

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, May 9, 2012
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 (626) 204-6500 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

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

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY FIRST VICE CHAIR PELLISSIER.**
3. **GOVERNMENT CODE § 56857 NOTICE**
(For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation is proposed, Government Code Section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only.

- a. Los Angeles County Waterworks District No. 40 – Annexation 2012-04.

4. **PUBLIC HEARINGS**

- a. Fiscal Year 2012-13 Final Budget.
- b. City of Hawthorne Annexation No. 2010-07.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 358.
- d. Los Angeles County Sanitation District No. 14 – Annexation No. 363.

- e. Los Angeles County Sanitation District No. 14 – Annexation No. 379.
- f. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1032.

5. **PROTEST HEARINGS**

- a. Los Angeles County Sanitation District No. 14 – Annexation No. 352.

6. **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. 22 – Annexation No. 391.
- b. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 255.
- c. Approve Minutes of April 11, 2012.
- d. Operating Account and Check Register for the month of April 2012.
- e. Receive and file update on pending applications.

7. **OTHER ITEMS**

- a. Presentation of Service Pin.
- b. Results of Independent Special District Election.

8. **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.

9. **EXECUTIVE OFFICER'S REPORT**

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

10. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items 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.

11. **FUTURE MEETINGS**

June 13, 2012
July 11, 2012
August 8, 2012
September 12, 2012

12. **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.

13. **ADJOURNMENT MOTION**

Staff Report

May 9, 2012

Agenda Item No. 3.a.

GOVERNMENT CODE § 56857 NOTICES

(For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only. Within 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that the annexing district "present written findings supported by substantial evidence in the record that the termination request is justified by a financial or service related concern." Prior to the Commission's determination of termination of proceedings the resolution is subject to judicial review.

Waiver of 60-Day Termination Period

Under section 56857, LAFCO may not hear and consider the proposed annexation until the 60-day termination period has expired. The Code provides, however, that the Commission may waive the 60-day termination period if the annexing district adopts and submits to LAFCO a resolution supporting the change of organization or reorganization.

The following is a summary of the annexation proposal filed with LAFCO:

- a. *Project Description – Annexation 2012-04 to Los Angeles County Waterworks District No. 40.*

The landowner, Palmdale School District, filed an application to annex 20.00 acres of vacant land to Los Angeles County Waterworks District No. 40. The project includes future construction of a public school.

Project Location - The project site is located west of 30th Street West, between Avenue M and Avenue L-8, in the unincorporated area adjacent to Palmdale.

Recommended Action

Receive and file.

Staff Report

May 9, 2012

Agenda Item No. 4.a.

Final Budget – Fiscal Year 2012-13

Background

In accordance with Government Code Section 56381, LAFCO must conduct a second noticed public hearing and approve its final budget by June 15th of each year. At a minimum, the proposed and final budget shall be equal to the budget adopted for the previous fiscal year, unless the commission finds that reduced staffing or program costs will nevertheless allow the commission to fulfill its statutory purposes and programs. The proposed budget was adopted at the April 11, 2012 meeting, and subsequently transmitted to the local agencies for consideration.

Final Budget

The Fiscal Year 2012-13 Final Budget identifies expenditures totally \$1,200,657. This amount represents an \$84,056 reduction from the FY 2011-12 Budget expenditures. Anticipated revenues include \$850,666 in apportionments from the cities, County, and Special Districts; \$150,000 from processing and filing fees; \$150,000 from FY 2011-12 carryover funds; and a \$50,000 transfer from the pooled investment account. The FY 2012-13 apportionments of costs to the local funding agencies is unchanged from fiscal year 2011-12.

Comments from funding agencies

The FY 2012-13 Proposed Budget has been circulated to the funding agencies for review and comment. As of the date of this report, no comments have been received from any of the funding agencies.

Recommended action:

1. Open the budget hearing;
2. After receiving public comments, close the budget hearing.
3. Approve the Fiscal Year 2012-13 Final Budget.
4. Pursuant to Government Code Section 56381, direct staff to forward the Final Budget to the County Auditor-Controller, who will apportion the net operating expenses of the commission among the classes of public agencies that select members on the commission.

