

# LAFCO

Local Agency Formation Commission For The County Of Los Angeles

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## R-E-V-I-S-E-D

### LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, April 14, 2010  
9:00 a.m.

#### Room 381B

Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles 90012

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A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARINGS**
  - a. Proposed Budget for Fiscal Year 2010-2011.
  - b. Los Angeles County Sanitation District No. 14 – Annexation No. 364.
  - c. Los Angeles County Sanitation District No. 20 – Annexation No. 81.
  - d. Los Angeles County Sanitation District No. 20 – Annexation No. 93.
  - e. Los Angeles County Sanitation District No. 21 – Annexation No. 709.

#### 4. **CONSENT ITEMS**

*All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.*

- a. Los Angeles County Waterworks District No. 40 – Annexation 2005-22.
- b. Los Angeles County Sanitation District No. 14 – Annexation No. 334.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 336.
- d. Los Angeles County Sanitation District No. 14 – Annexation No. 380.
- e. Los Angeles County Sanitation District No. 14 – Annexation No. 381.

- f. Los Angeles County Sanitation District No. 14 – Annexation No. 382.
- g. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1008.
- h. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1030.
- i. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1034.
- j. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1037.
- k. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1046.
- l. Approve Minutes of February 10, 2010 and March 10, 2010.
- m. Operating Account and Check Register of the month of March 2010.
- n. Receive and file update on pending applications.

**5. OTHER ITEMS**

- a. Removal of Alternate Public Member.
- b. Process for Selection of Alternate Public Member.
- c. **NOTICE OF CLOSED SESSION**  
**CS-1 PUBLIC EMPLOYMENT (Government Code § 54957)**  
Process for Selection of Executive Officer.
- d. Service Recognition
- e. Commissioner Summit hosted by the Coalition of California LAFCOs at UCLA Lake Arrowhead Conference Center-June 17 and 18, 2010.
- f. **East Los Angeles Incorporation Report**

**6. PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

**7. FUTURE MEETINGS**

May 12, 2010  
June 9, 2010  
July 14, 2010  
August 11, 2010

**8. FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

**9. ADJOURNMENT MOTION**

## **Staff Report**

**April 14, 2010**

### **Hearing on Adoption of Proposed Budget for Fiscal Year 2010-11**

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

The proposed Fiscal Year 2010-11 Budget and the proposed funding allocations for the County of Los Angeles, cities and independent special districts is attached for your consideration.

#### **Expenses**

Total expenses for FY 2010-11 are estimated at \$ 1,220,310.00 compared to the \$1,130,172.00 for FY 2009-10. This represents an 8 percent budget increase from the prior year. Notable factors impacting FY 2010-11 expenses are budgeted allocations for audit services (Account 4020), and the addition of a line item for vehicle replacement (Account 5060). Moreover, staff forecasts continual increases to the Retirement & Health Insurance Account (1040). Overall, cost adjustments in the expense categories have been made utilizing expenditure patterns from the past two fiscal years.

#### **Revenue**

Revenue forecasts indicate a substantial increase in fee-related revenue. This forecast is based primarily on confirmation from County Sanitation District that there will be an average of six submittals per month during FY 2010-11. In addition, the budget provides for a \$400,000 transfer from the Reserve Fund, which will reduce the net cost allocated to the local agencies.

#### **Allocation Among Local Agencies**

The net allocation of LAFCO's operating costs is projected to be \$670,310. Upon adoption of the final budget by the Commission, the county auditor will, pursuant to Government Code Section 56381.6, apportion the annual net operating expenses among the classes of public agencies that select members on the commission.

#### **Recommended Action:**

1. Open budget hearing and close hearing after receiving public comments.
2. Approve the attached Proposed Budget for Fiscal Year 2010-2011;
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget to all independent special districts, cities, and the County of Los Angeles for their comments.
4. Set May 12, 2010 for hearing on adoption of the Final Budget for Fiscal Year 2010-11.



