



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

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, January 9, 2013
9:00 a.m.

Room 381B

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

Commission
Jerry Gladbach
Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Tom LaBonge
Gloria Molina
Henri F. Pellissier
David Spence
Zev Yaroslavsky

Alternates
Lori Brogin
Lillian Kawasaki
Don Knabe
Paul Krekorian
Gerard McCallum
Judith Mitchell

Staff
Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

Amber De La Torre
Doug Dorado
Michael Henderson
Alisha O'Brien
Patricia Wood

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

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH**
3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**
4. **SWEARING-IN OF SPEAKER(S)**
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. Annexation No. 369 to Los Angeles County Sanitation District No. 14.
- b. Annexation No. 29 to Los Angeles County Sanitation District No. 16.
- c. Approve Minutes of November 14, 2012 and November 28, 2012.
- d. Operating Account Check Register for the month of November.
- e. Receive and file update on pending applications.

6. **PUBLIC HEARING(S)**

- a. Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon).
- b. Sphere of Influence Amendment and Annexation No. 2011-15 to Newhall County Water District.
- c. Annexation No. 285 to Los Angeles County Sanitation District No. 15.
- d. Annexation No. 5 to Los Angeles County Sanitation District No. 28.
- e. Annexation No. 1012 to Santa Clarita Valley Sanitation District of Los Angeles County.

7. **PROTEST HEARING(S)**

None.

8. **OTHER ITEMS**

None.

9. **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.

10. **EXECUTIVE OFFICER'S REPORT**

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

11. **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.

12. **FUTURE MEETINGS**

February 13, 2013
March 13, 2013
April 10, 2013
May 8, 2013

13. **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.

14. **ADJOURNMENT MOTION**

Staff Report

January 9, 2013

Agenda Item No. 5.a.

Annexation No. 369 to Los Angeles County Sanitation District No. 14

The following is a proposal requesting annexation of approximately 50.060± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

BACKGROUND

Annexation No.:	369
District:	Los Angeles County Sanitation District No. 14.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 14.
Resolution or Petition:	August 27, 2008
Application filed with LAFCO:	May 13, 2010
Location:	On Avenue J between 60th Street West and 65th Street West, all within the City of Lancaster.
City/Unincorporated County:	City of Lancaster
Affected Territory:	Consists of vacant land within a residential area. The territory is being developed to include 173 proposed single-family homes.
Surrounding Territory:	Vacant and residential
Landowner(s):	99 Serenade Lancaster LLC
Registered Voters (Number):	0
As of:	September 21, 2012
Purpose:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Waiver of Notice/Hearing/Protest:	Yes
Additional Information:	None

FACTORS FOR CONSIDERATION PURSUANT TO GOVT. CODE SECTION 56668:

(a) Population

Existing Population (Number):	0
As of:	May 4, 2010
Population Density (Persons/Acre):	0.00
Estimated Future Population:	432
Land Area (Acres):	50.06
Existing Land Use(s):	vacant land within a vacant residential area.
Proposed/Future Land Use(s), if any:	The territory is being developed to include 173 single-family homes.
Assessed Valuation:	\$4,450,012
As of:	May 4, 2010
Per Capita Assessed Valuation:	N/A
Topography:	Flat
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The affected territory is vacant residential and residential
Likelihood of Significant Growth in the Area in the Next 10 Years:	No significant growth is anticipated.
Likelihood of Significant Growth in Adjacent Incorporated and Unincorporated Areas in the Next 10 Years:	No significant growth is anticipated.

(b) Governmental Services and Controls

Need for Organized Community Services ("Services" refers to "governmental services whether or not the services are services which would be provided by local agencies subject to this division and includes the public facilities necessary to provide those services"):	The affected territory is 173 proposed single-family homes, which requires organized governmental services. All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
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(b) Government Services and Controls (continued)

Probable Future Needs for Governmental Services and Controls:	Upon completion, the affected territory will require governmental services indefinitely.
Present Cost and Adequacy of Government Services and Controls:	Existing governmental services are adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems.
Probable Effect of the Proposed Action and of Alternative Courses of Action on the Cost and Adequacy of Services and Controls in the Affected Territory and Adjacent Areas:	The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(c) Proposed Action or Alternative Actions

Effect of Proposed Action on Adjacent Areas:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on Mutual Social and Economic Interests:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on the Local Governmental Structure of the County:	N/A. As a special district annexation, the proposal has no impact on the local governmental structure of the County.
Effect of Alternative Action(s) on Adjacent Areas, on Mutual Social and Economic Interests, and the Local Governmental Structure of the County:	The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(d) Conformity with Commission and Open Space Conversion Policies

Conformity with Adopted Commission Policies Regarding Urban Development: The proposal conforms to adopted Commission policies regarding urban development.

Conformity with Policies in Government Code Section 56377 Relative to Open-Space Land Conversion (as Defined in Government Code Section 65560 ("Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use . . . that is designated on a local, regional, or state open-space plan . . .")):

The proposal includes no conversion of open space lands to other uses as defined in Government Code Section 65560.

(e) Agricultural Lands

Effect on Agricultural Lands: The annexation will not have an effect on agricultural lands. There are no agricultural lands within the affected territory.

(f) Boundaries

Definiteness and Certainty of Boundaries: The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Conformance with Lines of Assessment or Ownership: The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Creation of Islands or corridors of unincorporated territory: N/A. As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

(g) Consistency with Plans

Consistency with Regional Transportation Plan: As a sanitation district annexation, the proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

Consistency with City/County General and Specific Plan(s): The proposal is consistent with the City's existing General Plan designation of Urban Residential (UR). The affected territory is not within the boundaries of any Specific Plan.

(h) Sphere of Influence

Sphere of Influence (SOI): The affected territory is within the SOI of the District.

(i) Comments From Public Agencies

Comments from Public Agencies: None

(j) Ability to Provide Services

Ability of the District to Provide the Requested Services: The affected territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

(k) Water Supplies

Timely Availability of Water Supplies: There are no known issues regarding water supply or delivery.

(l) Regional Housing

City and/or County Regional Housing Needs: N/A. As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

(m) Comments from Landowners, Voters, or Residents

Information or comments from Landowners, Voters, or Residents of the Affected Territory: None

(n) Land Use Designations

Existing Land Use Designations:

The proposal is consistent with the City's existing General Plan designation of Urban Residential (UR). The proposed action is consistent with the City's existing zoning designation of R-7000 (single-family residential).

(o) Environmental Justice

Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

Environmental Clearance:

The Negative Declaration adopted by the City of Lancaster for approval of Tentative Tract Map No. 06118, the Mitigated Negative Declaration adopted by the City of Lancaster for approval of Tentative Tract Map 06118, and the Mitigated Negative Declaration adopted by the City of Lancaster for approval of Tentative Tract Map No. 061038 and each of them are adequate for consideration of this proposal. The Commission is a responsible agency pursuant to State CEQA Guidelines Section 15096.

Lead Agency:

Los Angeles County Sanitation Districts

Date:

August 27, 2008

PLEASE CONTINUE TO PAGE 7

Annexation No. 369 to the Los Angeles County Sanitation District No. 14.

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56663(a), all owners of property 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.

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 a waiver of protest proceedings. Based thereon, the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of this annexation request as a reasonable and logical extension of services by the District.

RECOMMENDED ACTION:

Staff recommends that the Commission:

- 1). Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 369 to the Los Angeles County Sanitation District No. 14.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 369 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 173 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 50.060± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 369 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 January 9, 2013, 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. Acting in its role as a responsible agency with the respect to Annexation No. 369, 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 proposal and each of: 1) the Negative Declaration adopted by the City of Lancaster for approval of Tentative Tract Map No. 060294, 2) the Mitigated Negative Declaration adopted by the City of Lancaster for approval of Tentative Tract Map No. 06118, and 3) the Mitigated Negative Declaration adopted by the City of Lancaster for approval of Tentative Tract Map No. 061038, and has determined that the documents adequately address the environmental impacts of the proposal. 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 approvals.

3. Annexation No. 369 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. 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 County Sanitation District No. 14.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of January 2013.

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

PAUL A. NOVAK, AICP Executive Officer

Staff Report

January 9, 2013

Agenda Item No. 5.b.

Annexation No. 29 to Los Angeles County Sanitation District No. 16.

The following is a proposal requesting annexation of approximately 14.765± acres of uninhabited territory to the Los Angeles County Sanitation District No. 16.

BACKGROUND

Annexation No.:	29
District:	Los Angeles County Sanitation District No. 16.
Inhabited/Uninhabited:	Unnhabited
Applicant:	Los Angeles County Sanitation Districts
Resolution or Petition:	April 25, 2012
Application filed with LAFCO:	May 7, 2012
Location:	On Gainsborough Drive at its intersection with El Campo Drive, all within unincorporated Los Angeles County.
City/Unincorporated County:	Unincorporated County
Affected Territory:	Consists of vacant land surrounded by existing single-family residences. The territory is being developed as a water treatment plant.
Surrounding Territory:	Residential
Landowner(s):	Sunny Slope Water Company
Registered Voters (Number):	2
As of:	September 25, 2012
Purpose:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Waiver of Notice/Hearing/Protest:	Yes
Additional Information:	None

FACTORS FOR CONSIDERATION PURSUANT TO GOVT. CODE SECTION 56668:

(a) Population

Existing Population (Number):	0
As of:	April 26, 2012
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	14.765
Existing Land Use(s):	Vacant land within an industrial area.
Proposed/Future Land Use(s), if any:	The territory is being developed as a water treatment plant.
Assessed Valuation:	\$807,373
As of:	April 26, 2012
Per Capita Assessed Valuation:	N/A
Topography:	Flat
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The affected territory is vacant land located within an industrial area.
Likelihood of Significant Growth in the Area in the Next 10 Years:	No significant growth is anticipated.
Likelihood of Significant Growth in Adjacent Incorporated and Unincorporated Areas in the Next 10 Years:	No significant growth is anticipated.

(b) Governmental Services and Controls

Need for Organized Community Services ("Services" refers to "governmental services whether or not the services are services which would be provided by local agencies subject to this division and includes the public facilities necessary to provide those services"):	The territory is being developed to include a liquid granular activated carbon system, which requires organized governmental services. All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
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(b) Government Services and Controls (continued)

Probable Future Needs for Governmental Services and Controls:	Upon completion, the affected territory will require governmental services indefinitely.
Present Cost and Adequacy of Government Services and Controls:	Existing governmental services are adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems.
Probable Effect of the Proposed Action and of Alternative Courses of Action on the Cost and Adequacy of Services and Controls in the Affected Territory and Adjacent Areas:	The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(c) Proposed Action or Alternative Actions

Effect of Proposed Action on Adjacent Areas:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on Mutual Social and Economic Interests:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on the Local Governmental Structure of the County:	N/A. As a special district annexation, the proposal has no impact on the local governmental structure of the County.
Effect of Alternative Action(s) on Adjacent Areas, on Mutual Social and Economic Interests, and the Local Governmental Structure of the County:	The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(d) Conformity with Commission and Open Space Conversion Policies

Conformity with Adopted Commission Policies Regarding Urban Development: The proposal conforms to adopted Commission policies regarding urban development.

Conformity with Policies in Government Code Section 56377 Relative to Open-Space Land Conversion (as Defined in Government Code Section 65560 ("Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use . . . that is designated on a local, regional, or state open-space plan . . .")):

The proposal includes no conversion of open space lands to other uses as defined in Government Code Section 65560.

(e) Agricultural Lands

Effect on Agricultural Lands: The annexation will not have an effect on agricultural lands. There are no agricultural lands within the affected territory.

(f) Boundaries

Definiteness and Certainty of Boundaries: The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Conformance with Lines of Assessment or Ownership: The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Creation of Islands or corridors of unincorporated territory: N/A. As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

(g) Consistency with Plans

Consistency with Regional Transportation Plan: As a sanitation district annexation, the proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

Consistency with City/County General and Specific Plan(s): The proposal is consistent with the existing County General Plan designation of Low Density Residential. The affected territory is not within the boundaries of any Specific Plan.