LAFCO FINAL BUDGET - FISCAL YEAR 2012-13

Acct No.	EXPENSES	Budget 2011-12	Budget 2012-13	Budget Difference
50000 SALARIES & EMPLOYEE BENEFITS				
50001-12	Employee Salaries	\$ 554,085.00	\$ 553,000.00	\$ 1,085.00
50015	Retirement	\$ 65,272.00	\$ 78,700.00	\$ (13,428.00)
50016	Benefits Cashout	\$ 14,000.00	\$ 17,000.00	\$ (3,000.00)
50017	Stipends	\$ 34,200.00	\$ 32,700.00	\$ 1,500.00
50018	Worker's Compensation Insurance	\$ 8,100.00	\$ 6,802.00	\$ 1,298.00
50019	Health Insurance	\$ 107,100.00	\$ 94,500.00	\$ 12,600.00
50020	Payroll Taxes	\$ 7,000.00	\$ 8,700.00	\$ (1,700.00)
50024	Other Post Employment Benefits (OPEB)	\$ 5,440.00	\$ 6,096.00	\$ (656.00)
	Total Salaries & Employee Benefits	\$ 795,197.00	\$ 797,498.00	\$ (2,301.00)
50000A OFFICE EXPENSE				
50025	Rent	\$ 90,000.00	\$ 78,000.00	\$ 12,000.00
50026	Communications	\$ 8,500.00	\$ 8,500.00	\$ -
50027	Supplies	\$ 7,000.00	\$ 7,000.00	\$ -
50029	Equipment Maintenance and Supplies	\$ 5,500.00	\$ 5,500.00	\$ -
50030	Equipment lease	\$ 31,800.00	\$ 21,600.00	\$ 10,200.00
50031	Employee / Other Parking Fees	\$ 7,800.00	\$ 7,840.00	\$ (40.00)
50032	Other Insurance	\$ 39,800.00	\$ 39,800.00	\$ -
50033	Agency Membership Dues	\$ 9,500.00	\$ 9,500.00	\$ -
50040	Information Technology/Programming	\$ 6,500.00	\$ 6,700.00	\$ (200.00)
50052	Legal Notices	\$ 12,000.00	\$ 9,500.00	\$ 2,500.00
50053	Publications	\$ 600.00	\$ 500.00	\$ 100.00
50054	Postage	\$ 6,000.00	\$ 8,000.00	\$ (2,000.00)
50055	Audio/Visual Services	\$ 4,100.00	\$ 4,200.00	\$ (100.00)
50056	Printing	\$ 3,000.00	\$ 2,500.00	\$ 500.00
50057	Conferences/Travel - Commissioners	\$ 24,000.00	\$ 14,000.00	\$ 10,000.00
50058	Conferences/Travel - Staff	\$ 10,000.00	\$ 7,500.00	\$ 2,500.00
50060	Auto - Reimbursement	\$ 10,240.00	\$ 10,240.00	\$ -
50061	Various Vendors	\$ 4,500.00	\$ 4,600.00	\$ (100.00)
50065	Miscellaneous - Other	\$ 4,000.00	\$ 5,000.00	\$ (1,000.00)
	Total Miscellaneous Expense	\$ 284,840.00	\$ 250,480.00	\$ 34,360.00
50000C PROFESSIONAL SERVICES				
50076	Legal services	\$ 50,000.00	\$ 50,000.00	\$ -
50077	Accounting & Bookkeeping	\$ 15,000.00	\$ 18,000.00	\$ (3,000.00)
50078	Contract Services	\$ 3,000.00	\$ 7,000.00	\$ (4,000.00)
50081	Municipal Service Reviews	\$ 25,000.00	\$ 25,000.00	\$ -
	Total Professional Services	\$ 93,000.00	\$ 100,000.00	\$ (7,000.00)

LAFCO FINAL BUDGET - FISCAL YEAR 2012-13

<u>Acct No.</u>	<u>Budget</u> <u>2011-12</u>	<u>Budget</u> <u>2012-13</u>	<u>Budget</u> <u>Difference</u>
50000D CAPITAL COSTS			
50130 Computer/Copier/Misc. Equipment	\$ 3,000.00	\$ 6,500.00	\$ (3,500.00)
50131 Office Furniture	\$ 5,000.00	\$ -	\$ 5,000.00
50132 Office Relocation	\$ 15,000.00	\$ -	\$ 15,000.00
50133 Tenant Improvements	\$ 25,000.00	\$ -	\$ 25,000.00
50134 Telephone Installation	\$ -	\$ -	\$ -
50135 Equipment Installation	\$ 2,500.00	\$ -	\$ 2,500.00
Total Capital Costs	\$ 50,500.00	\$ 6,500.00	\$ 44,000.00
50137 CONTINGENCY	\$ 61,176.85	\$ 46,179.12	\$ 14,997.73
Subtotal Expense (Accounts 50000 - 50000D)	\$ 1,284,713.85	\$ 1,200,657.12	\$ 84,056.73
40000 REVENUE			
40005 Filing & Process Fees	\$ 125,000.00	\$ 150,000.00	\$ (25,000.00)
40012 FY 2010-11 Fund Balance Carryover	\$ 150,000.00	\$ 150,000.00	\$ -
40013 Transfer from Investment Pool	\$ 159,056.85	\$ 50,000.12	\$ 109,056.73
Net Operating Cost	\$ 850,657.00	\$ 850,657.00	\$ -
LOCAL AGENCY APPORTIONMENT			
40001 City of Los Angeles:	15.385%	\$ 130,873.58	\$ 130,873.58
40002 County of Los Angeles:	38.462%	\$ 327,179.70	\$ 327,179.70
40003 87 Other Cities:	23.077%	\$ 196,306.12	\$ 196,306.12
40004 54 Independent Special Districts:	23.077%	\$ 196,306.12	\$ 196,306.12
Total Allocated Costs	100%	\$ 850,665.51	\$ 850,665.51

Approved 5-9-2012

Staff Report

May 9, 2012

Agenda Item No. 4.b.

City of Hawthorne Annexation No. 2010-07

Agenda Item No. 4.b. is a proposal requesting annexation of approximately 1.36 acres of uninhabited territory to the City of Hawthorne. The applicant of record is the City of Hawthorne, having initiated the request through the adoption of the resolution of application, Resolution No. 7314, on June 8, 2010.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Hawthorne, detachment from County Lighting and Maintenance District 1687 and County Road District No. 2, and withdrawal from County Lighting District LLA-1.

Background: The proposed annexation consists of two parcels. Parcel 4142-011-034 consists of an abandoned automobile tune-up garage. The owner of this parcel is Four Prairie Inc. Parcel 4142-011-801 is a railroad right-of-way.

Purpose of the Request: The City states in their application that the property is considered a gateway to the city. The subject territory contains a dilapidated structure, a former Tune-up Masters that has been abandoned for years. Annexation to the City will spur development and create a contiguous connection to the City's existing commercial corridor along El Segundo Boulevard.

Location: The proposed annexation area is generally located east of the I-405 San Diego Freeway, south of W. 120th Street, West of Inglewood Avenue, and north of El Segundo Boulevard, in the unincorporated Del Aire community.

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population and Growth:*** The proposal area is not populated. No future residential development or increased growth demand is anticipated because the parcels will be developed with commercial uses. The present zoning does not allow for residential uses.
2. ***Registered Voters/Landowners:*** As of January 17, 2012, the County Registrar Recorder - County Clerk certified that there were no registered voters residing within the subject area.
3. ***Topography:*** The topography of the proposal area is flat terrain with no natural features.
4. ***Zoning, Present and Future Land Use:*** The parcels consist of an abandoned automobile tune-up garage and a railroad right-of-way. The current land use designation for parcel 4142-0011-034 is GC (General Commercial) and the zoning designation is Commercial 2 (C-2). The land use designation for parcel 4142-011-801 is Public and Semi-Public (P) and the zoning designation is Buffer Strip (B-1). The proposed city land use designation for both parcels is General Commercial (GC).

