

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, June 8, 2011
9:00 a.m.

Room 381B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

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

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at www.lalafco.org.

NOTICE OF CLOSED SESSION

CS-1 PUBLIC EMPLOYMENT (Government Code § 54957)
Title: Legal Counsel

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARINGS**
 - a. Los Angeles County Sanitation District No. 21 – Annexation No. 711.
 - b. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1014.
 - c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1035.

4. **PROTEST HEARINGS**

- a. City of Calabasas Annexation No. 2009-09 (Mont Calabasas).
- b. Los Angeles County Sanitation District No. 21 – Annexation No. 714.
- c. Los Angeles County Sanitation District No. 21 – Annexation No. 715.

5. **CONSENT ITEMS**

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

- a. Los Angeles County Sanitation District No. 14 – Annexation No. 359.
- b. Approve Minutes of May 25, 2011.
- c. Operating Account and Check Register for the month of May 2011.
- d. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. East Los Angeles Incorporation Status Report.
- b. Revised Fee Waiver Policy.
- c. Recognition of New First Vice-Chair and Election of Second Vice-Chair.

7. **COMMISSIONERS' REPORT**

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

8. **EXECUTIVE OFFICER'S REPORT**

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

9. **PUBLIC COMMENT**

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

10. **FUTURE MEETINGS**

~~June 22, 2011~~ (Special Meeting - Cancelled)
July 13, 2011
August 10, 2011
September 14, 2011
September 21, 2011 (Special Meeting)
October 12, 2011

11. **FUTURE AGENDA ITEMS**

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

12. **ADJOURNMENT MOTION**

Staff Report

June 8, 2011

Agenda Item No. 3.a.

Annexation No. 711 to County Sanitation District No. 21

The following item is a proposal requesting annexation of approximately 7.424± acres of uninhabited territory to Los Angeles County Sanitation District No. 21. The District, as the applicant of record, adopted a resolution initiating proceedings on January 24, 2007.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

Proposal Area: The annexation consists of one existing duplex and one single-family home located within a residential area. The territory is also currently being developed to include three proposed single-family homes.

Location: The affected territory is located on East Pomello Drive approximately 570 feet east of its intersection with Mills Avenue, all within City of Claremont.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 6. The estimated future population is 16.
2. ***Registered Voters/Landowners:*** There are numerous owners of record.
3. ***Topography:*** The topography is gently sloping in a southwesterly direction.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RR-35,000]; Rural Residential, 1 dwelling unit per 35,000 sq. ft. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential community.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$3,937.367. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***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 capacities to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 21.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The existing annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. The proposed annexation is also categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15315 because the portion of the project consisting of the proposed three single-family homes consists of a minor land division for residential use for four or fewer parcels where the division is in conformance with the General Plan and Zoning,

no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a prior division of a larger parcel within the previous two years and the average slope is not greater than 20 percent.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 21 boundary.

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. 711 to County Sanitation District No. 21.
4. Pursuant to Government Code Section 57002, set August 10, 2011 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 711 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 within City of Claremont; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing duplex and one single-family home and three 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 7.424± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 711 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 June 8, 2011, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319 (a) and 15315.
2. Annexation No. 711 to the County Sanitation District No. 21 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for August 10, 2011 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 8th day of June 2011.

Ayes:

Noes:





Absent:

Abstain:

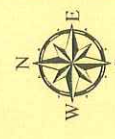
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

PAUL A. NOVAK, Executive Officer

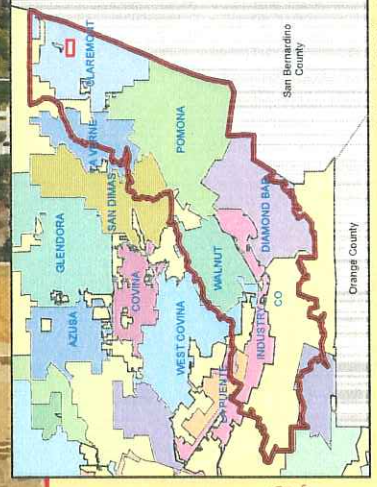


-  Los Angeles County Sanitation District No. 21
-  City of Claremont
-  CSD Annexation 21-711
-  Sphere of Influence, CSD 21

Annexation No. 711 County Sanitation District No. 21



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



June 8, 2011
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Staff Report

June 8, 2011

Agenda Item No. 3.b.

Annexation No. 1014 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 7.651± acres of inhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on February 14, 2007.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

Proposal Area: The annexation consists of 6 existing single-family homes and 39 condominiums located within a residential area.