## LAFCO PROPOSED BUDGET - FISCAL YEAR 2010-2011

<u>Acct No.</u>	<u>EXPENSES</u>	<u>Budget 2009-10</u>	<u>Budget 2010-11</u>	<u>Budget Difference</u>
<b>1000</b>	<b>Salaries &amp; Employee Benefits</b>			
1010	Employee Salaries (Note #1)	\$ 554,526.00	\$ 555,000.00	\$ 474.00
1020	Stipends	\$ 49,500.00	\$ 30,000.00	\$ 19,500.00
1030	Payroll Taxes	\$ 8,762.00	\$ 8,000.00	\$ (762.00)
1040	Retirement & Health Insurance	\$ 117,892.00	\$ 155,000.00	\$ 37,108.00
1050	Vacation/Sick Leave Buy Back	\$ 10,000.00	\$ 6,000.00	\$ (4,000.00)
1060	Workmans Compensation Insurance	\$ 8,344.00	\$ 7,100.00	\$ (1,244.00)
	<b>Total Salaries &amp; Employee Benefits</b>	<b>\$ 749,024.00</b>	<b>\$ 761,100.00</b>	<b>\$ (12,076.00)</b>
<b>2000</b>	<b>OFFICE EXPENSE</b>			
2010	Rent	\$ 79,776.00	\$ 83,000.00	\$ 3,224.00
2020	Communications	\$ 10,500.00	\$ 8,000.00	\$ (2,500.00)
2030	Supplies	\$ 2,800.00	\$ 5,000.00	\$ 2,200.00
2040	Information Technology/Programming	\$ 11,000.00	\$ 7,000.00	\$ (4,000.00)
2050	Equipment Maintenance and Supplies	\$ 7,400.00	\$ 6,000.00	\$ (1,400.00)
2060	Equipment lease	\$ 26,500.00	\$ 32,500.00	\$ 6,000.00
2070	Employee / Other Parking Fees	\$ 7,825.00	\$ 8,700.00	\$ 875.00
2080	Insurance - Liability/Dir&Officer/Auto	\$ 52,509.00	\$ 37,700.00	\$ (14,809.00)
2090	Agency Membership Dues	\$ 7,350.00	\$ 9,000.00	\$ 1,650.00
2100	Miscellaneous	\$ 2,000.00	\$ 5,600.00	\$ 3,600.00
	<b>Total Office Expense</b>	<b>\$ 207,660.00</b>	<b>\$ 202,500.00</b>	<b>\$ 5,160.00</b>
<b>3000</b>	<b>MISCELLANEOUS EXPENSE</b>			
3010	Legal Notices	\$ 9,400.00	\$ 10,000.00	\$ 600.00
3020	Publications	\$ 2,500.00	\$ 3,800.00	\$ 1,300.00
3030	Postage	\$ 4,350.00	\$ 7,000.00	\$ 2,650.00
3040	Audio/Visual Services	\$ 3,000.00	\$ 3,000.00	\$ -
3050	Printing	\$ 3,000.00	\$ 3,000.00	\$ -
3060	Conferences/Travel	\$ 33,000.00	\$ 32,000.00	\$ (1,000.00)
3070	Food Services	\$ 2,500.00	\$ 2,500.00	\$ -
3080	Auto - Fuel & Maintenance	\$ 1,900.00	\$ 3,000.00	\$ 1,100.00
3090	Auto - Reimbursement	\$ 4,000.00	\$ 4,000.00	\$ -
3100	Various Vendors	\$ 3,000.00	\$ 3,000.00	\$ -
	<b>Total Miscellaneous Expense</b>	<b>\$ 66,650.00</b>	<b>\$ 71,300.00</b>	<b>\$ (4,650.00)</b>
<b>4000</b>	<b>PROFESSIONAL SERVICES</b>			
4010	Legal services	\$ 11,820.00	\$ 35,000.00	\$ 23,180.00
4020	Accounting & Bookkeeping	\$ 8,500.00	\$ 35,000.00	\$ 26,500.00
4030	Special Studies Consultant	\$ 2,000.00	\$ 3,000.00	\$ 1,000.00
4040	Contract Services	\$ 3,000.00	\$ 3,000.00	\$ -
4050	Municipal Service Reviews	\$ 20,000.00	\$ 20,000.00	\$ -
	<b>Total Professional Services</b>	<b>\$ 45,320.00</b>	<b>\$ 96,000.00</b>	<b>\$ (50,680.00)</b>

## LAFCO PROPOSED BUDGET - FISCAL YEAR 2010-11

<u>Acct No.</u>	<u>Budget 2009-10</u>	<u>Budget 2010-11</u>	<u>Budget Difference</u>
<b>5000 CAPITAL COSTS</b>			
5010 Computer/Copier/Misc. Equipment	\$ 4,500.00	\$ 5,000.00	\$ 500.00
5020 Office Furniture	\$ 2,000.00	\$ 2,000.00	\$ -
5030 Tenant Improvements	\$ 1,000.00	\$ 1,000.00	\$ -
5040 Telephone Installation	\$ 200.00	\$ 800.00	\$ 600.00
5050 Computer hookup	-	\$ 500.00	\$ 500.00
5060 Automobile	-	\$ 22,000.00	\$ (22,000.00)
<b>Total Capital Costs</b>	<b>\$ 7,700.00</b>	<b>\$ 31,300.00</b>	<b>\$ (23,600.00)</b>
 7000 <b>Contingency @ 5.0%</b>	 \$ 53,817.70	 \$ 58,110.00	 \$ 4,292.30
			\$ -
<b>Subtotal Expense (Accounts 1000 - 7000)</b>	<b>\$ 1,130,171.70</b>	<b>\$ 1,220,310.00</b>	<b>\$ (90,138.30)</b>
 <b>8000 REVENUE</b>			
8010 <b>Filing &amp; Process Fees</b>	\$ 22,000.00	\$ 150,000.00	\$ (128,000.00)
8020 <b>Reserve Distribution</b>	\$ 300,000.00	\$ 400,000.00	\$ (100,000.00)
<b>Net Operating Cost</b>	<b>\$ 808,171.70</b>	<b>\$ 670,310.00</b>	<b>\$ 137,861.70</b>
 <b>LOCAL AGENCY APPORTIONMENT</b>			
County of L.A.: 38.462%	\$ 310,839.00	\$ 257,814.63	\$ (53,024.37)
City of L.A. : 15.385%	\$ 124,337.22	\$ 103,127.19	\$ (21,210.02)
87 Other Cities: 23.077%	\$ 186,501.78	\$ 154,687.44	\$ (31,814.34)
54 Ind.Spec.Dist: 23.077%	\$ 186,501.78	\$ 154,687.44	\$ (31,814.34)
<b>Total Allocated Costs 100%</b>	<b>\$ 808,179.78</b>	<b>\$ 670,316.70</b>	<b>\$ (137,863.08)</b>