5. ***Surrounding Land Use:*** Land uses north of the proposed annexation area are low-density residential; to the east is railroad right-of-way and commercial; south is commercial and multi-family residential; and to the west is the I-405 San Diego Freeway.

6. ***Pre-zoning and Conformance with the General Plan:*** Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-zoning Ordinance No. 1552, was adopted by the City of Hawthorne City Council on June 14, 1993. The proposed city zoning designation for the commercially zoned parcel is C-M (Commercial Manufacturing) and UOS (Urban Open Space) for the railroad parcel.

The pre-zoning designations of the affected territory are in conformance with the City of Hawthorne and Los Angeles County General Plans.

7. ***Regional Transportation and General Plan Consistency:*** With regards to the requirements of Government Code Section 65080, the affected territory is consistent with the *City of Hawthorne General Plan*.

8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2011 is \$716,337. All agencies have adopted a property tax transfer resolution.

9. ***Governmental Services and Control, Availability and Adequacy:*** Government Code Section 56668(b) states that the Commission is to consider, “the need for organized community services: the present cost and adequacy of governmental services and controls in the area; probable future needs for those service and controls; probable effect of the...annexation... and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.”

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Control	County	Same
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County Library (Wiseburn)	Same
Park and Recreation	County	City of Hawthorne
Planning	County	City of Hawthorne
Police	County Sheriff	City of Hawthorne Police Dept.
Road Maintenance	County	City of Hawthorne
Solid Waste	County-Private hauler	City if Hawthorne – Private Hauler
Street Lighting	County	City of Hawthorne
Water	Private (Golden State Water)	Same
Wastewater	Private (Golden State Water)	Same

The County will continue to provide animal control, flood control, and library services to the annexation area. Upon approval of the annexation request, the City of Hawthorne will provide park and recreation, planning, police, road maintenance, and street lighting. The City will continue to provide adequate services and maintain current service levels. Enhanced service levels will be financed through city general fund revenues or developer fees.

There are no changes in fire, water, and wastewater service providers and in levels of service. Solid waste service is currently provided by the County through contract with a private hauler, upon approval of the annexation the City of Hawthorne will provide service through contract with a private hauler. No change in service level is anticipated.

The County manages several special assessment districts within the proposed annexation area that provide road maintenance, and lighting and maintenance services. As part of this annexation request the affected territory will be detached or withdrawn from those special assessment districts and the City of Hawthorne will assume responsibility for funding and providing these services.

No future development or growth is anticipated, therefore, there is no need for future services and controls in the area.

There are no alternative courses of action, other than having the territory remain unincorporated with the County continuing to provide municipal services.

- 10. *Effects on Agricultural and Open-Space Lands:*** There will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request.
- 11. *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.
- 12. *Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no adverse effect on adjacent areas, or mutual social and economic interests, or on the local governmental structure of the County. The alternative action would be that the proposed annexation area would remain within the jurisdiction of the County, thereby maintaining the current status.
- 13. *Conformity with Policies on Planned and Orderly Growth:*** Staff finds that the annexation proposal is in conformance with the County and City's policies on planned and orderly growth.
- 14. *Sphere of Influence:*** The proposed annexation area is within the City's sphere of influence.

15. *Timely Availability of Water Supplies:* As stated in Section 9, there is no change in water service.

16. *Regional Housing Needs:* Government Code Section 56668(l) states the Commission is to consider, “the extent to which the proposal will affect a city and the county in achieving their respective share of the regional housing needs as determined by the appropriate council of governments....”

The proposed annexation has no impact on the regional housing needs of the City or County as the development proposed is commercial.

17. *Environmental Justice:* Pursuant to Government Code Section 56668(o), “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The Commission shall take into consideration the extent to which a proposal will promote environmental justice.

There are no disadvantaged communities within proximity to the proposed annexation area.

18. *Comments from Affected Agencies:* LAFCO received comments from all the affected agencies with regards to this proposal. No significant issues were noted with the exception of the County Department of Public Works which proposed that the City annex only the north portion of El Segundo Boulevard. The map originally submitted of the annexation area proposed to take in the entire width of El Segundo Boulevard. LAFCO staff concurred with the County and requested the City amend its map accordingly.

19. *Correspondence:* No correspondence was received either in support of or in opposition to the annexation request.

20. CEQA: The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation to a city of an area containing an existing private structure developed to the density allowed by the current zoning.

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 no private railroad company that is an owner of land within the affected territory has submitted written opposition to a waiver of protest proceedings. To date, no subject agency has submitted written opposition to a waiver of 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 City of Hawthorne 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 and Ordering City of Hawthorne Annexation No. 2010-07.

RESOLUTION NO. 2012-00 RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"CITY OF HAWTHORNE ANNEXATION NO. 2010-07"**

WHEREAS, the City of Hawthorne (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 annexation of territory herein described to the City of Hawthorne, and detachment of same said territory from County Road District No. 2 and County Lighting and Maintenance District 1687 and withdrawal from County Lighting District LLA-1, Unincorporated Zone all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 1.36 acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Hawthorne Annexation No. 2010-07;" 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 that the City views the affected area as blighted, and it is a gateway into the city. The City maintains that annexation would spur development and create a contiguous connection to the City's existing commercial corridor along El Segundo Boulevard; and

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

WHEREAS, on May 9, 2012, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
3. The affected territory consists of 1.36 acres, is uninhabited, and is assigned the following short form designation:

“City of Hawthorne Annexation No. 2010-07”

4. City of Hawthorne Annexation No. 2010-07 is hereby approved, subject to the following terms and conditions:

- a. Annexation of the affected territory described in Exhibits A and B to the City.
- b. Detachment of the affected territory from County Road District No. 2.
- c. Detachment of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from County Lighting District LLA-1, Unincorporated Zone.
- e. 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 .
- f. Upon the effective date of the annexation, the City 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.