Location: The affected territory is located at the northwest intersection of Parker Road and The Old Road, all within the unincorporated area of Castaic.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 144.
2. ***Registered Voters/Landowners:*** There are numerous owners of record.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1-7000] Light Agricultural and [C, C-3] General Commercial; 7000 sq. ft. minimum required area. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$17,127,675. The affected agencies have adopted a negotiated tax exchange resolution.

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

CEQA: The portion of the project consisting of the existing six 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 an existing structure developed to the density allowed by the current zoning. The mitigated negative declarations adopted by Los Angeles County Department of Regional Planning are adequate for consideration of the portion of the project consisting of the 39 proposed condominiums.

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

Recommended Action:

1. 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. 1014 to the SCVSD.
4. Pursuant to Government Code Section 57002, set August 10, 2011 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 1014 TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 6 existing single-family homes and 39 condominiums; and

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

WHEREAS, the territory consists of 7.651± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1014 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 June 8, 2011, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that a portion of the annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319 (a).
2. Acting in its role as a responsible agency with the respect to Annexation No. 1014, 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 declarations adopted by the Los Angeles County Department of Regional Planning for approval of TR060611 and TR060674 for the 39 proposed condominiums and has determined that the documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 1014 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.

- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
4. The Commission hereby sets the protest hearing for August 10, 2011 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
5. 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 8th day of June 2011.

Ayes:

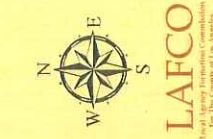
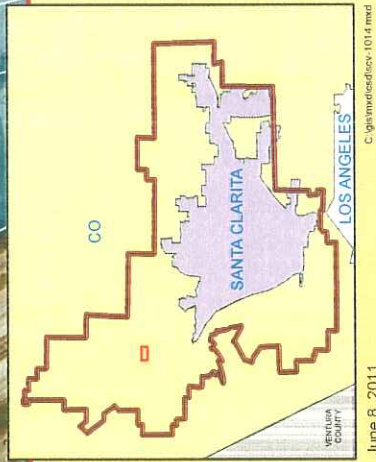
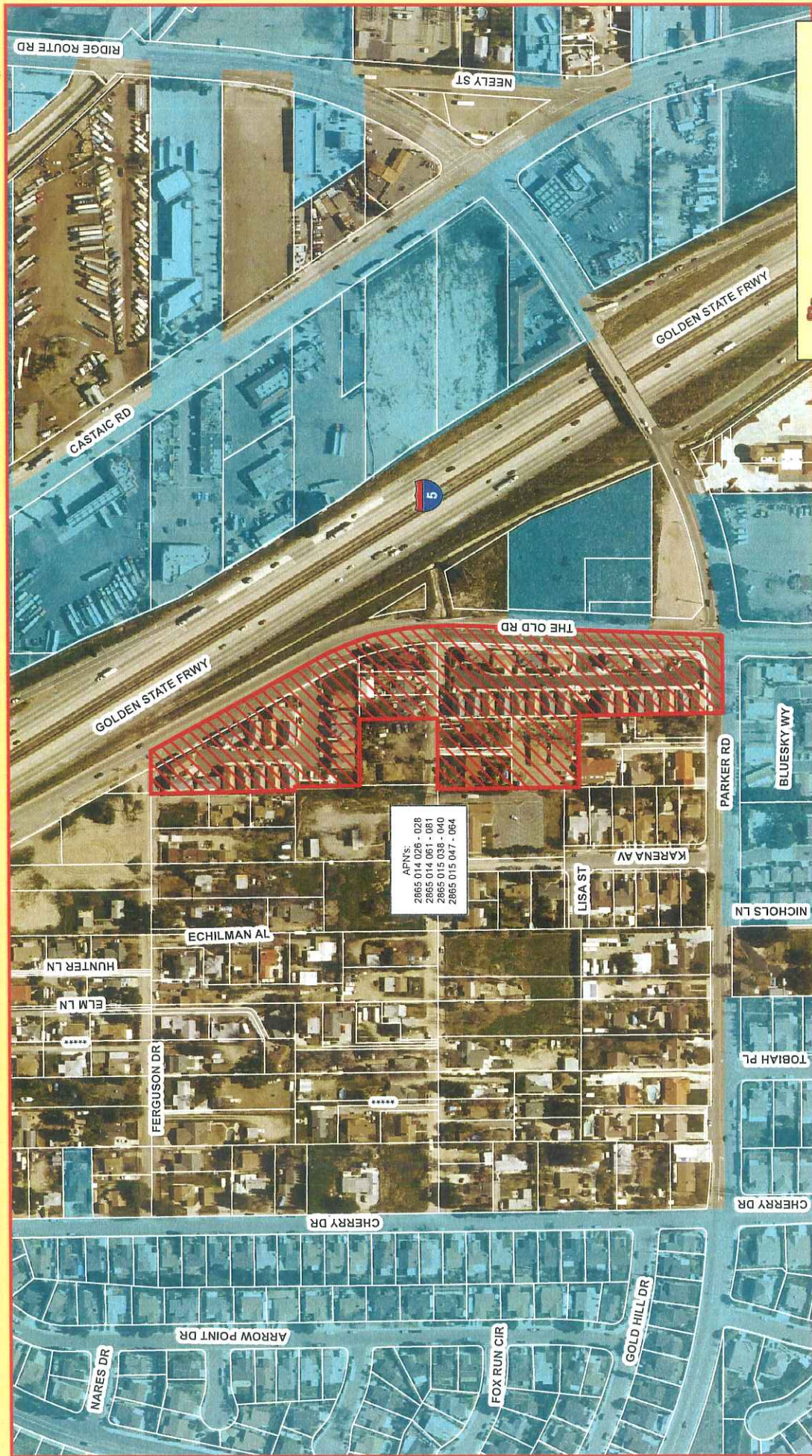
Noes:

Absent:

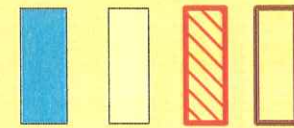
Abstain:

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

PAUL A. NOVAK, Executive Officer



- Santa Clarita Valley Sanitation District of Los Angeles County
- County Unincorporated Territory
- CSD Annexation SCV-1014
- Sphere of Influence, CSD SCV



Annexation No. 1014 Santa Clarita Valley County Sanitation District of Los Angeles County



Staff Report

June 8, 2011

Agenda Item No. 3.c.

Annexation No. 1035 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 4.047± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on April 9, 2008.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

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

Location: The affected territory is located on the north side of Soledad Canyon Road at River Circle, all within the City of Santa Clarita.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** San Fernando Professional Building Partnership, Sunhill Building LLC.
3. ***Topography:*** The topography is slightly sloping from east to west.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [CO]; Commercial Office. The present and proposed land use is commercial.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential, commercial and vacant.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$19,973,177. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the SCVSD. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of the SCVSD.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The portion of the project consisting of the existing medical building 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 mitigated negative declaration adopted by the City of Santa Clarita is adequate for consideration of the portion of the project consisting of the proposed office building.

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

Recommended Action:

1. 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. 1035 to the SCVSD.
4. Pursuant to Government Code Section 57002, set August 10, 2011 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 1035 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 City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing medical office building and a proposed office building; and

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

WHEREAS, the territory consists of 4.047± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1035 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 June 8, 2011, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that a portion of the annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Acting in its role as a responsible agency with the respect to Annexation No. 1035, 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 Santa Clarita for approval of Master Case No. MC No. 04-458 and MC No. 05-173 for the proposed office building 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. 1035 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.

- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
4. The Commission hereby sets the protest hearing for August 10, 2011 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
5. 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 8th day of June 2011.

Ayes:

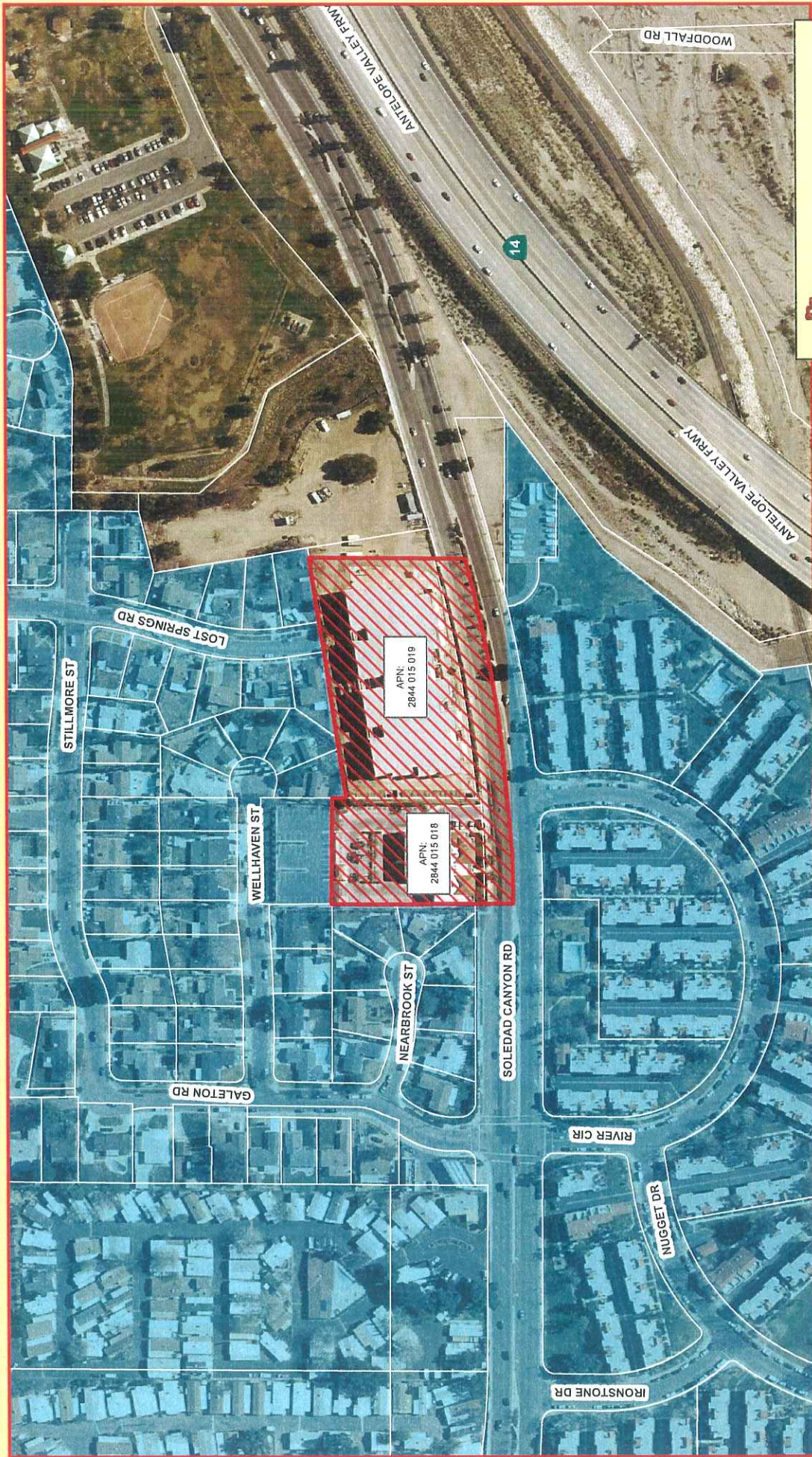
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

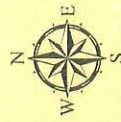


Santa Clarita Valley Sanitation District
of Los Angeles County

City of Santa Clarita

CSD Annexation SCV-1035

Sphere of Influence, CSD SCV



LAFCO
Local Agency Formation Commission
For The County of Los Angeles

Annexation No. 1035 Santa Clarita Valley County Sanitation District of Los Angeles County



June 8, 2011

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Staff Report

June 8, 2011

Agenda Item No. 4.a.

Protest Hearing City of Calabasas Annexation No. 2009-09 (Mont Calabasas)

Agenda Item No. 4.a. is a protest hearing for a proposal requesting annexation of approximately 493 acres of inhabited, unincorporated territory to the City of Calabasas. The applicant of record is the City of Calabasas, having initiated the request through the adoption of the resolution of application, Resolution No. 2008-113, on February 20, 2008.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Calabasas, detachment from County Lighting and Maintenance District 1687, withdrawal from County Road District No. 3, and exclusion from County Lighting District LLA-1, Unincorporated Zone. The proposal also includes expansion of the City of Calabasas sphere of influence to include the proposal area.

Background: On April 13, 2011, the Commission made a determination approving City of Calabasas Annexation No 2009-09.

Purpose of the Request: The City states in their application that the Mont Calabasas community is logically a part of the Calabasas community. The application was initiated at the request and support of residents within the proposal area. Annexation would allow residents to fully participate in municipal activities and vote in City elections.

Location: The proposed annexation area is generally located south of and adjacent to the Ventura County boundary, west of and adjacent to Las Virgenes Road, and north of the Calabasas Landfill.

Written Protest: The number of written protests received from any affected landowners or registered voters regarding this request to date is 16.