Note #1: For budgetary purposes 20010-11 employee salaries reflect a 4.5% COLA increase.

**Staff Report**

**April 14, 2010**

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

**Annexation No. 364 to  
County Sanitation District No. 14**

The following is a request to annex 51.640± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of 77 existing single-family homes, located within a residential community.

**Location:** The subject territory is located on Avenue M-8 at its intersection with 60<sup>th</sup> Street West, all within the City of Palmdale.

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

1. ***Population:*** The current population is 230.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is gradually sloping.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-10000]; single-family residential with a minimum lot size of 10,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$39,533,560.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.

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

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

12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

**Conclusion:** Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 364 to County Sanitation District No. 14
4. Pursuant to Government Code Section 57002, set June 9, 2010 at 9:00 a.m., as the date for Commission protest proceedings.



**RESOLUTION NO. 2010-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING  
"ANNEXATION NO. 364 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 77 existing single-family homes; and

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

WHEREAS, the territory consists of 51.640± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 364 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 April 14, 2010, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 364, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 364 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for June 9, 2010 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

**Staff Report**

**April 14, 2010**

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

**Annexation No. 81 to  
County Sanitation District No. 20**

The following is a request to annex 20.800± acres of inhabited territory to Los Angeles County Sanitation District No. 20.

**Proposal Area:** The annexation consists of 43 existing single-family homes. The territory is currently being developed to include 28 proposed single-family homes; located within a residential community.

**Location:** The subject territory consist of two parcels parcel 1 and parcel 2 are located on Avenue S approximately 2,000 feet and 1,300 feet respectfully, west of 57<sup>th</sup> Street East Both parcels are located all within the City of Palmdale.

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

1. ***Population:*** The current population is 66. The estimated future population after development is 220 residents.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$15,866,070.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan. The wastewater generated by the annexation will be treated at the PWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 20.

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

12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The mitigated negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

**Conclusion:** It has been determined that, with the imposition of mitigation measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 81 to County Sanitation District No. 20
4. Pursuant to Government Code Section 57002, set June 9, 2010 at 9:00 a.m., as the date for Commission protest proceedings.



**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 81 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 43 existing single-family homes and 28 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 20.800± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 81 to County Sanitation District No. 20"; and

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

WHEREAS, on April 14, 2010, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 81, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the mitigated negative declaration adopted by the City of Palmdale, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 81 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
  - d. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - e. The regular County assessment roll is utilized by the District.
  - f. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for June 9, 2010 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 3.d.**

#### **Annexation No. 93 to County Sanitation District No. 20**

The following is a request to annex 9.998± acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

**Proposal Area:** The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include 30 proposed single-family homes.

**Location:** The subject territory is located on Avenue S-8 at its intersection with 40<sup>th</sup> Street East, all within the City of Palmdale.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 69 residents.
2. ***Landowner(s):*** Stanley Homes LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is sloping down approximately 2% from south to north.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and commercial.
6. ***Assessed Value:*** The total assessed value is \$1,114,268.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the PWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 20.

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

12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The mitigated negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

**Conclusion:** It has been determined that, with the imposition of mitigation measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 93 to County Sanitation District No. 20
4. Pursuant to Government Code Section 57002, set June 9, 2010 at 9:00 a.m., as the date for Commission protest proceedings.



**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 93 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 30 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 9.998± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 93 to County Sanitation District No. 20"; and

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

WHEREAS, on April 14, 2010, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 93, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the mitigated negative declaration adopted by the City of Palmdale, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 93 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for June 9, 2010 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 3.e.**

#### **Annexation No. 709 to County Sanitation District No. 21**

The following is a request to annex 5.384± acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

**Proposal Area:** The annexation consists of five existing single-family homes, located within a residential community.

**Location:** The subject territory is located on Alamosa Drive approximately 700 feet east of its intersection with Mills Avenue, all within the City of Claremont.