- g. Upon the effective date of the annexation, the City 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 ; (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.

- h. The City 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.
 - i. The effective date of the annexation shall be the date of recordation.
 - j. 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.
 - k. The regular County assessment roll shall be utilized by the City.
 - l. The territory will not be taxed for existing bonded indebtedness of the City.
 - m. Except to the extent in conflict with a through l, 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. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
- a. The territory to be annexed is uninhabited;
 - b. No private railroad company that is an owner of land within the affected territory has submitted written opposition to a waiver of protest proceedings.
 - c. The other owner of land within the affected territory has given its written consent to the change of organization; and

- d. 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 City of Hawthorne, subject to the terms and conditions contained herein.
7. 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 9th day of May 2012.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL NOVAK, Executive Officer

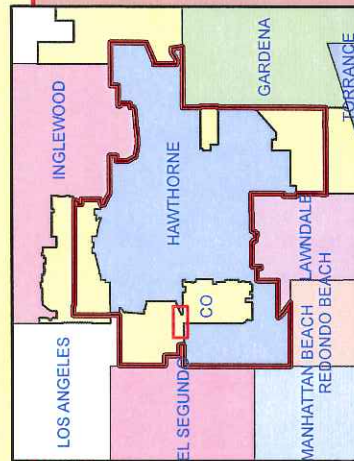


- City of Hawthorne
- Unincorporated County Territory
- Annexation 2010-07
- City of Hawthorne SOI



LAFCO
 Los Angeles Federation of City Officials
 for the County of Los Angeles

City of Hawthorne Annexation No. 2010-07



Staff Report

May 9, 2012

Agenda Item No. 4.c.

Annexation No. 358 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 175.931± 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: The owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of vacant land and is located within a vacant area. The territory is being developed to include 631 proposed single-family homes.

Location: The affected territory is located south of Avenue H between 90th Street West and 80th Street West, all within the City of Lancaster.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0. The estimated future population is 1,578 per the applicant.
2. ***Registered Voters/Landowners:*** Be California One LLC.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7000]; Single-Family Residential. The present land use is vacant; the proposed land use 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 2012 is \$7,432,164. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***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.
9. ***Effects on Agricultural and Open-Space 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 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 effect 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 mitigated negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles Sanitation District No. 14 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. 358 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set June 13, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 358 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 631 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 175.931± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 358 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 May 9, 2012, 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. 358, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Lancaster for approval of Tentative Tract Map No. 46192 for the 631 proposed single-family homes, 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, and the mitigation and monitoring report previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 358 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.

3. The Commission hereby sets the protest hearing for June 13, 2012 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 9th day of May 2012.

Ayes:

Noes:

Absent:

Abstain:

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

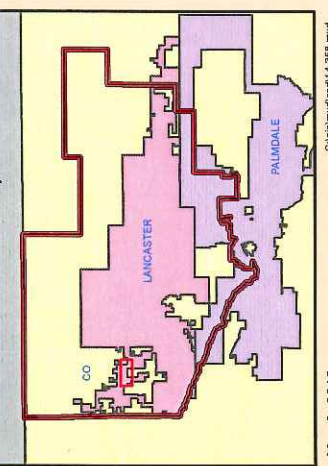
PAUL A. NOVAK, AICP Executive Officer



- Los Angeles County Sanitation District No. 14
- City of Lancaster
- CSD Annexation 14-358
- Sphere of Influence, CSD 14

Annexation No. 358

County Sanitation District No. 14



Staff Report

May 9, 2012

Agenda Item No. 4.d.

Annexation No. 363 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 20.050± acres of inhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on January 25, 2008.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: 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 53 existing single-family homes within a residential area. The territory is being developed to include 24 additional proposed single-family homes.

Location: The affected territory is located on Avenue K at its intersection with 60th Street West, all within the City of Lancaster.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 239.
- 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 [R-7000]; Single-Family Residential. The present and proposed land use residential.
- 5. Surrounding Land Use:*** The land use in the surrounding territory is residential and vacant residential.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2012 is \$14,866,616. 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 area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
- 9. *Effects on Agricultural and Open-Space 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 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 effect 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 negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal.

Conclusion: The 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. 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. 363 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set June 13, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 363 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 53 existing single-family homes and 24 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 20.050± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 363 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 May 9, 2012, 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. 363, 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 of Tentative Tract Map No. 061680 for the existing 53 single-family homes and 24 proposed single-family homes, 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. 363 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.

3. The Commission hereby sets the protest hearing for June 13, 2012 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 9th day of May 2012.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, AICP Executive Officer

Staff Report

May 9, 2012

Agenda Item No. 4.e.

Annexation No. 379 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 5.152± 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 June 23, 2010.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

Proposal Area: The annexation consists of a commercial building located within an industrial area. The territory has been developed to include a shopping center and a restaurant.

Location: The affected territory is located at the southeast corner of Avenue L and 10th Street West, all within the City of Lancaster.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. *Population:*** The current population is 0.
- 2. *Registered Voters/Landowners:*** Cft Developments LLC.
- 3. *Topography:*** The topography is relatively flat.
- 4. *Zoning, Present and Future Land Use:*** The current zoning is [LI]; Light Industrial. The present and proposed land use is commercial.
- 5. *Surrounding Land Use:*** The land use in the surrounding territory is industrial, commercial and residential.
- 6. *Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. *Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2012 is \$5,730.796. The affected agencies have adopted a negotiated tax exchange resolution.

- 8. *Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
- 9. *Effects on Agricultural and Open-Space 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 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 effect 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 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

Conclusion: The 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. 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. 379 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set June 13, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 379 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 a shopping center and a 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 5.152± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 379 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 May 9, 2012, 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. 379 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.