(h) Sphere of Influence

Sphere of Influence (SOI): The affected territory is within the SOI of the District.

(i) Comments From Public Agencies

Comments from Public Agencies: None

(j) Ability to Provide Services

Ability of the District to Provide the Requested Services: The affected territory is not currently being serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District will have adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

(k) Water Supplies

Timely Availability of Water Supplies: There are no known issues regarding water supply or delivery.

(l) Regional Housing

City and/or County Regional Housing Needs: N/A. As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

(m) Comments from Landowners, Voters, or Residents

Information or comments from Landowners, Voters, or Residents of the Affected Territory: None

(n) Land Use Designations

Existing Land Use Designations:

The proposed action is consistent with the existing County General Plan designation of Low Density Residential. The proposed action is consistent with the existing County zoning designation of R-1-30000 (subject to an approved Conditional Use Permit).

(o) Environmental Justice

Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

Environmental Clearance:

The Negative Declaration adopted by the Los Angeles County Department of Regional Planning as lead agency, is adequate for consideration of this proposal. The Commission is a responsible agency pursuant to State CEQA Guidelines Section 15096.

Lead Agency:

County of Los Angeles

Date:

January 25, 2102.

PLEASE CONTINUE TO PAGE 7

Annexation No. 29 to Los Angeles County Sanitation District No. 16.

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56663(a), all owners of property 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.

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 a waiver of protest proceedings. Based thereon, the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of this annexation request as a reasonable and logical extension of services by the District.

RECOMMENDED ACTION:

Staff recommends that the Commission:

- 1). Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 29 to Los Angeles County Sanitation District No. 16.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 29 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 16"

WHEREAS, the County Sanitation District No. 16 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within unincorporated Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a liquid granular activated carbon system; 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 14.765± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 29 to County Sanitation District No. 16"; and

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

WHEREAS, on January 9, 2013, 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. Acting in its role as a responsible agency with the respect to Annexation No. 29, 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 Los Angeles County Department of Regional Planning for approval of Project R2011-00792/ CUP201100069/ RENV201100106 for the liquid granular activated carbon system, 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. 29 to the County Sanitation District No. 16 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 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 County Sanitation District No. 16.
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 January 2013.

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

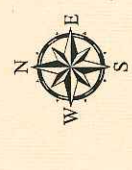
PAUL A. NOVAK, AICP Executive Officer



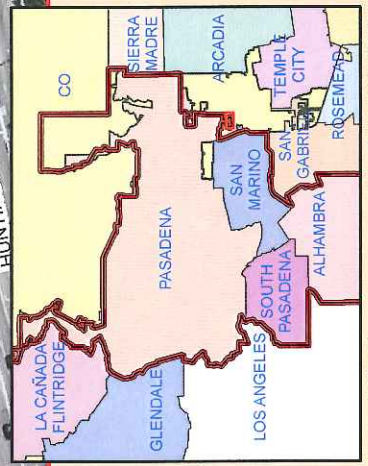
Legend

- Sanitation District 16 of Los Angeles County
- Unincorporated County Territory
- CSD Annexation 16-29
- Sphere of Influence, CSD 16

Annexation No. 29 to Sanitation District 16 of Los Angeles County



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles



January 9, 2013

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LAFCO 03
November 2012 Register Report
November 2012

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Bill Pmt -Ch	11/01/2012	6405	Daily Journal	Cust#1124120362	-102.00	-102.00
Bill Pmt -Ch	11/01/2012	6406	Hogle-Ireland	Services April 2012 (bill rec)	-4,178.00	-4,280.00
Bill Pmt -Ch	11/05/2012	6407	Hogle-Ireland	Services for 8/1/12-8/31/12	-15,513.17	-19,793.17
Bill Pmt -Ch	11/06/2012	6408	Accountemps	Cust#00490-001923000, G.	-235.09	-20,028.26
Bill Pmt -Ch	11/06/2012	6409	Computer Troubleshc	Monthly Service November	-790.00	-20,818.26
Bill Pmt -Ch	11/06/2012	6410	County Counsel	Legal Services September 2	-5,438.61	-26,256.87
Bill Pmt -Ch	11/06/2012	6411	Daily Journal	Cust#1124120362	-204.00	-26,460.87
Bill Pmt -Ch	11/06/2012	6412	Digital West Network	Acct#1252, Svc: 11/1/12-12	-55.00	-26,515.87
Bill Pmt -Ch	11/06/2012	6413	Edward J. Gladbach	Reimbursement Annual Cor	-77.70	-26,593.57
Bill Pmt -Ch	11/06/2012	6414	LACERA	Larry J C Calamine, Octobe	-533.93	-27,127.50
Bill Pmt -Ch	11/06/2012	6415	Office Depot*	Acct#32368442,	-215.09	-27,342.59
Bill Pmt -Ch	11/06/2012	6416	Patricia Knoebi-Wood	Reimbursement CCL Worke	-32.00	-27,374.59
Deposit	11/08/2012		Deposit		6,000.00	-21,374.59
Bill Pmt -Ch	11/13/2012	6417	CoreLogic	Acct#200-694038-RR65754	-28.92	-21,403.51
Bill Pmt -Ch	11/13/2012	6418	Daily Journal	Cust#1124120362	-218.00	-21,621.51
Bill Pmt -Ch	11/13/2012	6419	FedEx*	Acct#1244-7035-8	-21.38	-21,642.89
Bill Pmt -Ch	11/13/2012	6420	King Data	Cust#00271, 11/1/12-11/30/	-161.60	-21,804.49
Bill Pmt -Ch	11/13/2012	6421	Office Depot*	Acct#32368442	-252.86	-22,057.35
Bill Pmt -Ch	11/13/2012	6422	Ricoh Americas Co	616510	-895.76	-22,953.11
Bill Pmt -Ch	11/13/2012	6423	Ricoh Americas Corp	036-0027688-000	-1,561.04	-24,514.15
Deposit	11/14/2012		Deposit		300.00	-24,214.15
Check	11/15/2012	48578516	Lori W. Brogin	Stipend, October 2012	-295.65	-24,509.80
Check	11/15/2012	48578517	Richard Close	Stipend, October 2012	-147.83	-24,657.63
Check	11/15/2012	48578518	Margaret E. Finlay	Stipend, October 2012	-295.65	-24,953.28
Check	11/15/2012	48578519	Edward G. Gladbach	Stipend, October 2012	-295.65	-25,248.93
Check	11/15/2012	48578520	Donald Knabe	Stipend, October 2012	-295.65	-25,544.58
Check	11/15/2012	48578521	Judith Mitchell	Stipend, October 2012	-147.82	-25,692.40
Check	11/15/2012	48578522	Gloria Molina	Stipend October 2012	-147.82	-25,840.22
Check	11/15/2012	48578523	Henri F. Pellissier	Stipend, October 2012	-295.65	-26,135.87
Check	11/15/2012	DM	David Spence	Stipend, October 2012	-295.65	-26,431.52
Check	11/15/2012	48578524	Zev Yaroslavsky	Stipend, October 2012	-295.65	-26,727.17
Check	11/15/2012	DM	Employee Salaries	Salary, November 1-15, 201	-16,525.61	-43,252.78
Check	11/15/2012	DM	Donald L. Dear	Stipend October 2012	-283.57	-43,536.35
Check	11/15/2012	DM	Paul Krekorian	Stipend, October 2012	-147.82	-43,684.17
Check	11/15/2012	DM	Thomas J LaBonge	Stipend, October 2012	-147.82	-43,831.99
Check	11/15/2012	DM	Gerard McCallum II	Stipend, October 2012	-147.83	-43,979.82
Bill Pmt -Ch	11/15/2012	6424	Accountemps	Cust#00490-001923000, G.	-224.56	-44,204.38
Bill Pmt -Ch	11/15/2012	6425	Edward J. Gladbach		-2,287.24	-46,491.62
Bill Pmt -Ch	11/15/2012	6426	Paul A. Novak	CALAFCO Reimbursement	-60.00	-46,551.62
Bill Pmt -Ch	11/15/2012	6427	TelePacific Communi	Acct#120143, 11/9/12-12/8/	-510.19	-47,061.81
Check	11/15/2012	DM	Federal Tax Deposit	November 15, 2012 payroll	-4,050.14	-51,111.95
Check	11/15/2012	DM	State Income Tax	November 15, 2012 payroll	-1,012.36	-52,124.31
Check	11/15/2012	DM	ADP	November 15, 2012 payroll	-145.25	-52,269.56
Deposit	11/26/2012		Deposit		1,257.00	-51,012.56
Bill Pmt -Ch	11/28/2012	6428	80 South Lake LLC	NO000758-1	-6,498.17	-57,510.73
Bill Pmt -Ch	11/28/2012	6429	Accountemps		-491.24	-58,001.97
Bill Pmt -Ch	11/28/2012	6430	ATT	Acct# 990566760, 11/10/12	-309.09	-58,311.06
Bill Pmt -Ch	11/28/2012	6431	Bank of America*		-752.48	-59,063.54
Bill Pmt -Ch	11/28/2012	6432	Cheveron and Texaco	7898685099	-317.25	-59,380.79
Bill Pmt -Ch	11/28/2012	6433	Daily Journal	Cust#1124120362	-215.00	-59,595.79
Bill Pmt -Ch	11/28/2012	6434	Mail Finance	Lease# N07061692D, 12/12	-128.17	-59,721.96
Bill Pmt -Ch	11/28/2012	6435	Neofunds	Acct#7900 0045 2259 1290	-500.00	-60,221.96
Bill Pmt -Ch	11/28/2012	6436	Office Depot*		-462.76	-60,684.72
Bill Pmt -Ch	11/28/2012	6437	Palmdale Water Distr	Palmdale Water District MS	-9,747.00	-70,431.72
Bill Pmt -Ch	11/28/2012	6438	Tropical Interior Plant Service:	October 2012	-100.00	-70,531.72
General Jou	11/29/2012	JE328	Wire Transfer from T	Wire Transfer T4A	150,000.00	79,468.28
Check	11/30/2012	48597373	Richard Close	Stipend, November 2012	-295.65	79,172.63
Check	11/30/2012	48597374	Margaret E. Finlay	Stipend, November 2012	-295.65	78,876.98
Check	11/30/2012	48597375	Edward G. Gladbach	Stipend, November 2012	-295.65	78,581.33
Check	11/30/2012	48597376	Donald Knabe	Stipend, November 2012	-147.83	78,433.50
Check	11/30/2012	48597377	Judith Mitchell	Stipend, November 2012	-147.83	78,285.67
Check	11/30/2012	48597378	Gloria Molina	Stipend November 2012	-295.65	77,990.02
Check	11/30/2012	48597379	Henri F. Pellissier	Stipend, November 2012	-295.65	77,694.37
Check	11/30/2012	DM	David Spence	Stipend, November 2012	-295.65	77,398.72
Check	11/30/2012	48597380	Zev Yaroslavsky	Stipend, November 2012	-295.65	77,103.07
Check	11/30/2012	DM	Employee Salaries	Salary, November 16-30, 20	-16,192.41	60,910.66
Check	11/30/2012	DM	Donald L. Dear	Stipend November 2012	-283.57	60,627.09
Check	11/30/2012	DM	Thomas J LaBonge	Stipend, November 2012	-295.65	60,331.44
Check	11/30/2012	DM	Federal Tax Deposit	November 30, 2012 payroll	-3,967.11	56,364.33
Check	11/30/2012	DM	State Income Tax	November 30, 2012 payroll	-998.83	55,365.50
Check	11/30/2012	DM	ADP	November 30, 2012 payroll	-139.31	55,226.19
Total 10003 Operating Account					55,226.19	55,226.19
Total 10000 Cash Unrestricted					55,226.19	55,226.19
TOTAL					55,226.19	55,226.19