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

1. ***Population:*** The current population is 4. The estimated future population after development is 14 residents.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RR-35,000]; rural residential with a minimum lot size of 35,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$7,964,383.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire subject territory was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.

10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 21.

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

12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The five existing single-family homes are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

**Conclusion:** Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 709 to County Sanitation District No. 21
4. Pursuant to Government Code Section 57002, set June 9, 2010 at 9:00 a.m., as the date for Commission protest proceedings.



**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 709 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

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

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

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

WHEREAS, the territory consists of 5.384± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 709 to County Sanitation District No. 21"; and

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

WHEREAS, on April 14, 2010, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 709 to the County Sanitation District No. 21 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for June 9, 2010 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

**Staff Report**

**April 14, 2010**

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

**Los Angeles County Waterworks District No. 40  
Annexation No. 2005-22**

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

**Proposal Area:** The project site consists of 15± acres of vacant land.

**Location:** The site is located at the northeast corner of Avenue J-4 and 26<sup>th</sup> Street East, in the City of Lancaster.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 73 residents.
2. ***Landowner:*** AV Land, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned R-7000, the present land use is vacant. The proposed land use is single family residential.
5. ***Surrounding Land Use:*** The surrounding territory is single family residential and vacant land.
6. ***Assessed Value:*** The total assessed value is \$216,408.
7. ***Governmental Services and Control, Availability and Adequacy:***  
The City of Lancaster will provide services as provided for in the City's General Plan.
8. ***Water Availability:***  
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.

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

**Alternate Course of Action:**

There are no foreseeable alternate courses of action.

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

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

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

**Conclusion:** The subject territory will be developed into 29 single family homes. Annexation will allow future inhabitants to receive a reliable source of water.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-22 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2005-22 TO**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"**

WHEREAS, an application for the proposed annexation of certain territory in the City of Lancaster to the Los Angeles County Waterworks District No. 40, has been filed with the 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 15 ± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-22 to Los Angeles County Waterworks District No. 40;" and

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

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

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

WHEREAS on April 14, 2010 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), the Commission hereby finds and determines that:

- a. All owners of land within the affected territory have given their written consent to the change of organization; and
- b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

- 2. The Commission, acting in its role as a responsible agency with respect to Annexation 2005-22 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted by the City of Lancaster, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously certified by the City of Lancaster, in connection with its approval of the project.
- 3. The Commission hereby approves the annexation subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
  - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
  - c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

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

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,  
Executive Officer**



## **Staff Report**

**April 14, 2010**

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

### **Annexation No. 334 to County Sanitation District No. 14**

The following is a request to annex 5.757± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of residential and commercial land, located within a commercial area. The territory consists of an existing 150-unit apartment complex and commercial space.

**Location:** The subject territory is located on 10<sup>th</sup> Street West approximately 600 feet south of Avenue I, all within the City of Lancaster.

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

1. ***Population:*** The current population is 300.
2. ***Landowner(s):*** Downtown Renewal, LP.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [C]; General Commercial, residential development allowed through use of a CUP approved by the City of Lancaster. The present and proposed land use is residential and commercial.
5. ***Surrounding Land Use:*** The surrounding land use is commercial, residential, and vacant.
6. ***Assessed Value:*** The total assessed value is \$16,086.772.
7. ***Governmental Services and Control, Availability and Adequacy*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

**CEQA** The environmental impact report certified 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.

**Conclusion:** Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving Annexation No. 334 to County Sanitation District No. 14.
2. Pursuant to Government Code Section 57002, set June 9, 2010 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 334 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 an existing 150-unit apartment complex and commercial space; 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 5.757± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 334 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 April 14, 2010, 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. 334, 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 Environmental Impact Report certified by the City of Lancaster, 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. 334 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.
4. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
5. The Commission hereby sets the protest hearing for June 9, 2010 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

**Staff Report**

**April 14, 2010**

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

**Annexation No. 336 to  
County Sanitation District No. 14**

The following is a request to annex 3.063± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

**Location:** The subject territory consists of two parcels. Parcel 1 is located on Sierra Highway approximately 400 feet south of Avenue L-4; Parcel 2 is located at the northwest intersection of Sierra Highway and Avenue L-8, all within the City of Lancaster.

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

1. ***Population:*** The current population is 0.
2. ***Landowner(s):*** Nicolas Gutierrez Trust, TLC Properties Inc.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is commercial and vacant.
6. ***Assessed Value:*** The total assessed value is \$1,299,144.
7. ***Governmental Services and Control, Availability and Adequacy*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.

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

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

12. ***Correspondence:*** No correspondence has been received.

**CEQA** The Commission finds that the annexation of the one existing office building is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan. Annexation of the one existing restaurant is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.

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

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

**Conclusion:** Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 336 to County Sanitation District No. 14.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 336 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing office building and one existing restaurant; 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 3.063± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 336 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 April 14, 2010, 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 annexation of the one existing office building is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.
3. The Commission finds that annexation of the one existing restaurant is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
4. Annexation No. 336 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.