Conclusion: Pursuant to Government Code Section 57075, the Commission may: (a) terminate proceedings if written protests have been filed and not withdrawn by 50 percent or more of the registered voters within the affected territory; (b) order the territory annexed subject to confirmation by the registered voters within the affected territory if written protests have been filed and not withdrawn by at least 25 percent or more of the registered voters or at least 25 percent or more of the number of landowners owning at least 25 percent of the total assessed value of land; or (c) order the territory annexed if written protests have been filed and not withdrawn by less than 25 percent of the registered voters or less than 25 percent of landowners who own less than 25 percent of the total assessed value of land.

Recommended Action:

1. Open the public hearing and receive testimony and/or written protests regarding City of Calabasas Annexation No. 2009-09.
2. There being no further testimony or written protests, close the public hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of those protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing, either terminate the annexation proceedings pursuant to Government Code Section 57078 if a majority protest exists, or adopt a resolution ordering annexation directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2011-00PR

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY ORDERING
"CITY OF CALABASAS ANNEXATION NO. 2009-09 (MONT CALABASAS)"**

WHEREAS, the City of Calabasas (the "City") 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 herein described to the City of Calabasas, and detachment of same said territory from County Road District No. 3, withdrawal from County Lighting and Maintenance District 1687 and exclusion from County Lighting District LLA-1, Unincorporated Zone; 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 proposed annexation consists of 493.4 acres of inhabited territory and is assigned the following distinctive short form designation: "City of Calabasas Annexation No. 2009-09;" and

WHEREAS, on April 13, 2011, the Commission approved Annexation No. 2009-09; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set June 8, 2011, as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral and/or written protests, objections, and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of

tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters residing within the boundary of the territory is 176 and the number of landowners is 144.
2. The Commission finds that the total assessed valuation of land is \$190,749,480.
3. The Commission finds that the number of written protests filed in opposition to Annexation No. 2009-08 and not withdrawn is 14 registered voters and 12 landowners, which, even if valid, represents less than 25 percent of the registered voters in the affected territory and less than 25 percent of the number of landowners owning less than 25 percent of the total assessed value of land within the affected territory.
4. City of Calabasas Annexation No. 2009-09 is hereby ordered, subject to the following terms and conditions:
 - a. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Calabasas.
 - b. Detachment of the affected territory from County Road District No. 3.
 - c. Withdrawal of the affected territory from County Lighting and Maintenance District 1687.
 - d. Exclusion of the affected territory from County Lighting District LLA-1, Unincorporated Zone.
 - e. Upon the effective date of the annexation, the City of Calabasas shall succeed to the

benefits and be bound by the obligations and duties of the County of Los Angeles with respect to all Los Angeles County Department of Public Works Multiple Agreements, Faithful Performance Bonds, and Labor and Material Bonds pertaining to Tract No. 45342, and the County of Los Angeles shall be relieved of any obligation under those agreements and bonds which is within the legal power of the City of Calabasas to perform. The City of Calabasas shall indemnify and hold the County of Los Angeles harmless from any claims or actions based on the City of Calabasas's failure to fulfill or enforce any such terms and conditions of said agreements or bonds.

- f. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- g. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Calabasas, except for those properties to be retained by the County and specifically listed below:
 - i) The County of Los Angeles shall retain control of the Las Virgenes Creek Trail easement and trail alignment.
- h. Upon the effective date of the annexation, the City of Calabasas shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following

property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- i. Upon the effective date of the annexation, the City of Calabasas shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County of Los Angeles; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which

LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- j. The City of Calabasas agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - k. The effective date of the annexation shall be the date of recordation.
 - l. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Calabasas.
 - m. The regular County assessment roll shall be utilized by the City of Calabasas.
 - n. The territory will not be taxed for existing bonded indebtedness of the City of Calabasas.
 - o. Except to the extent in conflict with a through n, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Calabasas, upon the City's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 8th day of June 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL NOVAK, Executive Officer

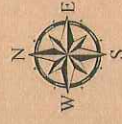
Current SOI Boundary - City of Calabasas

APNs:
 2052 004 009-034, 036, 900
 2052 005 054, 055, 901, 903-905
 2052 033 016, 019-051, 055-073, 075-077, 079, 080
 2052 044 001-022
 2052 045 001-021, 023, 024, 900
 2052 046 001, 002, 005-007

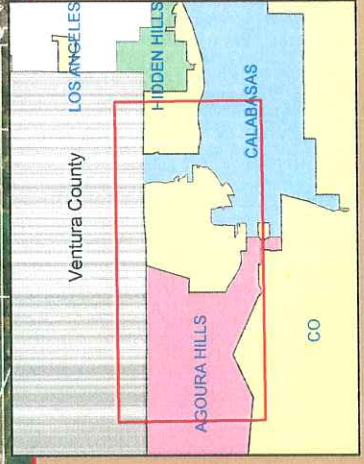
City of Calabasas SOI Boundary
 after Commission Approval

SOI Amendment & Annexation No. 2009-09 (Mont Calabasas)

- City of Calabasas
- Unincorporated County Territory
- Annexation 2009-09
- City of Calabasas SOI



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles



June 8, 2011
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Staff Report

June 8, 2011

Agenda Item No. 4.b.