3. The Commission hereby sets the protest hearing for June 13, 2012 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 9th day of May 2012.

Ayes:

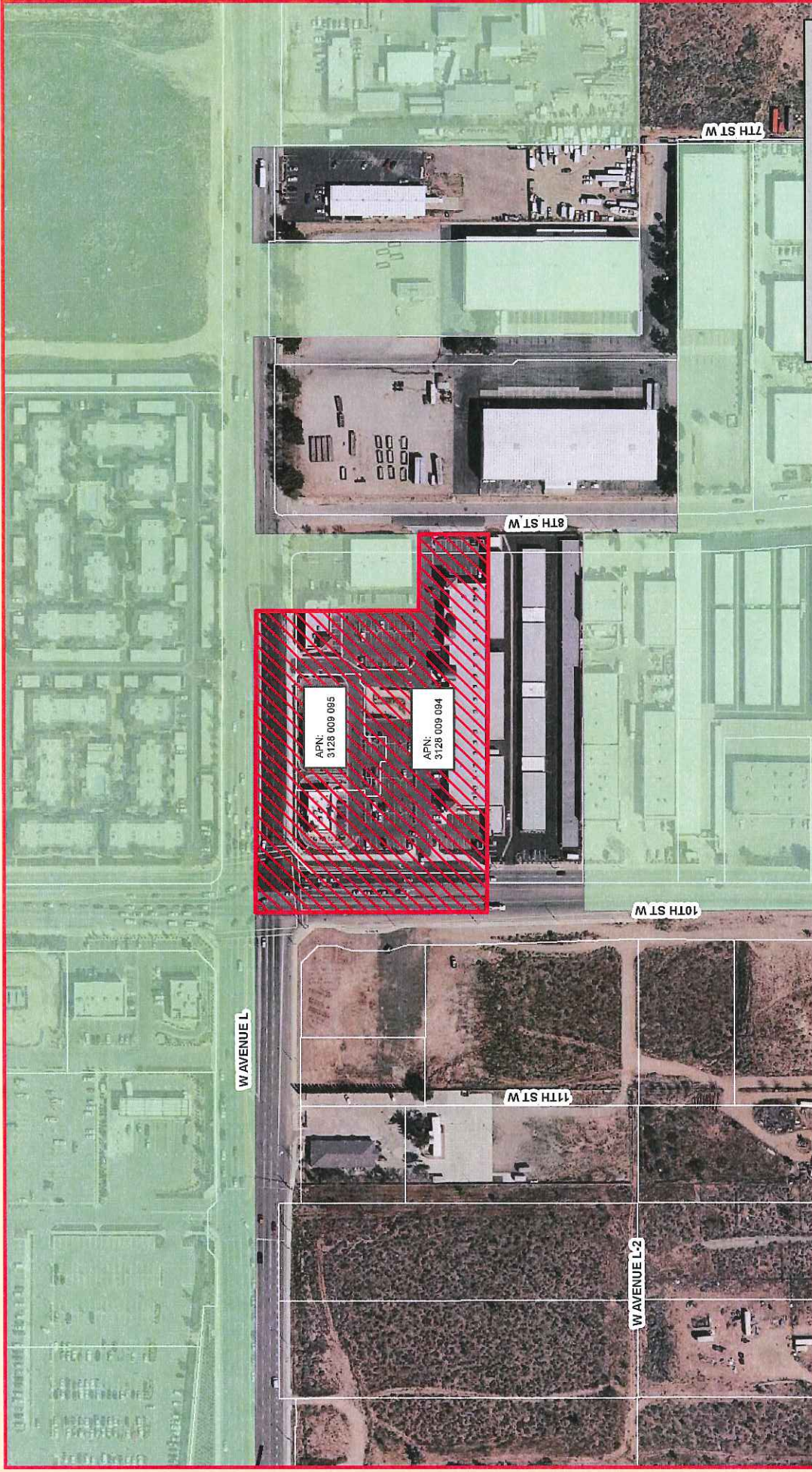
Noes:





Absent:

Abstain:

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

PAUL A. NOVAK, AICP Executive Officer



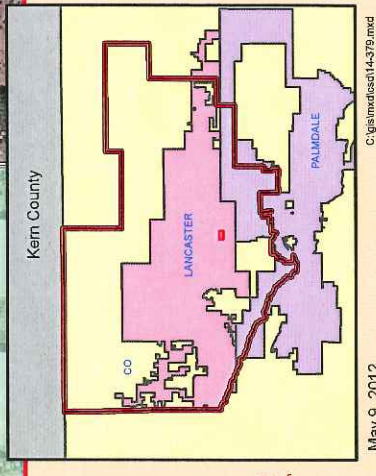
-  Los Angeles County Sanitation District No. 14
-  City of Lancaster
-  CSD Annexation 14-379
-  Sphere of Influence, CSD 14

Annexation No. 379

County Sanitation District No. 14



LAFCO
 Local Agency Formation Commission
 For The County of Los Angeles



Staff Report

May 9, 2012

Agenda Item No. 4.f.

Annexation No. 1032 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 23.930± acres of inhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on January 13, 2010.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

Proposal Area: The annexation consists of seven single-family homes located within a residential area. The territory is being developed to include 4 additional proposed single-family homes.