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

Based thereon, protest proceedings are waived.

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

PASSED AND ADOPTED 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 4.d.**

#### **Annexation No. 380 to County Sanitation District No. 14**

The following is a request to annex 20.199± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include 59 proposed single-family homes.

**Location:** The subject territory is located on Avenue K at its intersection with 55<sup>th</sup> street West, all within the City of Lancaster.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 192 residents.
2. ***Landowner(s):*** MCC-Lancaster 59 LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-10,000]; single-family residential with a minimum lot size of 10,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is vacant.
6. ***Assessed Value:*** The total assessed value is \$3,610,800.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

**CEQA** The negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal.

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

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

**Conclusion:** Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 380 to County Sanitation District No. 14.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 380 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the 59 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 20.199± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 380 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 April 14, 2010, 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. 380, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of 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. 380 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.

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 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**



**Staff Report**

**April 14, 2010**

**Agenda Item No. 4.e.**

**Annexation No. 381 to  
County Sanitation District No. 14**

The following is a request to annex 20.256± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include 56 proposed single-family homes.

**Location:** The subject territory is located on Avenue L approximately 600 feet east of 70<sup>th</sup> street West, all within the City of Lancaster.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 182 residents.
2. ***Landowner(s):*** MCC-Lancaster 59 LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-10,000]; single-family residential with a minimum lot size of 10,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is vacant.
6. ***Assessed Value:*** The total assessed value is \$893,000.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

**CEQA** The negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal.

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

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

**Conclusion:** Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 381 to County Sanitation District No. 14.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 381 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the 56 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 20.256± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 381 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 April 14, 2010, 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. 381, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of 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. 381 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.

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 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 4.f.**

#### **Annexation No. 382 to County Sanitation District No. 14**

The following is a request to annex 41.661± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include 155 proposed single-family homes.

**Location:** The subject territory is located on Avenue H-8 at its intersection with 20<sup>th</sup> street east, all within the City of Lancaster.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 500 residents.
2. ***Landowner(s):*** South 20E H 8 LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$1,139,715.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

**CEQA** The mitigated negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal.

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

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

**Conclusion:** It has been determined that, with the imposition of migration measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 382 to County Sanitation District No. 14.



**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 382 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 155 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 41.661± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 382 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 April 14, 2010, 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. 382, 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, 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. 382 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.

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 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

**Staff Report**

**April 14, 2010**

**Agenda Item No. 4.g.**

**Annexation No. 1008 to Santa Clarita Valley  
Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 15.097± acres of uninhabited territory to the SCVSD.

**Proposal Area:** The annexation consists of one existing elementary school and vacant land, located within a public service area. The vacant land will be used for the expansion of the existing elementary school.

**Location:** The subject territory is located on Sierra Highway approximately 575 feet northeast from its intersection with Sand Canyon Road, all within unincorporated Los Angeles County territory.

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

1. ***Population:*** The current population is 0.
2. ***Landowner(s):*** Sulphur Springs Union School District.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is hilly.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [C-3] General Commercial and Light Agricultural with a minimum lot size of 10,000 square feet. The present and proposed land use is Public Service.
5. ***Surrounding Land Use:*** The surrounding land use is residential, commercial and open space.
6. ***Assessed Value:*** The total assessed value is \$504,088.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the SCVSD. The entire subject territory 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 will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.

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

12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The mitigated negative declaration adopted by the Sulphur Springs Union School District is adequate for consideration of this proposal.

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

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

**Conclusion:** It has been determined that, with the imposition of migration measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1008 to the SCVSD.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1008 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 the unincorporated Los Angeles County territory; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the expansion of an existing 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 15.097± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1008 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 April 14, 2010, 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. 1008, 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 Sulphur Springs Union School District, 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. 1008 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.
- 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.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 4.h.**

#### **Annexation No. 1030 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 6.618± acres of uninhabited territory to the SCVSD.

**Proposal Area:** The annexation consists of two existing single-family homes, and one proposed single-family home, located within a residential community.

**Location:** The subject territory consists of three parcels. Parcel 1 is located approximately 200 feet northwest of Sloan Canyon Road, Parcel 2 is located on Cherry Drive approximately 400 feet east of its intersection with Sloan Canyon Road, and Parcel 3 is located on a private road approximately 700 feet east of Cherry Drive. All 3 Parcels are located within the County unincorporated area of Castaic.