AGENDA ITEM NO. 5e - January 9, 2012

PENDING APPLICATIONS AS OF December 18, 2012

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	The City and County have been in involved in ongoing negotiations. There has been no agreement to date. 7-29-12 Troy Helling indicated the City Engineer wants to move forward.	1/4/2007	Unknown
2	DD	Annexation No. 2007-05 City of Long Beach (Rancho Dominguez)	City of Long Beach	Request for annexation of 880 acres to the City of Long Beach. The proposed area is located in the Rancho Dominguez/Alameda Industrial area, east of Alameda Street, north of Del Amo Blvd., west of the 710 Freeway, and south of the 91 Freeway.	The City and County have been in involved in ongoing negotiations. There has been no agreement to date.	1/10/2007	Unknown
3	AAO	Annex2003-08(40-23/4-103) Los Angeles County Waterworks District No. 40	LA County Waterworks District 40	Annex 19.69 acres of land located at the NE corner of Ave N and 55th St W in the City of Palmdale. 43 single family homes have been constructed.	district been providing service since 2003, Board letter submitted to administration for processing. 7-29-10	11/4/2003	Unknown
4	AAO	Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	never started, sent out paperwork 11-3-09, resent 8-3-10 to waterworks, pending approval of tax resolution, missing will serve letter	5/15/2006	Unknown
5	AAO	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Missing Will Serve Letter, need to talk to district about out of agency service agreement for school 4-27-11, received revised map and legal 2-28-12	10/5/2006	Unknown
6	AAO	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	was an incomplete application till May 2011, informational item in May, sent out in June, waiting for tax resolution. Missing will serve letter	12/1/2006	Unknown
7	AAO	Annexation No. 2007-18 to Los Angeles County Waterworks District No. 40	Michael Roach/ LACWD	Annex 130.29 acres of inhabited located between Avenue K & K-8 and between 30th and 35th Streets East, in the City of Lancaster.	Have tax resolution, missing CEQA and BOE fees, left messages for Mike, district serving area since mid 90's	8/10/2007	Unknown
8	AAO	Annexation No. 2007- 29 to Quartz Hill Water District - SOI amendment	Kimberly Juday	Annex 5.08 acres of vacant land located at NEC of Avenue L-12 & 37th Street West, in the City of Lancaster. Future development of 7 single family homes	Applicant working on CEQA with city, pending approval of tax resolution, in redevelopment area	1/4/2008	Unknown
9	AAO	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley fwy. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Sent out Notice 4-22-09, Pending approval of tax resolution, resent to waterworks 8-3-10	9/22/2008	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	AAO	Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	Waterworks waiting for AVEK to sign tax resolution, 7-29-10	12/5/2008	Unknown
11	AD	Reorganization No. 2011-01 (21-723)	Sanitation Districts	556.712 Acres on Amar Road North of Lemon Avenue and Creekside Drive, all within the City of Walnut.	Pending approval of tax resolution	9/8/2009	Unknown
12	AAO	Reorganization 2009-16 to County Water Works District No. 29	M.H.A.B. Trust/ Water works Dist. 29	Detach 56 acres of uninhabited territory from Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of 5 homes. The project site is located north of Palm Canyon Lane between Cross Creek Road and Serra Road, in unincorporated county territory, adjacent to Malibu	Sent out Notice 2-11-10, Pending approval of tax resolution, no CEQA	12/28/2009	Unknown
13	AAO	Reorganization 2010-02 Newhall County Water District	Newhall County Water District	Detach 113.8 acres of vacant land from Los Angeles County Waterworks District No. 36 and annex to Newhall County Water District. The site is located on northwest corner of Romero Canyon Road and Canyon Hill Road, within the area know as Castaic.	august 2011 Agenda, continued until new CEQA is submitted	1/21/2010	Unknown
14	DD	City of Calabasas Annexation 2010-03 (Mountain View Estates)	City of Calabasas	840 acres located between Ventura County Boundary on the north & the Ventura Freeway (State Route 101) on the south, east of Las Virgenes Rd. & west of the City of Hidden Hills. Major streets & highways are Mureau Rd. & the Ventura Freeway on the south & Thousand Oaks Blvd. which enters the proposal area from the west.	Pending approval of tax resolution	3/22/2010	Unknown
15	AD	Annexation 369 District No. 14	Sanitation Districts	50.060 acres located on Avenue j between 60th Street West and 65th Street West, all within the City of Lancaster	Pending approval of tax resolution	5/13/2010	Unknown
16	AAO	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicated open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	received Tax Resolution 12-29-11, no CEQA, talked to Pete 1-5-12 should be receiving something in a month. 3-7-12 will not submit CEQA feel he is exempt	6/9/2010	Unknown
17	AD	Annexation 389 District No. 22	Sanitation Districts	7.380 acres located on Arrow Highway approx. 250 feet west of Walnut Avenue, all within the City of San Dimas.	Pending approval of tax resolution	7/12/2010	Unknown
18	AD	Annexation 351 District No. 14	Sanitation Districts	30.762 acres located at the northeast corner of 40th Street East and Avenue J, all within the City of Lancaster.	Pending approval of tax resolution	7/26/2010	Unknown
19	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1017	Sanitation Districts	4.049 acres located approx 500 feet northwest from its intersection of Via Princesa and Sierra Highway, all within the City of Santa Clarita.	Pending approval of tax resolution	8/9/2010	Unknown
20	AD	Annexation 719 District No. 21	Sanitation Districts	5.767 acres located on the southeast corner of Base Line Road and Emerald Avenue, all within the City of La Verne.	Pending approval of tax resolution	8/9/2010	Unknown
21	AD	Annexation 355 District No. 14	Sanitation Districts	20.338 acres located at the northwest corner of Lancaster Blvd. and 30th Street West, all within the City of Lancaster.	Pending approval of tax resolution	8/18/2010	Unknown
22	AD	Annexation 383 District No. 22	Sanitation Districts	4.634 acres located at the northwest intersection of Cortez Street and Grand Avenue, all within the City of West Covina.	Pending approval of tax resolution	10/4/2010	Unknown
23	AAO	Quartz Hill Water District Annexation 2010-09	Antelope Valley Sikh Center	4.89 acres located on the west side of 30th Street West, midway between Avenue M and Avenue L-8	Pending approval of tax resolution, in redevelopment area	10/13/2010	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
24	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Pending approval of tax resolution	10/25/2010	Unknown
25	AD	Annexation 28 District No. 5	Sanitation Districts	2,430 acres parcel 1 is located approx. 100 feet north of Angeles Crest Highway and approx 100 feet west of Harter Lane; Parcel 2 is located east of Starlight Crest Drive at its intersection with Stardust Road, all within the City of La Canada Flintridge.	Pending approval of tax resolution	11/10/2010	Unknown
26	AD	Annexation 726 District No. 21	Sanitation Districts	Parcel 1 is located between the Pomona (60) Freeway and Valley Blvd. northeast and southwest of Grand Avenue, all within the City of Industry; Parcel 2 is located immediately west of Orange (57) Freeway, all within the City of Diamond Bar; Parcel 3 is located on Valley Blvd. at its intersection with Grand Avenue, all within the City of Walnut, and Parcel 4 is located on Brea Canyon Road at its intersection with Glenbrook Drive, all within the City of Diamond Bar.	Pending approval of tax resolution	11/22/2010	Unknown
27	AD	SOI Amendment 2010-11 District No. 5	Sanitation Districts	Proposal 1 is located in the City of El Segundo and is bounded by El Segundo Blvd. to the north, Rosecrans Ave. to the south, Douglas St. to the east, and Sepulveda to the west.	Pending approval of tax resolution	11/29/2010	Unknown
28	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1012	Sanitation Districts	22,319 acres located at the northwest intersection of Golden Valley Road and Sierra Highway, all within the City of Santa Clarita	Pending approval of tax resolution	12/21/2010	Unknown
29	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1023	Sanitation Districts	4,015 acres located on Parker Road west of the Golden State Freeway (I-5) and east of The Old Road, all within the unincorporated area of Los Angeles County.	Pending approval of tax resolution	12/21/2010	Unknown
30	AD	Annexation 55 District No. 5	Sanitation Districts	17,999 acres located on Sepulveda Blvd. approx. 300 feet south of Hughes Way, all within the City of El Segundo.	Pending approval of tax resolution	3/2/2011	Unknown
31	AD	Annexation 367 District No. 22	Sanitation Districts	0,556 acres located on Prospero Drive approx 300 feet north of Cameron Ave, all within the City of West Covina.	Pending approval of tax resolution	3/9/2011	Unknown
32	AD	Annexation 288 District No. 15	Sanitation Districts	.522 acres located on Sierra Vista Court, approx 300 feet west of Del Valle Avenue, all within the City of La Puente.	Pending approval of tax resolution	3/9/2011	Unknown
33	DD	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	20 acres of unincorporated land east of 11th Street West, between Avenue O-4 and Avenue N-12, in the unincorporated area adjacent to the City of Palmdale.	Pending approval of tax resolution. County want city to annex entire island, landowner not interested	4/13/2011	Unknown
34	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1049	Sanitation Districts	116,678 acres located at the Northwest terminus of Witherspoon Parkway approx. 500 feet east of Del Valle Road, all within Unincorporated Los Angeles County.	Pending approval of tax resolution	3/23/2001	Unknown
35	AAO	Reorganization 2011-16 to Newhall County Water District and Castaic Lake Water Agency	NCWD/CLWA	801.53 acres regional access is provided via Interstate 5 (I-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro.	Pending approval of tax resolution, worksheets in CEO's office 10-31-11	5/5/2011	Unknown
36	AAO	Newhall County Water District Annexation 2011-15	Newhall County Water District	411.91 acres regional access is provided via Interstate 5 (I-5) for north/south travelers, State Route 14 (SR-14) for travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro	Pending approval of tax resolution, worksheets in CEO's office 10-31-11	5/5/2011	Unknown
37	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1020	Sanitation Districts	.925 acres located on Scherzinger Lane approximately 100 feet southwest of Adon Avenue, all within the City of Santa Clarita.	Pending approval of tax resolution	5/18/2011	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
38	AD	Annexation 413 District No. 14	Sanitation Districts	11.979 acres located on Fern Ave at its intersection with Jackman Street, all within the City of Lancaster.	Pending approval of tax resolution	6/7/2011	Unknown
39	AD	Annexation 405 District No. 14	Sanitation Districts	6.052 acres located on 10th Street West at its intersection with Avenue M-12, all within the City of Palmdale.	Pending approval of tax resolution	7/5/2011	Unknown
40	AD	Annexation 731 District No. 21	Sanitation Districts	584 acres located on Realitos Dr. immediately north of the Foothill Fwy (Route 210) & approx. 300ft south of Smoketree Drive, all within unincorporated Los Angeles County.	Pending approval of tax resolution	7/5/2011	Unknown
41	AD	Reorganization No. 2000-01 (21-684)	Sanitation Districts	5.741 acres located on Woodgate Drive approximately 600 feet south of Amar Road, all within the City of West Covina.	Pending approval of tax resolution	7/18/2011	Unknown
42	AD	Reorganization No. 2006-01 (21-6)	Sanitation Districts	2.580 acres located on Oak Grove Drive south of Berkshire Place and east of the Foothill Freeway (I-210), all within the City of La Canada Flintridge.	Pending approval of tax resolution	7/25/2011	Unknown
43	AD	Annexation 725 District No. 21	Sanitation Districts	18.964 acres located on Manzanita Circle approx. 600 ft north of Virginia Ave, all within the City of La Verne.	Pending approval of tax resolution	8/17/2011	Unknown
44	AD	Reorganization No. 2007-02 (15-289)	Sanitation Districts	15.146 acres located east of Azusa Ave between Fairgrove Ave and Aroma Drive, all within the City of West Covina.	Pending approval of tax resolution	8/29/2011	Unknown
45	AD	Annexation 412 District No. 14	Sanitation Districts	1.304 acres located on 50th Street West approx. 150 feet south of Columbia Way, all within unincorporated Los Angeles County.	Pending approval of tax resolution	9/7/2011	Unknown
