majority protest exists, ordering Annexation No. 2006-43 to Newhall County Water District directly if a majority protest does not exist.

RESOLUTION NO. 2011-0PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 2006-43" 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 13.48± acres of uninhabited territory, and is assigned the following distinctive short form designation: "Annexation No. 2006-43 to Newhall County Water District;" and

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

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

WHEREAS, on August 10, 2011 the Commission approved Annexation 2006-43 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission set September 14, 2011 as the date for the protest hearing and gave notice thereof; and

WHEREAS, at the time and place fixed in the notice of the 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 if a majority protest does not exist.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 12 and the total assessed value of land within the affected territory is \$2,548,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2006-43 to Newhall County Water District and not withdrawn is _____, which, even if valid, represents owners of land who own less than 50 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 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 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

**PAUL A. NOVAK,
Executive Officer**

Staff Report

September 14, 2011

Agenda Item No. 5.a.

Annexation No. 349 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 0.810± 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 April 25, 2007.

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 single-family home, located within a residential area.

Location: The affected territory is located 300 feet southwest from the intersection of Avenue M-4 and 55th Street West, all within the unincorporated territory of Los Angeles County.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 4.
2. ***Registered Voters/Landowners:*** Terry & Rosa Francisco.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1-10000]; Light Agricultural zone minimum 10,000sq.ft. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory 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 \$334,300. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory 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 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b), because it is an annexation of individual small parcels of the minimum size for facilities exempted by Section 15303.

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. 349 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. 349 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 Los Angeles County territory; and

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

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

WHEREAS, the territory consists of 0.810± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 349 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 September 14, 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. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b).
3. Annexation No. 349 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.

Resolution No. 2011-00RMD
Page 4

PASSED AND ADOPTED 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

September 14, 2011

Agenda Item No. 5.b.

Annexation No. 414 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 7.736± 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 24, 2011.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

Proposal Area: The annexation consists of high desert land and is located within a rural agricultural area. The territory is currently being developed into agricultural/farming operations utilizing reclaimed wastewater. The District will require the land in this annexation to implement the Lancaster Water Reclamation Plant 2020 Facilities Plan (LWRP 2020 Plan).

Location: The affected territory is located on 70th Street East and 80th Street East between Avenue D and G, all within the unincorporated area of Los Angeles County.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** Los Angeles 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-2-1]; Heavy Agricultural. The present land use is 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.
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 subject territory is not currently serviced by the District. No sewage service is planned for the future. However, the area is included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan..
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory 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 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. 414 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. 414 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 area of Los Angeles County; 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 7.736± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 414 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 September 14, 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. The owner of land within the affected territory has 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. 414, 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. 414 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. 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 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

September 14, 2011

Agenda Item No. 5.c.

Annexation No. 53 to County Sanitation District No. 18

The following item is a proposal requesting annexation of approximately 8.083± acres of uninhabited territory to Los Angeles County Sanitation District No. 18. The District, as the applicant of record, adopted a resolution initiating proceedings on December 17, 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 residential area. The territory is currently being developed to include one proposed single-family home.

Location: The affected territory is located on Hacienda Road at its intersection with West Road, all within the City of La Habra Heights.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0. The estimated future population is 4.
2. ***Registered Voters/Landowners:*** Kwang S. & Sue O Lee.
3. ***Topography:*** The topography has a gentle slope.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-A]; Residential-Agricultural Zone. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential and 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 \$655,452. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory 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. 18.
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 or City 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 Habra Heights is adequate for your 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. 18 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 53 to County Sanitation District No. 18.

**RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 53 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 18"**

WHEREAS, the County Sanitation District No. 18 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 the City of La Habra Heights; and

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

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

WHEREAS, the territory consists of 8.083± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 53 to County Sanitation District No. 18"; and

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

WHEREAS, on September 14, 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. 53, 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 Habra Heights for approval of Tentative Parcel Map 68985 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. 53 to the County Sanitation District No. 18 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. 18.
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 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

September 14, 2011

Agenda Item No. 5.d.