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

1. ***Population:*** The current population is 4. The estimated future population after development is 6 residents.
2. ***Landowner(s):*** Timothy J. Reed, John & Susan Sheeler, Kurt & Jane Lott.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography near the south half is mostly flat with a gradual rise in elevation going north, with a hill at the northeast corner.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-2-2]; Heavy Agricultural, with a two acre minimum lot size; [A-1-7,000]; Light Agriculture with a minimum lot size of 7,000 square feet; and [A-1-20,000]; Light Agriculture with a minimum lot size of 20,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$250,209.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the SCVSD. The entire subject territory 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 will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** Annexation of the two existing single-family homes 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. The territory is also being developed to include one proposed single-family home. Annexation of the one proposed single-family home is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of the construction of one single-family residence located within a residential zone exempted by CEQA Guidelines Section 15303(a).

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

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

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

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1030 to the SCVSD.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1030 TO**  
**SANTA CLARITA VALLEY SANITATION DISTRICT**  
**OF LOS ANGELES COUNTY (SCVSD)"**

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

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

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

WHEREAS, the territory consists of 6.618± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1030 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 April 14, 2010, 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 the annexation of two existing single-family homes is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. The Commission finds that the annexation of one proposed single-family home is categorically exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15319(b).
4. Annexation No. 1030 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.

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

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

Based thereon, protest proceedings are waived.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
- 7. 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.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 4.i.**

#### **Annexation No. 1034 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 1.613± acres of uninhabited territory to the SCVSD.

**Proposal Area:** The annexation consists of two existing single-family homes, located within a residential community.

**Location:** The subject territory consists of two parcels. Parcel 1 is located on Live Oak Springs Canyon Road at its intersection with Eaglehelm Drive. Parcel 2 is located on Live Oak Springs Canyon Road approximately 400 feet east of Eaglehelm Drive. Both parcels are located within the City of Santa Clarita.

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

1. ***Population:*** The current population is 2.
2. ***Landowner(s):*** Tony M. Varela; Rose H. Jennings/Rose Jennings Trust.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RVL] Residential Very Low Density with one unit per acre. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$591,718.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the SCVSD. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect treat, and dispose of the wastewater generated by the subject territory.



8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** Annexation of the two existing single-family homes is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.

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

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

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

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1034 to the SCVSD.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1034 TO**  
**SANTA CLARITA VALLEY SANITATION DISTRICT**  
**OF LOS ANGELES COUNTY (SCVSD)"**

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

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

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

WHEREAS, the territory consists of 1.613± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1034 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 April 14, 2010, 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 annexation of the two existing single-family homes 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.
3. Annexation No. 1034 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.

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.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 4.j.**

#### **Annexation No. 1037 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 220.948± acres of uninhabited territory to the SCVSD.

**Proposal Area:** The subject territory consists of vacant land, located within a vacant area. The territory is currently being developed to include 94 proposed single-family homes, proposed open space and a proposed elementary school.

**Location:** The subject territory consists of two parcels. Parcel 1 is located approximately 2,200 feet northwest of Sloan Canyon Road. Parcel 2 is located on the south side Sloan Canyon Road. Both parcels are located within the unincorporated County territory of Castaic.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 287 residents.
2. ***Landowner(s):*** Castaic Union School District, Castaic 94 Group LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is canyon with sloping sides varying from 2% to 15 % grade along roadways.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-2-2]; Heavy Agricultural with a minimum lot size of two acres. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$5,223,119.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory area is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The Districts sewerage facilities have adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposed annexation will include 37.53± acres of dedicated open space.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The mitigated negative declaration adopted by the Castaic Union School District is adequate for consideration of this proposal. The general plan environmental impact report certified by the County of Los Angeles is adequate for consideration of the remainder of this proposal.

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

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

**Conclusion:** It has been determined that, with the imposition of migration measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1037 to the SCVSD.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1037 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 the unincorporated County territory of Castaic; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the 94 proposed single-family homes, proposed open space and 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 220.948± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1037 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 April 14, 2010, 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. 1037, 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 Castaic Union School District, 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. Acting in its role as a responsible agency with the respect to Annexation No. 1037, 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 General Plan Environmental



Impact Report certified by the County of Los Angeles, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

4. Annexation No. 1037 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.

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

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

Based thereon, protest proceedings are waived.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
7. 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.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 4.k.**

#### **Annexation No. 1046 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 5.957± acres of uninhabited territory to the SCVSD.

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

**Location:** The subject territory is located on Bouquet Canyon Road approximately 450 feet east of Shadow Valley Lane, all within unincorporated County territory.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 4 residents.
2. ***Landowner(s):*** Patricia Gilbert-Wilson.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is a 5% gradual slope from north to south.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-2-2]; Heavy Agricultural with a minimum lot size of two acres. The present land use is vacant residential. The proposed land use is non-urban residential.
5. ***Surrounding Land Use:*** The surrounding land use is non-urban residential.
6. ***Assessed Value:*** The total assessed value is \$149,004.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently being serviced by the District. However, the area was included in the future service area that might be served by the 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 proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD will have adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of the SCVSD.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** Annexation of the one proposed single-family home is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(b) because it consists of the construction of one single-family residence located within a residential zone exempted by CEQA Guidelines Section 15303(a).