Location: The affected territory has 7 Parcels. Parcel 1 is located on Oak Bluff Canyon Road at its intersection with Sand Canyon Road; Parcel 2 is located on Sand Canyon Road approximately 600 feet south of Live Oak Springs Canyon Road; Parcel 3 and 4 are located on Sand Canyon Road approximately 1,600 feet and 1,950 south of Live Oak Springs Canyon Road; Parcel 5 and 6 are located on Sand Canyon Road approximately 900 feet and 300 feet north of Condor Ridge Road; and Parcel 7 is located on Sand Canyon Road approximately 400 feet south of Sultus Street, all within the City of Santa Clarita.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 25.
- 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 [RE]; Residential Estate. The present land use is residential and vacant residential. The 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 2012 is \$8,776,626. 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 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.
9. ***Effects on Agricultural and Open-Space 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 effect 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 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 the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of annexation of individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Santa Clarita Valley Sanitation District of Los Angeles County 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. 1032 to the SCVSD.
4. Pursuant to Government Code Section 57002, set June 13, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 1032 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 7 existing single-family homes and 4 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 23.930± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1032 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 May 9, 2012, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a) and (b).
2. Annexation No. 1032 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.

3. The Commission hereby sets the protest hearing for June 13, 2012 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 9th day of May 2012.

Ayes:

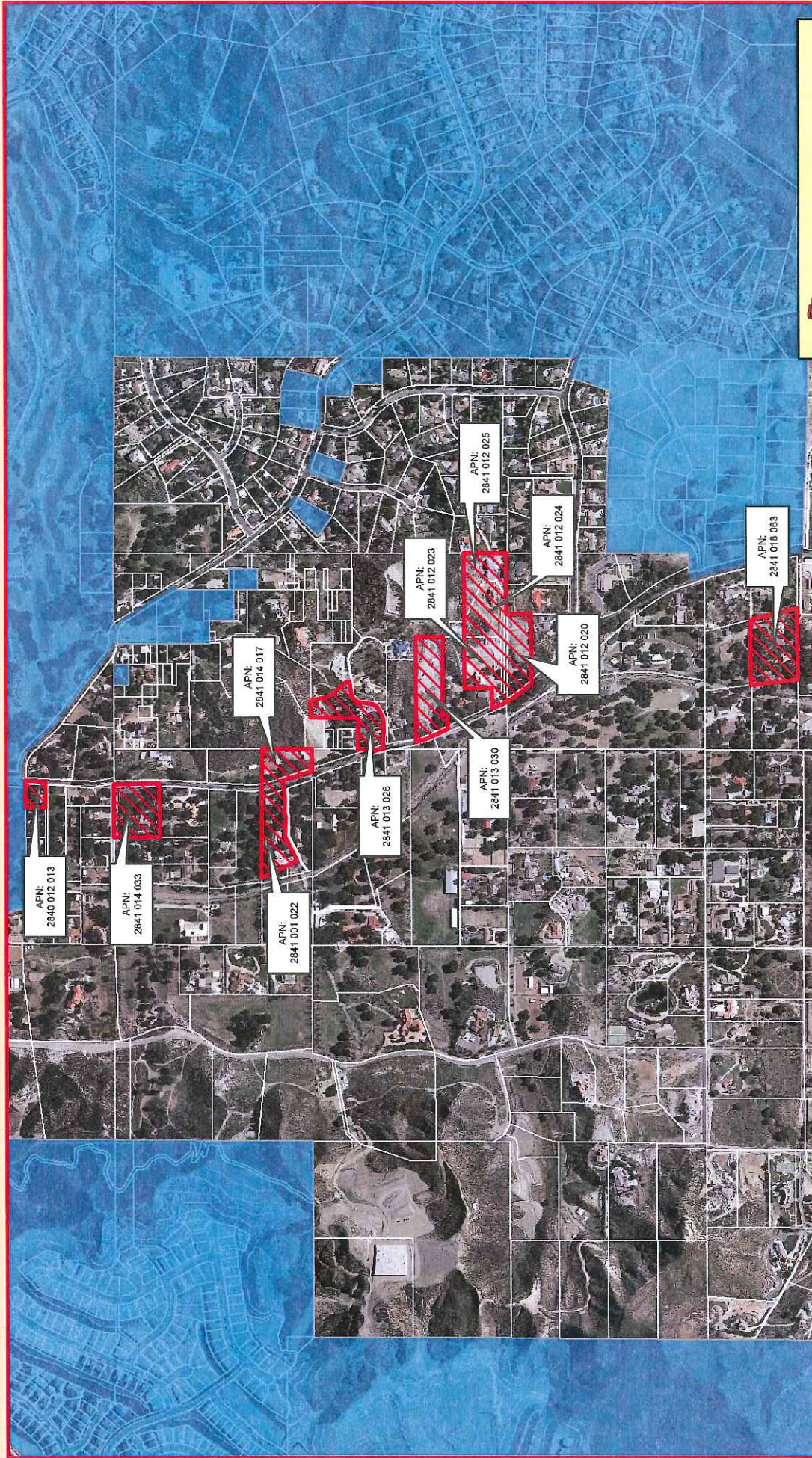
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

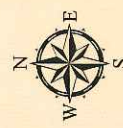


Santa Clarita Valley Sanitation District
of Los Angeles County

City of Santa Clarita

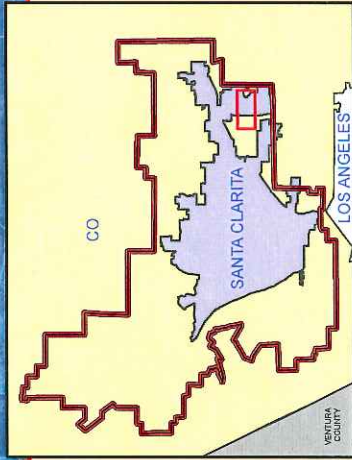
CSD Annexation SCV-1032

Sphere of Influence, CSD SCV



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 1032 Santa Clarita Valley Sanitation District of Los Angeles County



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May 9, 2012

Staff Report

May 9, 2012

Agenda Item No. 5.a.

Protest Hearing on Annexation No. 352 to Los Angeles County Sanitation District No. 14

On August 25, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 14 to annex 1.355± acres of uninhabited territory into the boundaries of District No. 14. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

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

Location: The affected territory is located on Avenue I approximately 150 feet west of its intersection with 47th Street West, all within the City of Lancaster.