Annexation No. 1051 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 0.349± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on April 14, 2010.

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 single-family home located within a residential and industrial area.

Location: The affected territory is located on Sierra Highway approximately 2,500 feet northeast of Linda Vista Street, all within the unincorporated Los Angeles County.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 1.
2. ***Registered Voters/Landowners:*** Kenneth & Sandra Wood.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [M-1]-Light Industrial. The present land use is residential and industrial. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is commercial and industrial.
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 \$260,000. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the SCVSD. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect treat, and dispose of the wastewater generated by the subject territory.
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.
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 the SCVSD.
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 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.

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

Waiver of Protest 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: Should the affected territory not be annexed into the SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the affected territory.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1051 to the SCVSD.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1051 TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"

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

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

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

WHEREAS, the territory consists of 0.349± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1051 to the SCVSD"; and

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

WHEREAS, on September 14, 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. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 1051 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.

- d. Except 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 the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

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PASSED AND ADOPTED this 14th day of September 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

September 14, 2011

Agenda Item No. 6.a.

Election of Alternate to the Public Member

Section 56326 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides that LAFCO shall have a member “representing the general public appointed by the other members of the commission.” Commissioner Henri Pellissier serves as the Public Member. He is currently serving a four-year term which expires on May 4, 2015.

Section 56331 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides that “the commission may also appoint one alternate public member who may serve and vote in place of a regular public member who is absent or who disqualifies himself or herself from participating in a meeting of the commission.”

The position of Alternate to the Public Member has been vacant since the passing of Kenneth Chappell earlier this year.

LAFCO solicited applications for the Alternate to the Public Member and received 31 applications. A LAFCO committee appointed by Chair Gladbach narrowed the field of candidates to 6 finalists. The Commission interviewed the six finalists at your meeting of August 24, 2011.

It would be appropriate for the Chair to entertain a motion (or motions) from the Commission to nominate a finalist for the position of Alternate to the Public Member. In the absence of any nominee receiving a majority vote (5 or more votes) amongst the 9 members of the Commission, a new round (or rounds) of voting would continue until a nominee received a majority.

Recommended Action:

1. Nominate and elect an Alternate to the Public Member to serve out the remaining term of former Commissioner Kenneth Chappell, which expires on May 7, 2012.

Staff Report

September 14, 2011

Agenda Item No. 6.b.

Election of Officers

Consistent with Section 10 of the Rules of the Commission Rules (adopted July 8, 2009), “the Commission shall be presided over by a Chair, a First Vice-Chair and a Second Vice-Chair, to be elected by the Commission.”

The three officer positions are currently held by Commissioner Jerry Gladbach (Chair), Commissioner Donald Dear (First Vice-Chair), and Commissioner Henri Pellissier (Second Vice-Chair).

Consistent with Section 11 of the Commission Rules, the Commission “shall elect the Chair, First Vice-Chair and Second Vice-Chair at the first meeting of the Commission held in September of each year.”

It would therefore be appropriate for the Commission to nominate and elect a member to serve as the Chair, First Vice-Chair, and Second Vice-Chair.

Recommended Action:

1. Nominate and elect a member to serve as LAFCO Chair for the term ending in September, 2012; and
2. Nominate and elect a member to serve as LAFCO First Vice-Chair for the term ending in September, 2012; and
3. Nominate and elect a member to serve as LAFCO Second Vice-Chair for the term ending in September, 2012.

Staff Report

September 14, 2011

Agenda Item 6.c.

Independent Auditor's Report Fiscal Years 2007-08, 2008-09 and 2009-10

In March 2011, the firm of Vasquez & Company LLP was awarded a contract to audit the Commission's financial statements for the fiscal years ending June 30, 2007, 2008, 2009, 2010, and 2011, pursuant to an RFP issued on December 21, 2010. The Firm has completed the first phase of the audit engagement and issued the attached Audited Financial Statements for fiscal years 2007-08, 2008-09 and 2009-10. The audit of the books for FY 2010-11 is expected to be completed by the end of the year.