Protest Hearing on Annexation No. 714 to Los Angeles County Sanitation District No. 21

On April 13, 2011 your Commission approved a request initiated by Los Angeles County Sanitation District No. 21 to annex 0.557± acres of uninhabited territory into the boundaries of District No. 21. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

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

Location: The affected territory is located on Lamonette Street approximately 350 feet east of Padua Avenue, all within the City of Claremont.

Population: The current population is 4.

Landowner(s): Carroll T. Anderson.

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

Zoning, Present and Future Land Use: The current zoning is [RR- 35,000]; Rural Residential with one dwelling unit per 35,000 sq. ft. The present and proposed land use is residential.

Surrounding Land Use: The surrounding land use is residential.

Assessed Value: The total assessed value is \$593,844.

Governmental Services and Control, Availability and Adequacy: The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation is being treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacities to collect, treat, and dispose of the wastewater generated by the affected territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

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

Sphere of Influence: The affected territory is within the sphere of influence of District No. 21.

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

CEQA: The Commission found 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), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 714 to Los Angeles County Sanitation District No. 21 directly if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 714 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"

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

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

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

WHEREAS, the territory consists of 0.557± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 714 to County Sanitation District No. 21"; and

WHEREAS, on April 13, 2011, the Commission approved Annexation No. 714 to County Sanitation District No. 21; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set June 8, 2011 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and

any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the landowner.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 1 and the total assessed value of land within the affected territory is \$593,844.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 714 to County Sanitation District No. 21 and not withdrawn is ____, which, even if valid, represents owners of land who also own less than 50 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 21.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 21 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 21.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 21.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 8th day of June 2011.

Ayes:

Noes:

Absent:

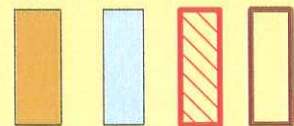
Abstain:

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

PAUL A. NOVAK, Executive Officer



- Los Angeles County
Sanitation District No. 21
- City of Claremont
- CSD Annexation 21-714
- Sphere of Influence, CSD 21



Annexation No. 714 County Sanitation District No. 21



LAFCO
Local Agency Formation Committee
for the County of Los Angeles



June 8, 2011

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Staff Report

June 8, 2011

Agenda Item No. 4.c.

Protest Hearing on Annexation No. 715 to Los Angeles County Sanitation District No. 21

On April 13, 2011 your Commission approved a request initiated by Los Angeles County Sanitation District No. 21 to annex 1.942± acres of uninhabited territory into the boundaries of District No. 21. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

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

Location: The affected territory is located on Blue Sky Road at its intersection with Turnbull Canyon Road, all within the unincorporated area of Hacienda Heights.

Population: The current population is 4.

Landowner(s): Maria Gutierrez and Robert E. Brooks.

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

Zoning, Present and Future Land Use: The current zoning is [A-1]; Light Agricultural. The present and proposed land use is residential.

Surrounding Land Use: The surrounding land use is residential.

Assessed Value: The total assessed value is \$1,193,936.

Governmental Services and Control, Availability and Adequacy: The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation is being treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacities to collect, treat, and dispose of the wastewater generated by the affected territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

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

Sphere of Influence: The affected territory is within the sphere of influence of District No. 21.

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

CEQA: The Commission found 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), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 715 to Los Angeles County Sanitation District No. 21 directly if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2011-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 715 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the Los Angeles County Sanitation District No. 21 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 21; 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 1.942± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 715 to County Sanitation District No. 21"; and

WHEREAS, on April 13, 2011, the Commission approved Annexation No. 715 to County Sanitation District No. 21; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set June 8, 2011 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and

any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the landowner.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 2 and the total assessed value of land within the affected territory is \$1,193,936.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 715 to County Sanitation District No. 21 and not withdrawn is ____, which, even if valid, represents owners of land who also own less than 50 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 21.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 21 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 21.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 21.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 8th day of June 2011.