46	DD	City of Santa Clarita Annexation 2011-23 (Norland Road)	City of Santa Clarita	187 acres located south of State Rte 14, north and west of the existing Sand Canuon Community of the City of Santa Clarita.	Pending approval of tax resolution	9/19/2011	Unknown
47	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1054	Sanitation Districts	7.671 acres located on Sierra Highway approx. 600 feet northeast of San Fernando Road all within the City of Santa Clarita.	Pending approval of tax resolution	9/26/2011	Unknown
48	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 313	Sanitation Districts	.503 acres located on Sierra Highway approx. 200 feet northeast of Sierra Cross Avenue, all within the City of Santa Clarita.	Pending approval of tax resolution	9/26/2011	Unknown
49	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1057	Sanitation Districts	13.584 acres located on Scherzinger Lane approx. a mile northeast from its intersection with Soledad Canyon Road, all within the City of Santa Clarita.	Pending approval of tax resolution	9/26/2011	Unknown
50	AD	Annexation 275 District No. 15	Sanitation Districts	.950 acres Parcel 1 located on Kwis Ave at its intersection with Three Palms Street; Parcel 2 is located on Kwis Avenue approximately 300 feet north of Los Robles Avenue and Parcel 3 is located on Los Robles Ave near its intersection with Kwis Ave, all within the unincorporated area of Los Angeles County.	Pending approval of tax resolution	10/11/11	Unknown
51		City of Los Angeles Annexation 2011-27	Forestar Group	685 acres of uninhabited territory located east of Browns Canyon Road and northwest of Mason Ave, in the unincorporated area just north of the City of Los Angeles.	Received incomplete application 12-8-11, received more 2-13-12, sent out notice 2-15-12, City of LA is working on CEQA,	12/8/2011	Unknown
52	DD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1055	Sanitation Districts	0.294 Acres located of Scherzinger Lane approximately 200 feet north of Sierra Cross Avenue, all within the City of Santa Clarita.	Pending approval of tax resolution	12/6/2011	Unknown
53	AD	Annexation 413 District No. 22	Sanitation Districts	0.690 Acres located on Sierra Madre Avenue at its intersection with Easley Canyon Road, all within the City of Glendora.	Pending approval of tax resolution	12/6/2011	Unknown
54	AD	Annexation 412 District No. 22	Sanitation Districts	1.069 Acres located on Base Line Road approximately 200 feet north of Foothill Boulevard, all within the City of La Verne.	Pending approval of tax resolution	12/6/2011	Unknown
55	AD	Annexation 410 District No. 22	Sanitation Districts	4.720 Acres Parcel 1, is located approx. 700 ft Southeast from intersection of Arrow Hwy. & Cataract Ave; Parcel 2 is located on Arrow Hwy. approx. 60 feet east of Cataract Avenue, all within the City of San Dimas.	Pending approval of tax resolution	12/6/2011	Unknown
56	AD	Annexation 735 District No. 21	Sanitation Districts	1.451 Acres located on Indian Creek Road at its intersection with Falcons View Drive, all within the City of Diamond Bar.	Pending approval of tax resolution	12/6/2011	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
57	AD	Annexation 730 District No. 21	Sanitation Districts	2.784 Acres located on Alamosa Drive at its intersection with Mills Avenue, all within the City of Claremont.	Pending approval of tax resolution	12/6/2011	Unknown
58	AD	Annexation 411 District No. 14	Sanitation Districts	27.498 Acres located on the northwest corner of Avenue N-8 and 50th Street West, all within the City of Palmdale.	Pending approval of tax resolution	12/6/2011	Unknown
59	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1056	Sanitation Districts	4.162 Acres located on Placerita Canyon Road between Aden Avenue and Cast Avenue, all within the City of Santa Clarita.	Pending approval of tax resolution	12/6/2011	Unknown
60	DD	City of Santa Clarita Annexation 2011-26 (South Sand Canyon)	City of Santa Clarita	692 acres located south of Placerita Canyon Rd., and west and south of Sand Canyon Rd.	January 9th agenda	12/14/2011	Feb-2013
61	DD	City of Glendora Annexation 2011-08	City of Glendora	68 acres located south of Sierra Madre Blvd., east of the City of Azusa limits, west of Barranca Ave., and north of the BNSF Railroad.	Sent out Revised Notice, October 31, 2012	12/22/2011	Unknown
62	DD	City of Carson Annexation 2011-25 (Rancho Dominguez)	City of Carson	1,710 acres located south of the 91 Freeway, west of the 710 Freeway, north of Del Amo Blvd., and east of Wilmington Ave.	New application.	12/27/2011	Unknown
63	AD	Annexation 56 District No. 2	Sanitation Districts	1,520 acres located at Ferina Street, approximately 350 feet east of Studebaker Road, all within the City of Norwalk.	Pending approval of tax resolution	1/3/2012	Unknown
64	AD	Annexation 703 District No. 21	Sanitation Districts	3,714 acres located on Puddingstone Drive approximately 200 feet east of Raging Waters Drive, all within the City of San Dimas.	Pending approval of tax resolution	1/3/2012	Unknown
65	AD	Annexation 713 District No. 21	Sanitation Districts	1,291 acres located on Puddingstone Drive approximately 800 feet west of Walnut Avenue, all within the City of San Dimas.	Pending approval of tax resolution	1/3/2012	Unknown
66	AD	Annexation 378 District No. 22	Sanitation Districts	1,942 acres on Cannon Avenue approximately 200 feet north of Rebecca Drive, all within the City of San Dimas.	Pending approval of tax resolution	1/3/2012	Unknown
67	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1059	Sanitation Districts	802.540 acres located approximately 3,900 feet north of Soledad Canyon Road and directly west of Sierra Highway, within unincorporated Los Angeles County and the City of Santa Clarita.	Pending approval of tax resolution	1/24/2012	Unknown
68	AD	Annexation 414 District No. 22	Sanitation Districts	0.570 acres located on the northwest corner of Aldersgate Drive and Wheeler Avenue, all within the City of La Verne.	Pending approval of tax resolution	2/6/2012	Unknown
69	AD	Annexation 28 District No. 16	Sanitation Districts	1,680 acres located at the terminus of Trevan Road approximately 200 feet south of Villa Knolls Drive, all within unincorporated Los Angeles County.	Pending approval of tax resolution	2/6/2012	Unknown
70	AD	Annexation 291 District No. 15	Sanitation Districts	6,782 acres located on Ringgrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County.	Pending approval of tax resolution	3/19/2012	Unknown
71	AD	Annexation 52 District No. 18	Sanitation Districts	6,699 acres located on Pelissier Road approximately 200 feet west of Pearson Avenue, all within unincorporated Los Angeles.	Pending approval of tax resolution	3/19/2012	Unknown
72	DD	City of Palmdale Annexation 2011-19	City of Palmdale	405 acres of uninhabited territory located between Palmdale Blvd and Ave S and 80th and 85th Street East.	Sent out Notice 3-22-12, pending approval of tax resolution.	3/8/2012	Unknown
73	AD	Annexation 706 District No. 21	Sanitation Districts	0.779 acres located on Foothill Boulevard approximately 200 feet north of Towne Center Drive, all within the City of La Verne.	Pending approval of tax resolution	4/16/2012	unknown
74	AD	Annexation 55 District No. 2	Sanitation Districts	1,108 acres located at the southeast corner of the intersection of Noakes Street and Indiana Street, all within the City of Los Angeles.	Pending approval of tax resolution	4/16/2012	unknown
75	AD	Annexation 733 District No. 21	Sanitation Districts	1,195 acres located on Towne Avenue approximately 150 feet south of Hillisdale Drive, all within the City of Claremont.	Pending approval of tax resolution	4/16/2012	unknown
76	AD	Annexation 416 District No. 22	Sanitation Districts	1,390 acres located on De Anza Heights Drive approximately 700 feet east of Walnut Avenue, all within the City of San Dimas.	Pending approval of tax resolution	4/16/2012	unknown
77	AD	Annexation 292 District No. 15	Sanitation Districts	2,926 acres located on Hacienda Boulevard approximately 150 feet southeast of Sandy Hook Avenue, all within the City of La Puente.	Pending approval of tax resolution	4/16/2012	unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
78	AAO	Annexation 2012-04 to Los Angeles County Waterworks District No. 40	Palmdale School District	20 acres of uninhabited land north of Avenue P-8 between 22nd and 23rd Street West, in the City of Palmdale.	Pending approval of tax resolution	4/17/2012	Unknown
79	AAO	Detachment 2012-03 from Los Angeles County Waterworks District No. 36	Sterling Gateway, LP	116 acres of uninhabited land east of the intersection of Avenue Penn and Witherspoon Parkway.	Sent out Notice May 3, 2012	4/17/2012	Unknown
80	AD	Annexation 29 District No. 16	Sanitation Districts	14,765 acres located on Gainsborough Drive at its intersection with El Campo Drive, all within unincorporated Los Angeles County.	Pending approval of tax resolution	5/7/2012	Unknown
81	AAO	Annexation 375 District No. 14	Sanitation Districts	129,557 acres located on Joshua Ranch Rd approximately 300 feet north of Elizabeth Lake Road, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
82	AD	Annexation 82 District No. 20	Sanitation Districts	240,860 acres located at the Southwest corner of Avenue S and 70th Street East, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
83	AD	Annexation 89 District No. 20	Sanitation Districts	6,287 acres: Joshua Ranch Road which serves as the access road to the Joshua Ranch development, located within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
84	AAO	Annexation 323 District No. 14	Sanitation Districts	201,062 acres located on Elizabeth Lake Road approximately 3 3/4 miles west of the Antelope Valley Freeway, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
85	AD	Annexation 398 District No. 14	Sanitation Districts	2,531 acres located on 10th Street West approximately 500 feet north of Avenue O all within unincorporated Los Angeles County	Pending approval of tax resolution	6/7/2012	Unknown
86	AAO	SOI Amendment 2012-14 District No. 14 (assoc. annexations 14-323 & 14-375)	Sanitation Districts	899.77 acres located north of the intersection of Elizabeth Lake Road and Ranch Center Drive and southwest of the California Aqueduct, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
87	AD	SOI Amendment 2012-15 District No. 20 (assoc. annexation 20-89)	Sanitation Districts	438.64 acres located north of the intersection of Elizabeth Lake Road and Ranch Center Drive and southwest of the California Aqueduct, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
88	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. ASCV-1026	Sanitation Districts	70,876 acres located on Sierra Hwy approx 3,000 feet NW of the intersection of Soledad Canyon Road and Sand Canyon Road, within the City of Santa Clarita	Pending approval of tax resolution	6/25/2012	Unknown
89	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. ASCV-1060	Sanitation Districts	2905 acres located on Sierra Hwy between Raquet Club Court & Dolan Way, within the City of Santa Clarita	Pending approval of tax resolution	6/26/2012	Unknown
90	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. ASCV-1061	Sanitation Districts	1,621 Acres located on Newhall Ave approx 600 feet NW of Meadow Ridge Drive, within the City of Santa Clarita	Pending approval of tax resolution	6/26/2012	Unknown
91	AD	Annexation 14-415 (reorg 2012-02)	Sanitation Districts	15,298 Acres located at the intersection of Rancho Vista Boulevard/ Avenue P and 25th Street West, all within the City of Palmdale	Pending approval of tax resolution	10/30/2012	Unknown
92	AD	Annexation 21-734	Sanitation Districts	1,376 acres located on the NW corner of Padua Ave and Miramar Dr, all within the City of Claremont	Pending approval of tax resolution	11/8/2012	Unknown
93	AAO	Annexation 2012-20 County Waterworks District No. 40 (Anaverve Hills School)	Westside Union School District	In Antelope Valley. Location boundaries are Avenue S, Greenbrier Street, Jackson Way: Approximately 2,015 gross acres planned to be developed with approximately 5200 dwelling units. Also golf course, two schools, fire station 124 acres of parks and trails, 637 acres of open space	Pending approval of tax resolution	11/5/2012	Unknown
95	AD	Annexation SCV-1064	Sanitation Districts	266 acres located on Sand Canyon Rd at Intersection with Mandalay Rd, in City of Santa Clarita	Pending approval of tax resolution	11/29/2012	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
96	AD	Annexation CSD1-2	Sanitation Districts	0.0152 acres located on 93rd street approximately 200 feet East of Broadway in the City of Los Angeles	Pending approval of tax resolution	11/29/2012	Unknown

Staff Report

January 9, 2013

Agenda Item No. 6.a.

Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon)

This is a proposal requesting annexation of approximately 692.15± acres of inhabited territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, having initiated the request through the adoption of a resolution of application, Resolution No. 11-80, on November 18, 2011.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: detachment from County Lighting and Maintenance District 1687, and withdrawal from the County Public Library, County Road District No. 5, and County Lighting District LLA-1, Unincorporated Zone, and annexation of the southerly 634.47± acres of the 692.15± acres to Greater Los Angeles County Vector Control District.

Background: The proposed annexation consists of approximately 13 single family homes, 2 movie ranches, and vacant land.

Purpose of the Request: Landowners within the affected territory approached the City of Santa Clarita for annexation. The city conducted community meetings and concluded the majority of landowners are in support of the annexation. The property owners cite that the quality of services provided by the City and the desire for local government representation are the reason for the annexation. The City supports the annexation proposal to promote sound planning and orderly growth, and to prove a logical extension of the City's physical boundaries and urban service area. Annexation would allow residents to vote in City elections and fully participate in municipal activities.

Location: The affected territory is generally located south of the intersection of Placerita Canyon Road and Sand Canyon Road, predominately within the Angeles National Forest.

Factors For Consideration Pursuant to Government Code Section 56668:

- 1. Population and Growth:*** The affected territory has approximately 40 residents.
- 2. Registered Voters/Landowners:*** As of January 23, 2012, the County Registrar Recorder - County Clerk certified that there were 36 registered voters residing within the affected territory. There are 23 landowners.

3. **Topography:** The topography of the affected territory is a mixture of hills and canyons. There are two drainage basins within the affected territory.
4. **Zoning, Present and Future Land Use:** The affected territory consists of developed and vacant land. The current land use designations are: HM and O-NF. The current zoning designations are: A-1-1, A-1-2, A-2-2, A-2-5, RPD-1-1U, and CPD. The current land use will continue without change.
5. **Surrounding Land Use:** Land use north of the subject territory is single family residential, east and south is national forest, and west is City of Santa Clarita open space.
6. **Pre-zoning and Conformance with the General Plan:** Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 11-19, was adopted by the Santa Clarita City Council on December 5, 2011. The pre-zoning designation of the affected territory is in conformance with the City of Santa Clarita General Plan.
7. **Regional Transportation and General Plan Consistency:** The proposal is not expected to have any effect on the Regional Transportation Plan. With regards to the requirements of Government Code Section 65080, the affected territory is consistent with the *City of Santa Clarita General Plan*.
8. **Assessed Value, Tax Transfer:** The total assessed value of land for Assessor roll year 2011 is \$12,626,338. The per capita valuation is estimated at \$548,871. 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 services 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	City of Santa Clarita
Park and Recreation	County	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same- under contract with County Sheriff
Road Maintenance	County	City of Santa Clarita
Solid Waste	County-Private hauler	City of Santa Clarita-Private hauler
Street Lighting	County	City of Santa Clarita
Water	Santa Clarita Water Division	Same
Wastewater	Santa Clarita Valley Sanitation District	Same

The County will continue to provide animal control and flood control to the annexation area. Upon approval of the annexation request, the City of Santa Clarita will provide library services, park and recreation, planning, road maintenance, and street lighting services as well as police and solid waste services directly or through contracts. 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 and emergency medical, police, 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 Santa Clarita 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, including County Road Maintenance District No. 5, County Public Library, County Lighting and Maintenance District 1687, and County Lighting District LLA-1, Unincorporated Zone. As part of this annexation request, the affected territory will be detached from special assessment districts and the City of Santa Clarita will assume responsibility for funding and providing the services. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$29 per single-family residence per year, Stormwater Facility Maintenance District- \$23 per single-family residence per year, Landscape Maintenance District \$60 per single-family residence per year, and Street Light Maintenance District - \$70 per single-family residence per year.

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. The affected territory involves residential, two movie ranches, and vacant land that is not used for agricultural purposes, and does not change any open-space designations.
- 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:*** The affected territory is within Santa Clarita Water Division. There is no change in water service.
- 16. *Regional Housing Needs:*** The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 0 because the affected territory is located in the Angeles National Forest and/or developed.
- 17. *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.
- There are no Disadvantaged Unincorporated Communities (DUCs) in the vicinity of the affected territory.
- 18. *Comments from Affected Agencies:*** LAFCO received comments from all the affected agencies with regards to this proposal. No significant issues were noted.

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

20. CEQA: The Negative Declaration adopted by the City of Santa Clarita on November 8, 2011 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 City of Santa Clarita 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 2011-26 to the City of Santa Clarita (South Sand Canyon)”.
4. Pursuant to Government Code Section 57002, set February 13, 2013 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2013-00 RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2011-26 TO THE CITY OF SANTA CLARITA
(SOUTH SAND CANYON)"

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for the County of Los Angeles (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, and detachment of said territory from County Road District No. 5 and County Lighting and Maintenance District 1687 and withdrawal from County Lighting District LLA-1, Unincorporated Zone, and annex the southerly 634.47± acres of the 692.15± acres to Greater Los Angeles County Vector Control District, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 692.15± acres of inhabited territory and is assigned the following distinctive short form designation: "Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon)"; 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 reports that a majority of residents within the affected territory desire the services provided by the City and local government representation. The City supports the annexation proposal to promote sound planning and orderly growth, and to provide a logical extension of the City's physical boundaries and urban service area; and

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

WHEREAS, on January 9, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2011-26 pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
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 692.15 acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon)"

4. Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon) 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 Maintenance District No. 5.
- c. Withdrawal of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from the County Public Library System.
- e. Exclusion of affected territory from County Lighting District LLA-1, Unincorporated Zone.
- f. Annexation of the southerly 634.47± acres of the 692.15± acres to Greater Los Angeles County Vector Control District.
- g. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.

- h. 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.
- i. 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.

- j. 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 Department of Public Works Department (LACDPW) 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 LACDPW 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 LACDPW, for review and comment.

- k. 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.
 - l. The effective date of the annexation shall be the date of recordation.
 - m. 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.
 - n. The regular County assessment roll shall be utilized by the City.
 - o. The territory will not be taxed for existing bonded indebtedness of the City.
 - p. Except to the extent in conflict with a through o, 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 57002, the Commission hereby sets the protest hearing for February 13, 2013 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
- 6 The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 9th day of January 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

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

Paul A. Novak, AICP
Executive Officer

Southern Limit of Los Angeles County Vector Control District

SAND CANYON RD

PLACERITA CANYON RD

APN:	
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2848 012 026, 028	
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2848 012 069-071	
2848 012 076-077	
2848 013 014	
2848 013 016-018	
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2848 029 017, 019	
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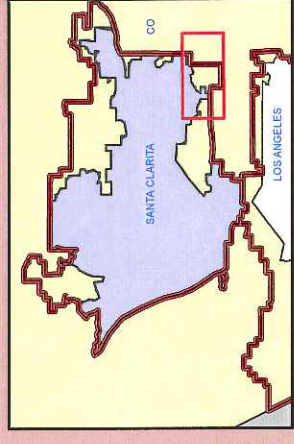
Legend

- City of Santa Clarita
- Unincorporated County Territory
- Annexation Territory
- City of Santa Clarita, Sphere of Influence
- Los Angeles County Vector Control District, Current Boundary

Annexation 2011-26 to the City of Santa Clarita (South Sand Canyon)



January 9, 2013



Staff Report

January 9, 2013

Agenda Item No. 6.b.

Sphere of Influence Amendment and Annexation No. 2011-15 to Newhall County Water District

This is a proposal requesting a simultaneous Sphere of Influence (SOI) amendment and annexation of approximately 411.91± acres of uninhabited territory to Newhall County Water District. Montalvo Properties, LLC, as the applicant of record, submitted a petition for proceedings on May 12, 2011.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose / Background: The purpose of this proposed annexation is to provide water service to 97 proposed single-family homes within the affected territory.

Proposal Area: The annexation consists of vacant land, located within vacant and residential areas. The territory is currently being developed to include 97 proposed single-family homes.

Location: The affected territory is located west of San Francisquito Canyon Road near Tesoro del Valle Drive and Avenida Rancho Tesoro, in County unincorporated territory.

Determinations in accordance with Government Code Sections 56425 (relating to Spheres of Influence):

- a. **Present and Planned Land Uses in the Area**
The present land use is vacant. The future planned land use of the territory is residential.
- b. **Present and Probable Need for Public Facilities and Services in the Area**
The affected territory is located within County unincorporated territory and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts.
- c. **Present Capacity of Public Facilities and Services**
Newhall County Water District has adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.
- d. **Existence of Any Social or Economic Communities of Interest**
There are no significant social or economic communities of interest within the affected territory. There are no Disadvantage Unincorporated Communities (DUCs) in or

contiguous to the affected territory.

e. Feasibility of Government Reorganization

Reorganization is not required or recommended as part of this proposal.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the Newhall County Water District and can establish that it provides water within its boundary.

Factors of Consideration Pursuant to Government Code Section 56668 (relating to changes of organization):

1. ***Population:*** The future estimated population is 291 residents.
2. ***Registered Voters/Landowners:*** As of June 6, 2011, the Registrar Recorder - County Clerk certified that there were 0 registered voters residing within the subject proposal area. The current landowner is Montalvo Properties, LLC.
3. ***Topography:*** The topography is generally flat to moderate steep terrain, composed of hills and canyons, with Tapia Canyon to the west and San Francisquito Canyon to the east.
4. ***Zoning, Present and Future Land Use:*** The territory is currently zoned R-1 (Single-Family Residential) and A-2 (Heavy Agricultural). The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The land uses in the surrounding areas are vacant and residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Regional Transportation and General Plan Consistency:*** As a special district annexation, the proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan. The proposal is consistent with the County General Plan: Low Density Residential (0-2 dwellings per acre) and Single-Family Residential; Equestrian (1 dwelling unit per five acres).
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2012 is \$424,314. On December 4, 2012, the County adopted a negotiated tax exchange resolution.
9. ***Governmental Services and Control, Availability and Adequacy:*** The County will continue to provide services.

- 10. Effects on Agricultural and Open-Space Lands:** The territory will not have an effect on agriculture or open space lands with the annexation area.
- 11. Boundaries and Lines of Assessment:** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
- 12. Effects of the Proposal on Adjacent Areas and the County:** The proposal will have no significant effect on adjacent areas.
- 13. Conformity with Policies on Planned and Orderly Growth:** There is planned change in land use and growth is anticipated for the affected territory.
- 14. Sphere of Influence:** An SOI amendment is required of the Newhall County Water District.
- 15. Timely Availability of Water Supplies:** The affected territory is not currently within Newhall County Water District's service area, which is a requirement to serve potable water for the development of 97 single-family residential units, per the approved Vesting Tentative Tract Map No. 51644. All public services were assessed and deemed adequate (confirmed by County Development Monitoring System (DMS) Report) to serve this property when the map was approved.
- Pursuant to Government Code Section 56857, the Commission agendaized the proposed change of organization as an "Informational Only" item on its May 25, 2011 agenda. On May 31, 2011, LAFCO notified the General Manager of the Newhall County Water District of the District's right to file with LAFCO a resolution requesting termination of the annexation proceedings. The District did not file any such resolution as of August 1, 2011, the deadline pursuant to Government Codes Section 56857.
- 16. Regional Housing Needs:** This proposal has no effect on the Regional Housing Needs Allocation of the County since it is a special district proposal.
- 17. 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.
- 18. Comments from Affected Agencies:** There were no comments from affected agencies.
- 19. Correspondence:** Staff has received no correspondence regarding this proposal.