Population: The current population is 0. The estimated future population is 6 residents.

Landowner(s): Joginder & Neelam Singh.

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

Zoning, Present and Future Land Use: The current zoning is [RR-2.5]; Rural Residential. The present and proposed land use is residential.

Surrounding Land Use: The surrounding land use is residential.

Assessed Value: The total assessed value is \$23,000.

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 has or will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

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

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

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

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

CEQA: The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b) because it consists of annexation of a small parcel of the minimum size for facilities exempted by CEQA Guidelines Section 15303(a).

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, or ordering Annexation No. 352 to Los Angeles County Sanitation District No. 14 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. 2012-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 352 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 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 1.355± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 352 to County Sanitation District No. 14"; and

WHEREAS, on March 14, 2012, the Commission approved Annexation No. 352 to County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set May 9, 2012 as the date for the protest hearing and has given notice thereof; and

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

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

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly if there is no majority protest.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 0 and the number of property owners is 2 and the total assessed value of land within the affected territory is \$23,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 352 to County Sanitation District No. 14 and not withdrawn is ___, which, even if valid, and not withdrawn, represents owners of land who own less than 50 percent of the total assessed value of the land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 14.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 14 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 14.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 14.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 9th day of May 2012.

Ayes:

Noes:

Absent:

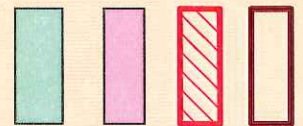
Abstain:

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

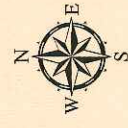
PAUL A. NOVAK, Executive Officer



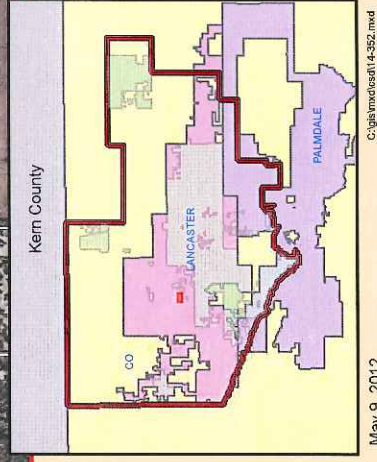
- Los Angeles County Sanitation District No. 14
- City of Lancaster
- CSD Annexation 14-352
- Sphere of Influence, CSD 14



Annexation No. 352 County Sanitation District No. 14



LAFCO
Local Agency Formation Commission
For The County of Los Angeles



May 9, 2012
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Staff Report

May 9, 2012

Agenda Item No. 6.a.

Annexation No. 391 to County Sanitation District No. 22

The following item is a proposal requesting annexation of approximately 2.338± acres of uninhabited territory to Los Angeles County Sanitation District No. 22. The District, as the applicant of record, adopted a resolution initiating proceedings on May 23, 2007.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

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

Location: The affected territory is located approximately 1 mile northwest from intersection of North Grand Avenue and East Sierra Madre Avenue, all within the City of Glendora.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 2.
- 2. Registered Voters/Landowners:*** Hans & Ivonne Jensen.
- 3. Topography:*** The topography is hillside.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [RHR] Rural Hillside Residential; the present 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 2012 is \$1,069,200. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the 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 capacity to collect, treat, and dispose of the wastewater generated by the subject territory
9. ***Effects on Agricultural and Open-Space 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. 22.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse effect on the Regional Housing Needs Allocation for the City or County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

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

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

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

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

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 391 to County Sanitation District No. 22.

RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 391 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one 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 2.338± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 391 to County Sanitation District No. 22"; and

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

WHEREAS, on May 9, 2012, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 391 to the County Sanitation District No. 22 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.

- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. The 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. 22.

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

PASSED AND ADOPTED 9th day of May 2012.

Ayes:

Noes:

Absent:

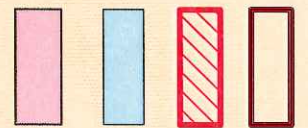
Abstain:

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

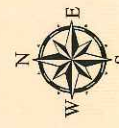
PAUL A. NOVAK, Executive Officer



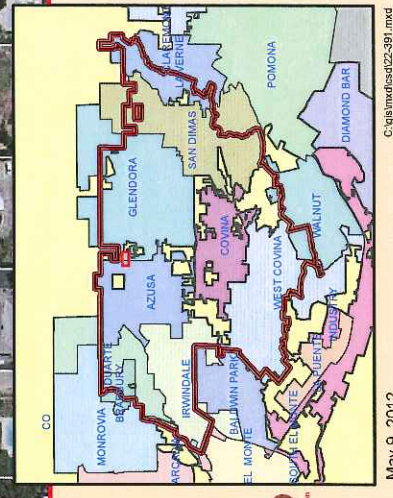
- Los Angeles County Sanitation District No. 22
- City of Glendora
- CSD Annexation 22-391
- Sphere of Influence, CSD 22



Annexation No. 391 County Sanitation District No. 22



LAFCO
Local Agency Formation Commission
For The County of Los Angeles



May 9, 2012

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Staff Report

May 9, 2012

Agenda Item No. 6.b.

Annexation No. 255 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 3.875± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on April 14, 2010.

Related Jurisdictional Changes: There are no related jurisdictional changes.

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

Proposal Area: The annexation consists of a maintenance yard located within a commercial area.

Location: The affected territory is located on The Old Road approximately 200 feet north of Henry Mayo Drive, all within unincorporated area of Los Angeles County.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0.
- 2. Registered Voters/Landowners:*** State Department of Transportation.
- 3. Topography:*** The topography is flat.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [CM]-Commercial Manufacturing, limited manufacture and assembly uses. The present land use is commercial.
- 5. Surrounding Land Use:*** The surrounding land use is commercial.
- 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:*** There is no assessed value associated with this annexation.

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

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

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a), the owner of land within the affected territory has 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), the owner of land within the affected territory has 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 SCVSD.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 255 to the SCVSD.

RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 255 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 area of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a maintenance yard; 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 3.875± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 255 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 May 9, 2012, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 255 to the SCVSD is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.

- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. The owner of land within the affected territory has given its 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 9th day of May 2012.

Ayes:

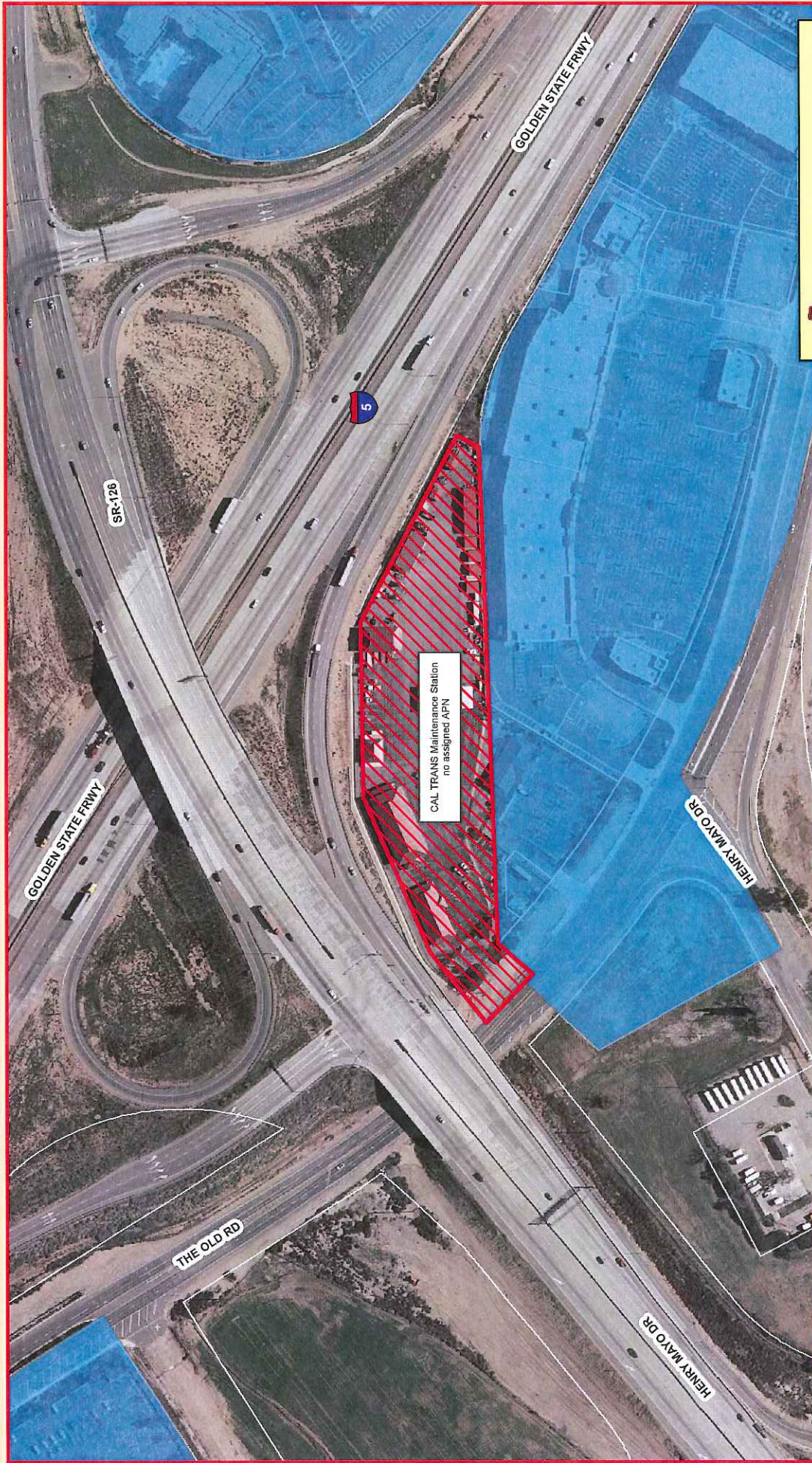
Noes:

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

Unincorporated County
Territory

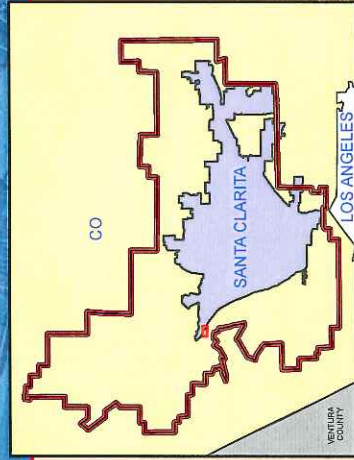
CSD Annexation SCV-255

Sphere of Influence, CSD SCV



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 255 Santa Clarita Valley Sanitation District of Los Angeles County



May 9, 2012

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*Lagerlof Senecal
Gosney & Kruse, LLP*

301 NORTH LAKE AVENUE, 10TH FLOOR
PASADENA, CALIFORNIA 91101
PHONE: (626) 793-9400 • FAX (626) 793-5900

William F. Kruse
E-MAIL: WFKRUSE@lagerlof.com

MEMORANDUM

To: Los Angeles County Independent Special Districts
From: William F. Kruse, Special Counsel
Date: APRIL 20, 2012
Subject: Election Results; LAFCO Representative

The election for LAFCO Representative closed as of 5:00 p.m. on April 13, 2012. 37 valid ballots were cast for LAFCO Representative. The results are as follows:

DONALD L. DEAR received 28 votes

LYNNE PLAMBECK received 5 votes

DR. JAMES LAWSON received 4 votes

Mr. Dear will serve as LAFCO Representative with his term ending in May 2016.

Thank you for participating in the election.

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LOS ANGELES COUNTY
LEGISLATION
COMMISSION
FOR LOS ANGELES COUNTY