Ayes:

Noes:

Absent:

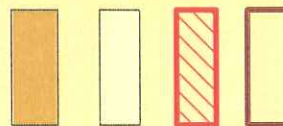
Abstain:

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

PAUL A. NOVAK, Executive Officer

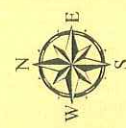


- Los Angeles County
- Sanitation District No. 21
- Unincorporated County Territory
- CSD Annexation 21-715
- Sphere of Influence, CSD 21



Annexation No. 715

County Sanitation District No. 21



LAFCO
Local Agency Formation Commission
For The County of Los Angeles



June 8, 2011

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Staff Report

June 8, 2011

Agenda Item No. 5.a.

Annexation No. 359 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 6.734± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on May 28, 2008.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

Proposal Area: The annexation consists of three warehouses, located within industrial and vacant areas. The territory is being developed to include a proposed service station.

Location: The affected territory is located on Avenue L-4 and Wall Street approximately 700 feet west of Sierra Highway, all within City of Lancaster.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** Woodys Unfinished Furniture Inc., David Jones, 42151 Wall St. LLC, Jeffrey M & Naomi Miyahira.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [LI]; Light Industrial. The present land use is industrial and vacant. The proposed land use is industrial.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is industrial.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$2,689,147. The affected agencies have adopted a zero tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacities to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

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

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

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

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

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 359 to County Sanitation District No. 14.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 359 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for three existing warehouses and a proposed service station; 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 6.734± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 359 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 June 8, 2011, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.
3. Annexation No. 359 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

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

Based thereon, protest proceedings are waived.

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

PASSED AND ADOPTED 8th day of June 2011.

Ayes:

Noes:

Absent:

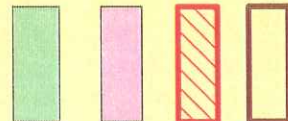
Abstain:

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

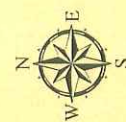
PAUL A. NOVAK, Executive Officer



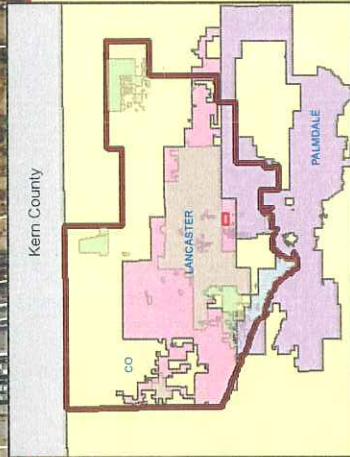
- Los Angeles County
Sanitation District No. 14
- City of Lancaster
- CSD Annexation 14-359
- Sphere of Influence, CSD



Annexation No. 359 County Sanitation District No. 14



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



June 8, 2011

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Staff Report

June 8, 2011

Agenda Item No. 6.a. East Los Angeles Incorporation Status Report

No action is required. This report is for informational purposes only.

Staff and LAFCO's consultant (EPS) recently encountered challenges which have resulted in a delay in completing the Comprehensive Fiscal Analysis ("CFA"). This includes an unforeseen delay in securing information from a utility provider as well as several exchanges of information between EPS and County staff (please note that all County agencies have been responding diligently to our inquiries).

Staff has also encountered difficulties securing a meeting room for the proposed June 22nd special meeting. The Board Room is unavailable, as are all other meeting rooms in the Hall of Administration, which would have required moving the June 22nd meeting to an alternate location. There are also concerns about Commissioner availability relative to the proposed meeting on the 22nd.

Staff notes that the issues described herein are unavoidable, and, given this turn of events, the CFA will not be complete in time for the June 22nd meeting. Staff is therefore revising the schedule for the East Los Angeles incorporation as follows:

	<u>Original Date</u>	<u>Revised Date:</u>
LAFCO Meeting to Release Public Review CFA	June 22, 2011	July 13, 2011
LAFCO Public Hearing to Consider CFA	August 10, 2011	September 14, 2011

This change eliminates the special meeting originally proposed for June 22nd. The revisions push out the overall schedule by approximately 4 weeks. The revisions have no impact on other components of the schedule: the Public Review CFA will still be released to the proponents and the County 5 days in advance of the first LAFCO meeting on July 13th; LAFCO will still host a community meeting in East Los Angeles in late July; and the public review period for the CFA will still be 30 days or longer. The schedule changes have no impact on the ability of East Los Angeles incorporation to be placed on the ballot in June of 2012, should the Commission determine that a new city is feasible.