CEQA:

The Environmental Impact Report for proposed sphere of influence and annexation, certified by the County of Los Angeles, is adequate for consideration of this proposal. The County approved the Environmental Impact Report on May 18, 1999.

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 SOI amendment and annexation request. The SOI amendment and annexation to the District is a logical and reasonable extension of the Newhall County Water District.

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 Amending the Sphere of Influence and Approving and Ordering Annexation No. 2011-15 to the Newhall County Water District.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS "AMENDING THE SPHERE OF INFLUENCE AND
APPROVING AND ORDERING ANNEXATION NO. 2011-15 TO
NEWHALL COUNTY WATER DISTRICT"

WHEREAS, Montalvo Properties, LLC, submitted an application before the Local Agency Formation Commission for the County of Los Angeles (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government and, commencing with Section 56000 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, which requires the amendment of the sphere of influence and annexation of certain territory located within County unincorporated territory to the Newhall County Water District (the "District"); and

WHEREAS, the principle reason for the proposed amendment to the sphere of influence and annexation is to provide water service to 97 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 411.91± acres and is uninhabited; and

WHEREAS, the short-form designation is "Amending the Sphere of Influence and Annexation No. 2011-15 to Newhall County Water District"; and

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

WHEREAS on January 9, 2013, 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 report of the

Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 2011-15, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the environmental impact report certified by the County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and mitigation monitoring program previously adopted by the lead agency in connection with its approval of the project.
3. The Commission hereby amends the Sphere of Influence of Newhall County Water District and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and planned land uses in the area:

The present land use is vacant. The future planned land use of the territory is residential.

b. Present and probable need for public facilities and services:

The affected territory is located within County unincorporated territory and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts.

c. The present capacity of public facilities:

Newhall County Water District has adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

d. The existence of any social or economic communities of interest:

There are no significant social or economic communities of interest within the subject territory. There are no Disadvantaged Communities (DUCs) in or contiguous to the affected territory.

e. Feasibility of Government Reorganization

Reorganization is not required or recommended as part of this proposal.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the Newhall County Water District and can establish that it provides water service within its boundary.

4. Annexation No. 2011-15 to the Newhall County Water District is hereby approved

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 District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the District.
 - d. Except to the extent on 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 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 January 2013.

MOTION:

SECOND:

AYES:

NOES:

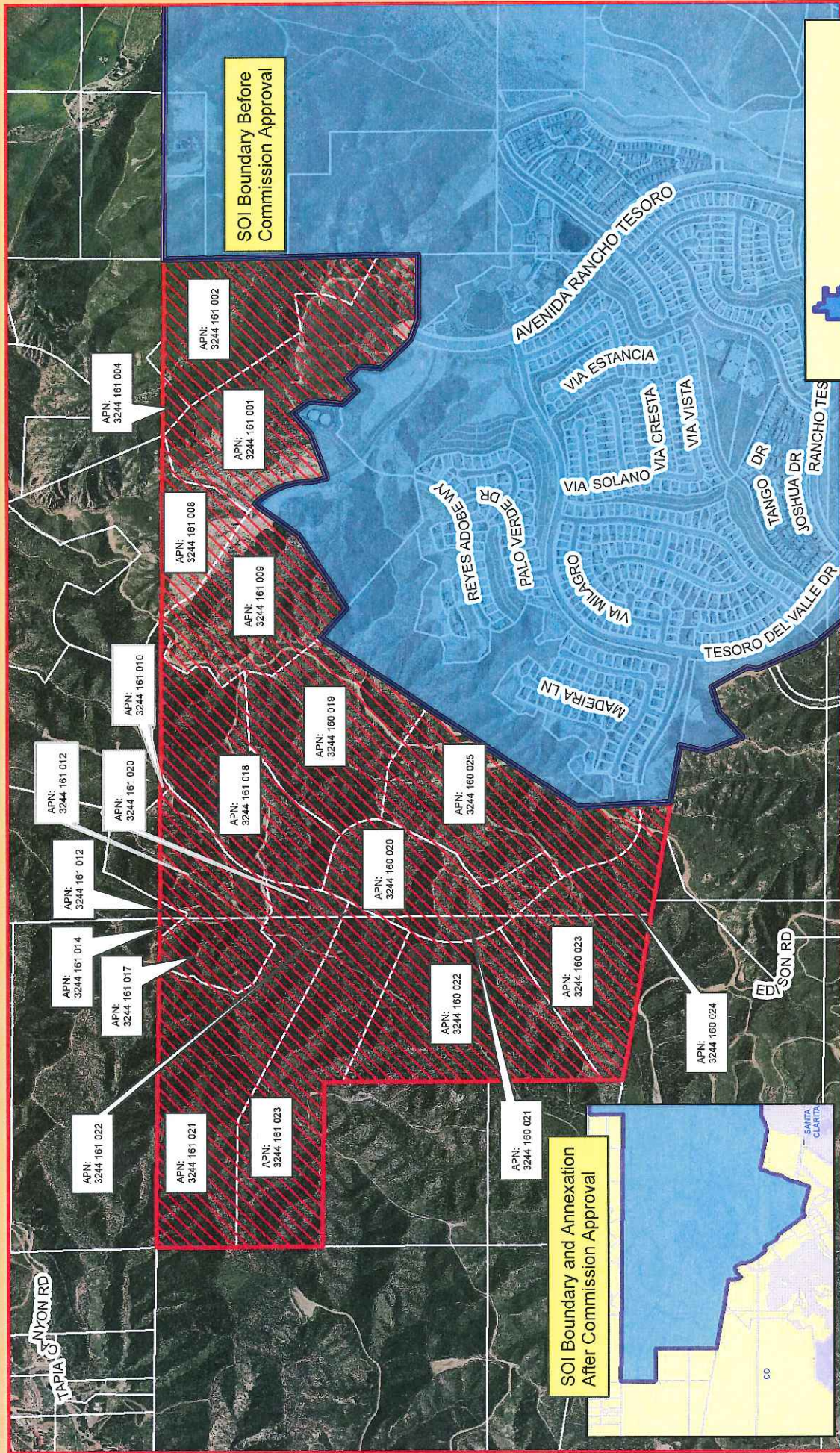
ABSTAIN:

ABSENT:

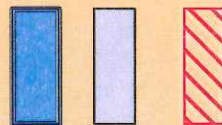
MOTION PASSES:

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

**Paul A. Novak, AICP
Executive Officer**



Legend



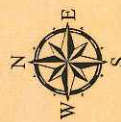
Newhall County Water District

Sphere of Influence, Coterminous

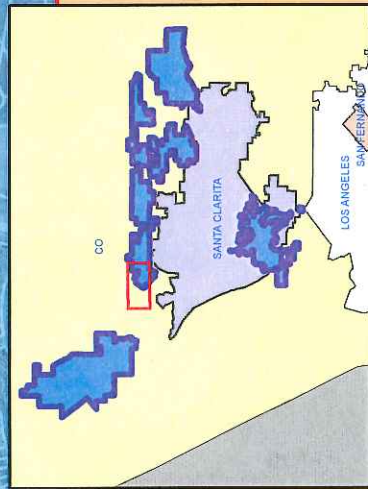
City of Santa Clarita

Annexation 2011-15 to
Newhall County Water District

Sphere of Influence Amendment and Annexation No. 2011-15 to Newhall County Water District



LAFCO
Local Agency Formation Committee
of Santa Clara County



January 9, 2013

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Staff Report

January 9, 2013

Agenda Item No. 6.c.

Annexation No. 285 to Los Angeles County Sanitation District No. 15

The following is a proposal requesting annexation of approximately 1.892± acres of uninhabited territory to Los Angeles County Sanitation District No. 15.

BACKGROUND

Annexation No.:	285
District:	Los Angeles County Sanitation District No. 15.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District
Resolution or Petition:	July 27, 2011
Application filed with LAFCO:	August 17, 2011
Location:	On Kaplan Avenue approximately 600 feet south of Amar Road, all within the City of Industry.
City/Unincorporated County:	City of Industry
Affected Territory:	A warehouse located within an industrial area.
Surrounding Territory:	Industrial and residential
Landowner(s):	Qx Investment LLC, L.A. County Flood Control, City of Industry
Registered Voters (Number):	0
As of:	September 24, 2012
Purpose:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Waiver of Notice/Hearing/Protest:	No
Additional Information:	None

FACTORS FOR CONSIDERATION PURSUANT TO GOVT. CODE SECTION 56668:

(a) Population

Existing Population (Number):	0
As of:	August 9, 2011
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	1.892
Existing Land Use(s):	Consist of a warehouse and is located within an industrial area.
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$794,332
As of:	August 9, 2011
Per Capita Assessed Valuation:	N/A
Topography:	Flat
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The affected territory is surrounded by industrial and residential territory.
Likelihood of Significant Growth in the Area in the Next 10 Years:	No significant growth is anticipated.
Likelihood of Significant Growth in Adjacent Incorporated and Unincorporated Areas in the Next 10 Years:	No significant growth is anticipated.

(b) Governmental Services and Controls

Need for Organized Community Services ("Services" refers to "governmental services whether or not the services are services which would be provided by local agencies subject to this division and includes the public facilities necessary to provide those services"):	The affected territory consists of a warehouse located within an industrial area which requires organized governmental services. All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
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(b) Government Services and Controls (continued)

Probable Future Needs for Governmental Services and Controls:	The affected territory will require governmental services indefinitely.
Present Cost and Adequacy of Government Services and Controls:	Existing governmental services are adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems.
Probable Effect of the Proposed Action and of Alternative Courses of Action on the Cost and Adequacy of Services and Controls in the Affected Territory and Adjacent Areas:	The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(c) Proposed Action or Alternative Actions

Effect of Proposed Action on Adjacent Areas:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on Mutual Social and Economic Interests:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on the Local Governmental Structure of the County:	N/A. As a special district annexation, the proposal has no impact on the local governmental structure of the County.
Effect of Alternative Action(s) on Adjacent Areas, on Mutual Social and Economic Interests, and the Local Governmental Structure of the County:	The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(d) Conformity with Commission and Open Space Conversion Policies

Conformity with Adopted Commission Policies Regarding Urban Development: The proposal conforms to adopted Commission policies

Conformity with Policies in Government Code Section 56377 Relative to Open-Space Land Conversion (as Defined in Government Code Section 65560 ("Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use . . . that is designated on a local, regional, or state open-space plan . . .")): The proposal includes no conversion of open space lands to other uses as defined in Government Code Section 65560.

(e) Agricultural Lands

Effect on Agricultural Lands: The annexation will not have an effect on agricultural lands. There are no agricultural lands within the affected territory.

(f) Boundaries

Definiteness and Certainty of Boundaries: The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Conformance with Lines of Assessment or Ownership: The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Creation of Islands or corridors of unincorporated territory: N/A. As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

(g) Consistency with Plans

Consistency with Regional Transportation Plan: As a sanitation district annexation, the proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

Consistency with City/County General and Specific Plan(s): The proposal is consistent with the existing City of Industry General Plan designation of Industrial [M].

(h) Sphere of Influence

Sphere of Influence (SOI): The affected territory is within the SOI of the District.

(i) Comments From Public Agencies

Comments from Public Agencies: None

(j) Ability to Provide Services

Ability of the District to Provide the Requested Services: 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 capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

(k) Water Supplies

Timely Availability of Water Supplies: There are no known issues regarding water supply or delivery.

(l) Regional Housing

City and/or County Regional Housing Needs: N/A. As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

(m) Comments from Landowners, Voters, or Residents

Information or comments from Landowners, Voters, or Residents of the Affected Territory: None

(n) Land Use Designations

Existing Land Use Designations:

The proposed action is consistent with the existing Cities General Plan designation of a warehouse. The proposed action is consistent with the existing City of Industry zoning designation of Industrial [M].