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

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

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

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1046 to the SCVSD.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1046 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 with the County unincorporated area of Bouquet Canyon; 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 5.957± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1046 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 April 14, 2010, 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 the annexation of one proposed single-family home is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b).
3. Annexation No. 1046 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.
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.

PASSED AND ADOPTED this 14<sup>th</sup> day of April 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**

## **Staff Report**

**April 14, 2010**

### **Agenda Item No. 5a**

#### **Removal of Alternate Public Member**

**Background:** The Local Agency Formation Commission for the County of Los Angeles consists of nine regular members and six alternate members. One of the regular members (and one of the alternate members) represent the general public.

The members representing the public are appointed by the other members of the Commission.

Pursuant to Government Code §56334 any member may be removed at any time and without cause by the body appointing that member.

The Alternate Public Member's term expires on May 1, 2012.

Should your Commission wish to remove the alternate public member, you can do so with a majority vote of your Commission.



## **Staff Report**

**April 14, 2010**

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

#### **Process for Selection of Alternate Public Member**

**Background:** The Local Agency Formation Commission for the County of Los Angeles consists of nine regular members and six alternate members. One of the regular members (and one of the alternate members) represent the general public.

Pursuant to Government Code §56334, the term of office of each member is four years and until the appointment of his or her successor. The expiration date of the term of office of each member is the first Monday in May in the year in which the term of the member expires.

Any vacancy in the membership of the Commission shall be filled for the unexpired term by appointment by the body which originally appointed the member whose office has become vacant. Since the term of the Alternate Public Member expires on May 1, 2012, the term of the new appointment would be until that date.

The members representing the public are appointed by the other members of the Commission.

Pursuant to Government Code §56331, no person appointed as a public member or alternate public member shall be an officer or employee of the county or any city or district with territory in the county.

**Process for Selection of Alternate Public Member:** The Cortese-Knox-Hertzberg Local Government Reorganization Act does *not* require that the Local Agency Formation Commission for the County of Los Angeles follow any specific process for the selection of its public members. The Commission is free to provide for a process that it believes will result in the selection of appropriate public members.

In order to advise the public of the vacancy in the position of Alternate Public Member, the Commission may choose to post the attached Notice of Vacancy of Alternate Public Member and Application for Appointment on the Commission's website and solicit resumes from persons interested in this position for consideration by the Commission..

In addition, the Commission may wish to further publicize the vacancy by:

- Sending copies of the notice and application to the clerk of the legislative body of some or all of the local agencies within the county, or to other organizations within the county
- Placing an advertisement in one or more newspapers
- Issuing a press release about the vacancy

The Commission may also decide to designate a group of Commissioners or other individuals to review the submitted applications and narrow the field to 5 or so finalists who could each make a brief presentation to the Commission during a public meeting of the Commission.

**Recommendation:**

Post the attached Notice of Vacancy of Alternate Public Member and Application for Appointment on the Commission's website, and on the Commission's official bulletin board used for the posting of public notices.

Provide in the notice that an appointment to fill the vacant office will not be made before \_\_\_\_\_, 2010 (at least 21 days after the posting of the notice).

Further publicize the vacancy as directed by the Commission.

Designate a group of Commissioners or other individuals to review the submitted applications and narrow the field to 5 or so finalists who could each make a brief presentation to the Commission during a public meeting of the Commission.

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

**NOTICE OF VACANCY OF ALTERNATE PUBLIC MEMBER**

Notice is hereby given that there is a vacancy for the office of Alternate Public Member of the Local Agency Formation Commission for Los Angeles County (LAFCO). The remaining term of the office to be filled expires on May 1, 2012. Thereafter, the term of office is four years, with no restrictions against the incumbent seeking reappointment.

LAFCO is a State mandated Commission which is charged with the responsibility of providing for the orderly formation and growth of cities and districts. In considering organizational changes for cities and districts, the Commission reviews numerous factors, including the need for organized community services, the effect of a proposed change of organization on mutual social and economic interests, the effect on open-space, and the ability of a local agency to efficiently provide government services.

Pursuant to State law, LAFCO reviews and holds public hearings on proposals for changes of organization for the 88 cities and 92 special districts in Los Angeles County. The Commission is also responsible for conducting detailed service reviews of the cities and districts and determining and periodically updating their spheres of influence.

The Commission consists of nine regular members and six alternate members, including representatives from the Board of Supervisors, the City of Los Angeles, the San Fernando Valley, and the other cities and special districts in Los Angeles County. One of the regular members (and one of the alternate members) represent the general public. The Public Member and Alternate Public Member are appointed by the other members of the Commission. The Alternate Public Member serves and votes in place of the Public Member when the Public Member is absent or disqualified from participating in a meeting of the Commission. The Commission generally meets once a month in downtown Los Angeles at the Kenneth Hahn Hall of Administration at 500 West Temple Street. Both regular and alternate members currently receive \$150 per meeting attended, plus mileage expenses for travel to and from meetings.