Staff Report

June 8, 2011

Agenda Item No. 6.b.

Revised Fee Waiver Policy

The Commission considered a draft fee waiver/reduction policy at your meeting of March 5, 2011 and recommended two changes: one, that the language be clarified to reflect the potential reduction of a fee as well as a complete fee waiver; and two, that the Executive Officer provide the Commission with notice 10 days in advance of granting a fee waiver or reduction.

Staff has revised the draft policy (see “Fee Reduction/Waiver Policy,” attached).

Recommended Action:

1. Adopt the enclosed draft Fee Reduction/Waiver Policy, including delegation of authority to the Executive Officer to waive or reduce fees, service charges, or deposits of \$2,500 or less, within the parameters specified in the attached Policy.
2. Direct the Executive Officer to incorporate the Fee Waiver Policy within LAFCO’s fee schedule and publicize the policy on the Commission web-site.

Fee Reduction/Waiver Policy
(Adopted June 8, 2011)

The Commission or the Executive Officer may reduce or waive a fee, service charge, or deposit (hereafter, “fee” or “fees”). Any fee reduction or waiver request must be submitted in writing, providing the reason(s) why the payment of fees would be detrimental to the public interest and any other basis for the request consistent with this policy. The requestor must make all statements in support of the application under penalty of perjury. The Executive Officer may develop standardized fee waiver request forms for this purpose.

The Commission has delegated authority to the Executive Officer to waive or reduce fees in an amount of \$2,500 or less and only for requests from a private party (not from a public agency). Fee waiver or fee reduction requests of more than \$2,500 require approval by the Commission.

Consistent with the provisions of Section 56383(d) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and in order to grant a fee waiver or fee reduction, the Commission or Executive Officer must make a finding that the payment would be detrimental to the public interest. Upon receipt of a written request, the Commission or Executive Officer may also consider whether:

- Payment would cause a substantial economic hardship upon the applicant;
- The application is consistent with recommendations in a Municipal Service Review (“MSR”) adopted by LAFCO; and
- The application advances the principles of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 relative to logical boundaries.

Applicants interested in securing a fee waiver or fee reduction shall submit a letter to the Executive Officer requesting the waiver. The letter shall indicate how payment of the fee would be detrimental to the public interest, and further identify any of the above-referenced factors.

For a fee waiver or reduction request of \$2,500 or less from a private party (not a public agency), the Executive Officer shall provide all Members and Alternates on the Commission (via e-mail) advance notice of his or her intent to issue a fee waiver or reduction. If, within 10 calendar days from the date the email was sent, a Member or Alternate so requests, the matter shall be placed on the next Commission agenda for consideration by the Commission. Absent such a request, the Executive Officer may grant the fee waiver or reduction.

For a fee waiver or reduction request of more than \$2,500, the request will be calendared on the next available regular meeting of the Commission agenda, subject to scheduling requirements for Commission meetings.

The Executive Officer will notify all applicants in writing of the decision regarding fee reduction or waiver request.

Staff Report

June 8, 2011

Agenda Item No. 6.c.

Recognition of New First Vice-Chair and Election of Second-Vice Chair

Commissioner Jerry Gladbach currently serves as Chair of LAFCO, Commissioner Greig Smith as First Vice-Chair, and Commissioner Donald Dear as Second Vice-Chair.

Procedurally, the selection of members to the positions of Chair, First Vice-Chair, and Second Vice-Chair are done at the first meeting held in September of each year. However, whenever a vacancy occurs in one of the positions, the Rules of the Commission (Chapter III, Section 11), dictate that the next succeeding officer shall serve as the replacement for the remainder of the term. The Rules further states that if no next succeeding officer is available to serve, the members of the Commission shall elect another member of the Commission to serve in that office until the end of the term.

Los Angeles City Councilman Greig Smith has announced that he will leave office on June 30, 2011. His departure will create a vacancy in the position of First Vice-Chair. Commissioner Dear, who serves as Second Vice-Chair, would be next in succession to serve as First Vice-Chair.

It would therefore be appropriate to (1) recognize Commissioner Dear as the First Vice-Chair, effective July 1, 2011, to serve out the remaining term; and (2) elect a member to serve in the Second Vice-Chair position, vacated by Commissioner Dear, to serve out the remaining term.

Recommended Action:

3. Recognize Commissioner Dear as the successor to the First Vice-Chair position vacated by Commissioner Smith, effective July 1, 2011, to serve out the remaining term; and
4. Nominate and elect a member to serve out the remaining term of the Second Vice-Chair position vacated by Commissioner Dear.