(o) Environmental Justice

Environmental Justice:

Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

Environmental Clearance:

The City of Industry adopted a Negative Declaration for the Toyer Tech Industrial Building (Warehouse) project, which is adequate for consideration of this proposal.

Lead Agency:

Los Angeles County Sanitation District

Date:

February 27, 2003

PLEASE CONTINUE TO PAGE 7

Annexation No. 285 to Los Angeles County Sanitation District No. 15

CONCLUSION:

Staff recommends approval of this annexation request as a reasonable and logical extension of services by the District.

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the public hearing and receive testimony;
- 2). Close the public hearing;
- 3). Adopt the Resolution Making Determinations Approving Annexation No. 285 to the Los Angeles County Sanitation District No. 15; and
- 4). Pursuant to Government Code Section 57002, set February 13, 2013, at 9:00 a.m. as the date and time for Commission protest proceedings.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 285 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"

WHEREAS, the County Sanitation District No. 15 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 Industry; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a warehouse; 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 1.892± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 285 to County Sanitation District No. 15"; and

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

WHEREAS, on January 9, 2013, 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. 285, 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 Industry for approval of Development Plan No. 03-5- Toyer Tech industrial building for the warehouse, 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. 285 to the County Sanitation District No. 15 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 February 13, 2013 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 January 2013.

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

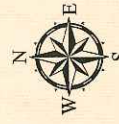
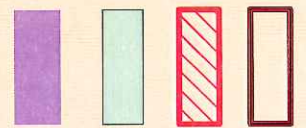
PAUL A. NOVAK, AICP

Executive Officer

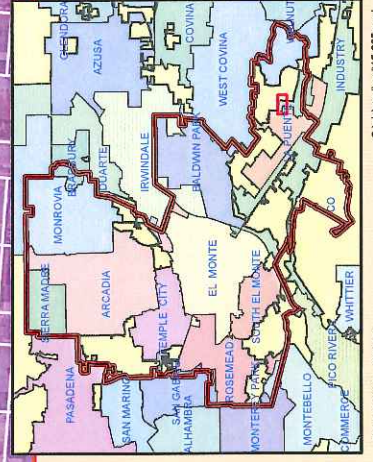
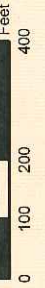


Annexation No. 285 County Sanitation District No. 15

- Los Angeles County
Sanitation District No. 15
- City of Industry
- CSD Annexation 15-285
- Sphere of Influence, CSD 15



LAFCO
Land Agency Permit Commission
for the County of Los Angeles



January 9, 2013

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Staff Report

January 9, 2013

Agenda Item No. 6.d.

Annexation No. 5 to Los Angeles County Sanitation District No. 28

The following is a proposal requesting annexation of approximately 2.430± acres of Inhabited territory to Los Angeles County Sanitation District No. 28.

BACKGROUND

Annexation No.:	5
District:	Los Angeles County Sanitation District No. 28.
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Sanitation District
Resolution or Petition:	October 24, 2007
Application filed with LAFCO:	November 10, 2010
Location:	Parcel 1 is located approximately 100 feet north of Angeles Crest Highway and approximately 100 feet west of Harter Lane; Parcel 2 is located east of Starlight Crest Drive at its intersection with Stardust Road; all within the City of La Cañada Flintridge.
City/Unincorporated County:	City of La Cañada Flintridge
Affected Territory:	Consists of nine single-family homes and one vacant lot located within a residential area.
Surrounding Territory:	Residential
Landowner(s):	There are 10 landowners.
Registered Voters (Number):	17
As of:	September 27, 2012
Purpose:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Waiver of Notice/Hearing/Protest:	No
Additional Information:	None

FACTORS FOR CONSIDERATION PURSUANT TO GOVT. CODE SECTION 56668:

(a) Population

Existing Population (Number):	29
As of:	November 8, 2010
Population Density (Persons/Acre):	11.93
Estimated Future Population:	29
Land Area (Acres):	2.43
Existing Land Use(s):	Consists of nine single-family homes and one vacant lot within a residential area.
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$5,490,062
As of:	November 8, 2010
Per Capita Assessed Valuation:	\$189,312.48
Topography:	The topography is gently sloping
Natural Boundaries:	None
Drainage Basins:	600' southeast of the Big Briar Debris Basin (Parcel 1)
Proximity to Other Populated Areas:	The affected territory is surrounded by residential territory.
Likelihood of Significant Growth in the Area in the Next 10 Years:	No significant growth is anticipated.
Likelihood of Significant Growth in Adjacent Incorporated and Unincorporated Areas in the Next 10 Years:	No significant growth is anticipated.

(b) Governmental Services and Controls

Need for Organized Community Services ("Services" refers to "governmental services whether or not the services are services which would be provided by local agencies subject to this division and includes the public facilities necessary to provide those services"):	The affected territory consist of nine single-family dwellings and one vacant lot in a residential area, which requires organized governmental services. Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
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(b) Government Services and Controls (continued)

Probable Future Needs for Governmental Services and Controls:	The affected territory will require governmental services indefinitely.
Present Cost and Adequacy of Government Services and Controls:	Existing governmental services are adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems.
Probable Effect of the Proposed Action and of Alternative Courses of Action on the Cost and Adequacy of Services and Controls in the Affected Territory and Adjacent Areas:	The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(c) Proposed Action or Alternative Actions

Effect of Proposed Action on Adjacent Areas:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on Mutual Social and Economic Interests:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on the Local Governmental Structure of the County:	N/A. As a special district annexation, the proposal has no impact on the local governmental structure of the County.
Effect of Alternative Action(s) on Adjacent Areas, on Mutual Social and Economic Interests, and the Local Governmental Structure of the County:	The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(d) Conformity with Commission and Open Space Conversion Policies

Conformity with Adopted Commission Policies Regarding Urban Development: The proposal conforms to adopted Commission policies regarding urban development.

Conformity with Policies in Government Code Section 56377 Relative to Open-Space Land Conversion (as Defined in Government Code Section 65560 ("Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use . . . that is designated on a local, regional, or state open-space plan . . .")):

The proposal includes no conversion of open space lands to other uses as defined in Government Code Section 65560.

(e) Agricultural Lands

Effect on Agricultural Lands: The annexation will not have an effect on agricultural lands. There are no agricultural lands within the affected territory.

(f) Boundaries

Definiteness and Certainty of Boundaries: The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Conformance with Lines of Assessment or Ownership: The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Creation of Islands or corridors of unincorporated territory: N/A. As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

(g) Consistency with Plans

Consistency with Regional Transportation Plan: As a sanitation district annexation, the proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

Consistency with City/County General and Specific Plan(s):	The proposal is consistent with the City's General Plan designation of Medium Density Residential (UR). The affected territory is not within the boundaries of any Specific Plan.
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(h) Sphere of Influence

Sphere of Influence (SOI):	The affected territory is within the SOI of the District.
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(i) Comments From Public Agencies

Comments from Public Agencies:	None
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(j) Ability to Provide Services

Ability of the District to Provide the Requested Services:	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 capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
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(k) Water Supplies

Timely Availability of Water Supplies:	There are no known issues regarding water supply or delivery.
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(l) Regional Housing

City and/or County Regional Housing Needs:	N/A. As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).
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(m) Comments from Landowners, Voters, or Residents

Information or comments from Landowners, Voters, or Residents of the Affected Territory:	None
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(n) Land Use Designations

Existing Land Use Designations:

The proposal is consistent with the City's General Plan designation of Medium Density Residential (UR). The proposed action is consistent with the City's existing zoning designation of Single-Family Residential (R-1-15000).

(o) Environmental Justice

Environmental Justice:

Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

Environmental Clearance:

The annexation is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to state CEQA Guidelines Section 15319(a), because it consist of areas containing existing structures developed to the density allowed by the current zoning.

Lead Agency:

County Sanitation District No. 28 of Los Angeles County

Date:

October 24, 2007

PLEASE CONTINUE TO PAGE 7

Annexation No. 5 to Los Angeles County Sanitation District No. 28

CONCLUSION:

Staff recommends approval of this annexation request as a reasonable and logical extension of services by the District.

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the public hearing and receive testimony;
- 2). Close the public hearing;
- 3). Adopt the Resolution Making Determinations Approving Annexation No. 5 to the Los Angeles County Sanitation District No. 28; and
- 4). Pursuant to Government Code Section 57002, set February 13th, 2013, at 9:00 a.m. as the date and time for Commission protest proceedings.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 5 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 28"

WHEREAS, the County Sanitation District No. 28 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of La Cañada Flintridge; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for nine single-family homes and one vacant lot; 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 2.430± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 5 to County Sanitation District No. 28"; and

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

WHEREAS, on January 9, 2013, 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. Annexation No. 5 to the County Sanitation District No. 28 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.

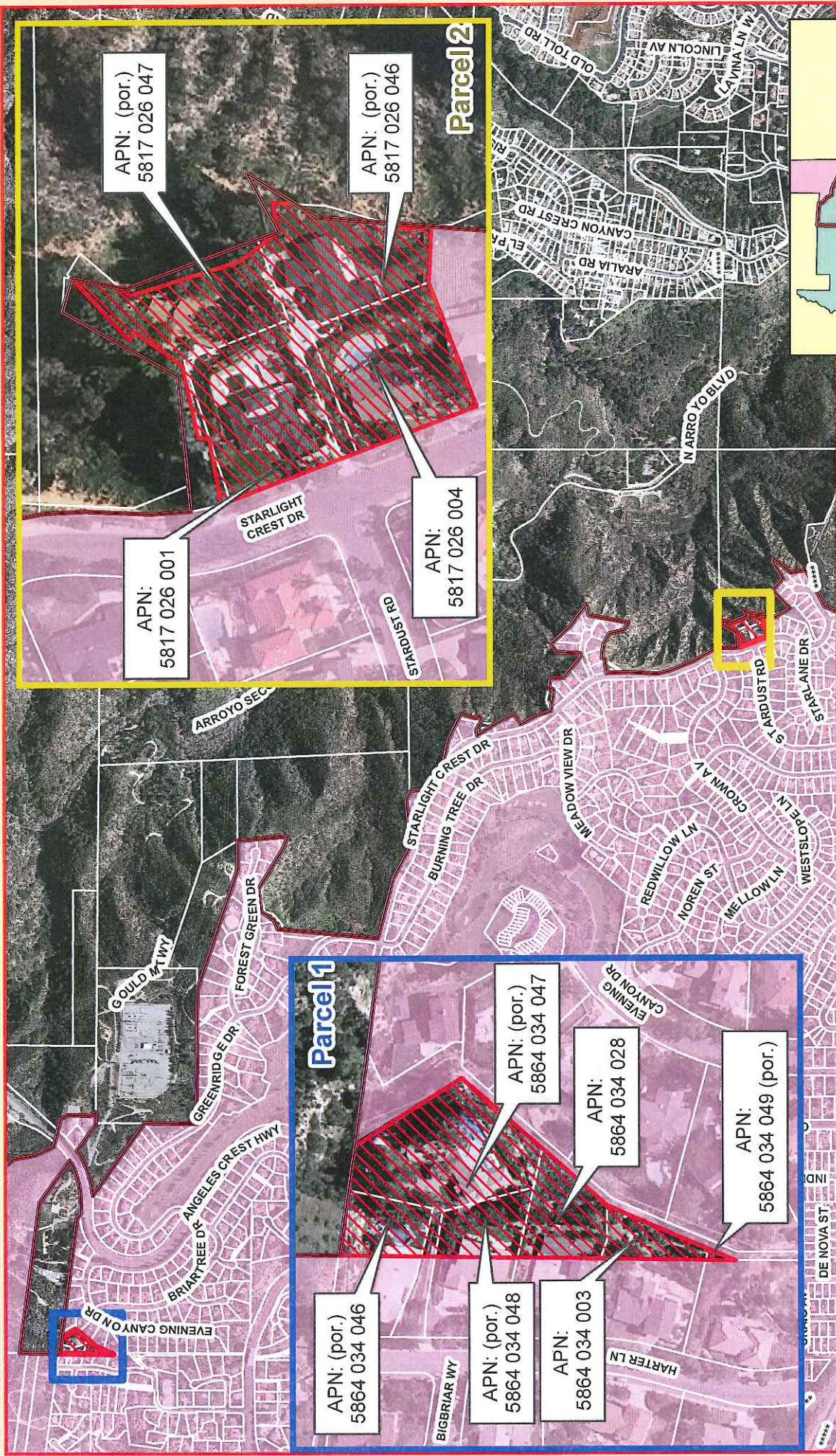
3. The Commission hereby sets the protest hearing for February 13, 2013 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED 9th day of January 2013.