State law prohibits any officer or employee of Los Angeles County or any city or special district within the County from serving as the Alternate Public Member. The only other requirements for this position are residency within Los Angeles County and an interest in the operation and organization of local governments.

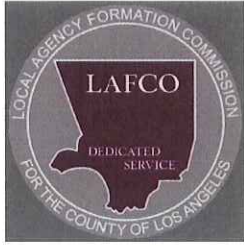
**If you are interested in being considered for the position of Alternate Public Member, please complete and submit the attached application, stating the reasons for your interest in serving, along with a brief resume of qualifications to:**

Local Agency Formation Commission for the County of Los Angeles  
Attn: June Savala  
700 North Central Avenue, Suite 445  
Glendale, CA 91203  
(818)254-2454

**Application packages must be either mailed or hand-delivered; no emailed or faxed applications will be accepted.**

**ALL APPLICATIONS MUST BE RECEIVED BY 5:00 PM, \_\_\_\_\_, 2010**





## APPLICATION FOR APPOINTMENT ALTERNATE PUBLIC MEMBER

**Local Agency Formation Commission  
For the County of Los Angeles**

**700 North Central Avenue, Suite 445  
Glendale, CA 91203  
(818) 254-2454 Fax (818) 254-2454  
Email: lalafco.org**

***No person appointed as a public member or alternate public member to Los Angeles LAFCO may be an officer or employee of the County or any city or district with territory in the County (Government Code section 56331).***

Name (Last, First, Middle)	
Address (Number, Street, State, Zip Code)	Telephone: Home: Business:
Email Address:	
Current occupation and employer:	
Why do you wish to serve on LAFCO?	
What is your understanding of the role and responsibilities of LAFCO?	
Statement of qualifications: List any abilities, skills, specialized training, or interests you have which are application to your service on this commission:	
List all other Boards, commissions, or committees you are now a member of or have been in the past, including dates of service:	
Please list community interest/activities:	

The Commission meets the second Wednesday of the month at 9:00 a.m. in downtown LA. Are you generally available to attend meetings at that time? Yes ____ No ____		
Have you attended any meetings of the Commission? Yes ____ No ____		
Are you registered to vote in Los Angeles County? Yes ____ No ____		
Have you ever been convicted, fined, imprisoned, placed on probation, received a suspended sentence or forfeited bail for any offense (except non-moving traffic violations) by any court (including convictions dismissed under Penal Code section 1203.4)? Yes ____ No ____  If yes, what offense or offenses?		
At the present time, do you hold any position with any public entity? Yes ____ No ____  If yes, what public entity or entities and what position or positions?		
Please indicate the names, addresses, and phone numbers of references (optional):		

#### **CONSENT AND CERTIFICATION**

***I have reviewed the description of qualifications and duties for the position and am able to perform all duties and am willing to serve.***

***I understand that if appointed to Los Angeles LAFCO I will be required to comply with FPPC disclosure regulations and file annual statements of financial interests.***

***I certify that the information contained in this application is true and correct. I authorize the verification of the information in this application.***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*This application is provided to you by the Local Agency Formation Commission for the County of Los Angeles to assist you in providing background information to be considered by the Commission when making an appointment to the Commission. If you need additional space, please attach extra sheet. Upon review by the Commission, appointments will be made as appropriate and you will be notified by letter.*

***Thank you for your interest in serving on the Local Agency Formation Commission.***

Applications will be kept on file for one (1) year.

Staff Report  
Revised Agenda Item No. 5.f.

April 14, 2010

East Los Angeles Residents Association (ELARA)  
Incorporation Application

Your LAFCO Executive Officer received attachment a., the e-mail from Mr. Mark McKenzie of the California State Senate Appropriations Committee. Your Executive Officer responded via e-mail b. the next day.

Response b. caused a brief discussion with Mark McKenzie and Ms. Vianey Nunez of Senator Gloria Romero's office. In accordance with that conversation, based on various remarks made, it is now believed that the intent of various legislators to revise an Assembly Bill (AB 711) from one that requests funding for the East Los Angeles Residents Association (ELARA) incorporation to one that forces this LAFCO to extend the ELARA's application validity date.

Your Executive Officer did get the feeling that based on the above conversation and other comments made, that there now appears to be second thought concerning an extension.

I would encourage everyone to read the response (b.) to item 1. to Mr. McKenzie's questions.

It is becoming very clear that the cost of the CFA can wind up to be only a small part of this entire program. The applicant has been made aware, many times, both orally and **in written format**, that there will most likely be other significant costs that they will be responsible for yet they have continuously chosen to ignore it.

**Recommendation**

ELRA has been given many opportunities to succeed. Not only have they not raised fund for payment of the CFA process, but, they have ignored the need for a reserve fund to support any CEQA , legal needs or other requirements

It is recommended by this Executive Officer that the action by this commission to abandon the application on April 29, 2010 not be changed.