Internal Control Testing and Documentation

In preparation for the audit, staff prepared electronic files of the agency's final trial balance for FY 2008-2010, General Ledger, reconciliation statement for all bank accounts, schedules of property and equipment, and cash receipts and disbursements accounts. The Engagement Team spent two weeks performing field work, which involved reviewing the Commission's financial records and randomly selecting samples for internal control testing and documentation.

Compliance

One aspect of the audit involved performing tests to determine whether the financial statements were in compliance with certain provisions of law. The results of the tests disclosed no instances of noncompliance that are to be reported under Government Auditing Standards.

Internal Control Over Financial Reporting

The auditors identified areas of deficiencies in internal control over financial reporting that are considered a "material weakness." A material weakness is defined as "a significant deficiency, or combination of significant deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented or detected and corrected on a timely basis."

The areas of concern are identified in schedule FS 10-0: Development of a year-end closing procedure (Pg 14 of the 2009-2010 Financial Statement). In summary, the Auditor recommends that staff establish a year end closing procedure. The year-end closing procedures would involve the recording of accrual entries to properly report activity on an accrual basis. Our current method of accounting is a "cash basis" accounting system, whereby certain revenues and related assets are recognize when received, and expenses are recognized when paid. This method of accounting has resulted in numerous year-end adjustments proposed by the auditors.

The auditors have also recommended that the closing procedures include capitalization of assets, depreciation, prepayments, payroll accruals, accounts payable/receivable, and other recurring charges.

Assessment of Accounting Staffing Needs

At present, the accounting responsibilities are dispersed amongst two personnel, both of which have limited knowledge in basic accounting procedures. As noted by the auditors, this limited knowledge has presented a challenge for staff in properly recording and recognizing transactions utilizing an accrual basis accounting.

To address this issue and improve quality in reporting, staff recently contracted with Accountemps for temporary bookkeeping services. The onsite Bookkeeper will reorganize the books, reconcile all general ledger accounts and make the corrected changes as recommended by the auditor. In addition, she will instruct staff on basic accounting procedures.

Currently, the bookkeeping services are only required twice a week, but it is anticipated at the completion of the assignment the services will only be needed quarterly, basically to review the general ledger accounts for accuracy.

Recommended Action

Receive and file the Fiscal Year 2007-08, 2008-09 and 2009-10 Audited Financial Statements, prepared by Vasquez & Company LLP.

Staff Report

September 14, 2011

Agenda Item No. 6.d.1.

East Los Angeles Incorporation Proposal Status Update

Release of the Public Hearing Comprehensive Fiscal Analysis (CFA)

and

Start of the Period for Interested Parties to Submit a Request to LAFCO

for the State Controller to Review the Public Hearing CFA

EPS has completed the Public Hearing Comprehensive Fiscal Analysis (CFA) for the proposed incorporation of East Los Angeles. As provided by State law, the CFA is being released for public review. The release of the CFA starts a 30-day time period during which any interested party can submit a request to LAFCO for the State Controller to review the CFA.

Staff has published the attached Notice which provides that all requests for a State Controller review must be in writing and received at LAFCO's office no later than 5 p.m., Monday, October 17, 2011.

As authorized by Government Code Section 56801, the Commission has previously adopted written procedures for the acceptance, referral, and payment for a request for a State Controller's review. The adopted *Procedures for Requesting that LAFCO Request the State Controller to Review a Comprehensive Fiscal Analysis* are posted on our website and are attached.

Section 56801 provides that the State Controller may charge LAFCO for the cost of its review, and that LAFCO can recover these costs from the party that requested the review.

The Commission's adopted *Procedures* require that a party requesting a State Controller review deposit \$25,000 to cover the costs associated with the review. If the actual costs are less than the monies deposited, any unexpended funds will be refunded.

Tentative dates for the Commission's public hearing on the proposed incorporation are October 26, 2011 (if a State Controller review is not requested), or December 14, 2011 (if a State Controller review is requested).