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

PAUL A. NOVAK, AICP

Executive Officer



Annexation No. 5 County Sanitation District No. 28

- Sanitation District No. 28 of Los Angeles County
- City of La Cañada Flintridge
- CSD Annexation 28-5
- Sphere of Influence, CSD 28



Staff Report

January 9, 2013

Agenda Item No. 6.e.

Annexation No. 1012 to Santa Clarita Valley Sanitation District of Los Angeles County

The following is a proposal requesting annexation of approximately 22.319± acres of Inhabited territory to the SCVSD.

BACKGROUND

Annexation No.:	1012
District:	Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)
Inhabited/Uninhabited:	Inhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)
Resolution or Petition:	March 14, 2017
Application filed with LAFCO:	December 21, 2010
Location:	Northwest intersection of Golden Valley Road and Sierra Highway, all within the City of Santa Clarita.
City/Unincorporated County:	City of Santa Clarita
Affected Territory:	Consist of 111 condominiums located within a residential area.
Surrounding Territory:	Vacant and residential
Landowner(s):	There are 25 landowners
Registered Voters (Number):	27
As of:	September 28, 2012
Purpose:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Waiver of Notice/Hearing/Protest:	No
Additional Information:	None

FACTORS FOR CONSIDERATION PURSUANT TO GOVT. CODE SECTION 56668:

(a) Population

Existing Population (Number):	70
As of:	December 13, 2010
Population Density (Persons/Acre):	3.14
Estimated Future Population:	340
Land Area (Acres):	22.319
Existing Land Use(s):	Consists of 111 condominiums
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$14,336,329
As of:	December 13, 2010
Per Capita Assessed Valuation:	\$204,804.70
Topography:	Steeply sloping to the north from Sierra Highway.
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The affected territory is surrounded by residential and vacant land.
Likelihood of Significant Growth in the Area in the Next 10 Years:	No significant growth is anticipated.
Likelihood of Significant Growth in Adjacent Incorporated and Unincorporated Areas in the Next 10 Years:	No significant growth is anticipated.

(b) Governmental Services and Controls

Need for Organized Community Services ("Services" refers to "governmental services whether or not the services are services which would be provided by local agencies subject to this division and includes the public facilities necessary to provide those services"):	The affected territory is 111 condominiums which requires organized governmental services. Owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
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(b) Government Services and Controls (continued)

Probable Future Needs for Governmental Services and Controls:	The affected territory will require governmental services indefinitely.
Present Cost and Adequacy of Government Services and Controls:	Existing governmental services are adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems.
Probable Effect of the Proposed Action and of Alternative Courses of Action on the Cost and Adequacy of Services and Controls in the Affected Territory and Adjacent Areas:	The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(c) Proposed Action or Alternative Actions

Effect of Proposed Action on Adjacent Areas:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on Mutual Social and Economic Interests:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on the Local Governmental Structure of the County:	N/A. As a special district annexation, the proposal has no impact on the local governmental structure of the County.
Effect of Alternative Action(s) on Adjacent Areas, on Mutual Social and Economic Interests, and the Local Governmental Structure of the County:	The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(d) Conformity with Commission and Open Space Conversion Policies

Conformity with Adopted Commission Policies Regarding Urban Development: The proposal conforms to adopted Commission policies regarding urban development.

Conformity with Policies in Government Code Section 56377 Relative to Open-Space Land Conversion (as Defined in Government Code Section 65560 ("Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use . . . that is designated on a local, regional, or state open-space plan . . .")):

The area contains 4.551 acres of open space. No change in land-use is proposed, and therefore the proposed annexation will have no effect on the existing open space.

(e) Agricultural Lands

Effect on Agricultural Lands:

The annexation will not have an effect on agricultural lands. There are no agricultural lands within the affected territory.

(f) Boundaries

Definiteness and Certainty of Boundaries:

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Conformance with Lines of Assessment or Ownership:

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

Creation of Islands or corridors of unincorporated territory:

N/A. As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

(g) Consistency with Plans

Consistency with Regional Transportation Plan:

As a sanitation district annexation, the proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

Consistency with City/County General and Specific Plan(s):

The proposal is consistent with the existing Cities General Plan designation of Urban Residential 3. The affected territory is not within the boundaries of any Specific Plan.

(h) Sphere of Influence

Sphere of Influence (SOI): The affected territory is within the SOI of the District.

(i) Comments From Public Agencies

Comments from Public Agencies: None

(j) Ability to Provide Services

Ability of the District to Provide the Requested Services: The affected 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 composed 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.

(k) Water Supplies

Timely Availability of Water Supplies: There are no known issues regarding water supply or delivery.

(l) Regional Housing

City and/or County Regional Housing Needs: N/A. As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

(m) Comments from Landowners, Voters, or Residents

Information or comments from Landowners, Voters, or Residents of the Affected Territory: None

(n) Land Use Designations

Existing Land Use Designations: The proposed action is consistent with the existing City's General Plan designation of Urban Residential 3. The proposed action is consistent with the City's existing zoning designation of RM (Residential Moderate).

(o) Environmental Justice

Environmental Justice: Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

Environmental Clearance: The City of Santa Clarita adopted a Mitigated Negative Declaration (MND) on July 3, 2001 for the 111 condominiums project, which is adequate for consideration of this proposal. (Master Case No. 01-038)

Lead Agency: Santa Clarita Valley Sanitation District of Los Angeles County

Date: June 19, 2001

PLEASE CONTINUE TO PAGE 7

Annexation No. 1012 to Santa Clarita Valley Sanitation District of Los Angeles County

CONCLUSION:

Staff recommends approval of this annexation request as a reasonable and logical extension of services by the District.

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the public hearing and receive testimony;
- 2). Close the public hearing;
- 3). Adopt the Resolution Making Determinations Approving Annexation No. 1012 to the Santa Clarita Valley Sanitation District of Los Angeles County; and
- 4). Pursuant to Government Code Section 57002, set February 13, 2013, at 9:00 a.m. as the date and time for Commission protest proceedings.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 1012 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 111 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 22.319± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1012 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 January 9, 2013, 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. 1012, 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 Tentative Tract Map No. 53419 for the 111 condominiums, 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 mitigation measures previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 1012 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.

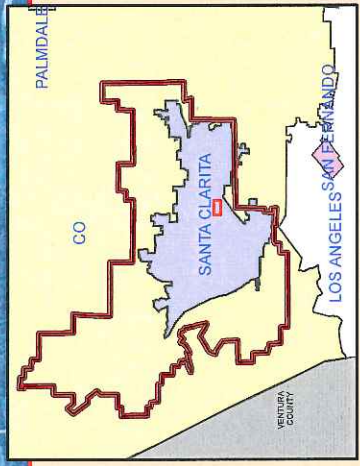
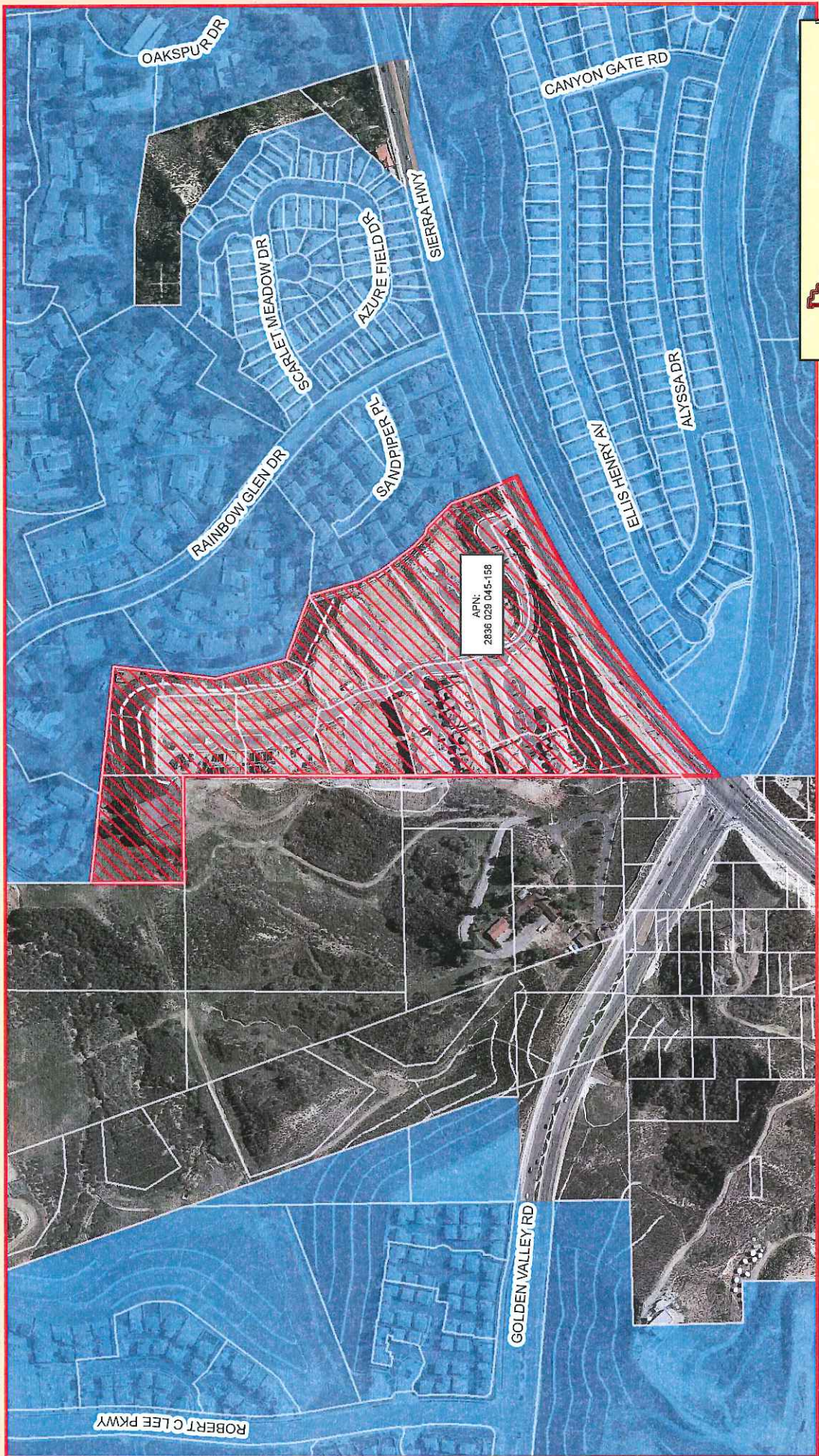
3. The Commission hereby sets the protest hearing for February 13, 2013 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED 9th day of January 2013.

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

PAUL A. NOVAK, AICP

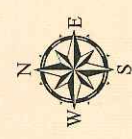
Executive Officer



Legend

- Santa Clarita Valley Sanitation District of Los Angeles County
- City of Santa Clarita
- Unincorporated County Territory
- CSD Annexation SCV-1012
- Sphere of Influence, CSD SCV

Annexation No. 1012 Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

January 9, 2013