



Local Agency Formation Commission
for the County of Los Angeles

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

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

80 South Lake Avenue
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Pasadena, CA 91101
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www.lalafco.org

Wednesday, February 13, 2013
9:00 a.m.

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

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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.

GOVERNMENT CODE § 56857 NOTICE (relates to Item 5.a. only)
(For Informational Purposes Only, Receive and File)

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

- a. Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley (Anaverde Hills School).
- b. Annexation No. 1023 to Santa Clarita Valley Sanitation District of Los Angeles County.
- c. Approve Minutes of January 9, 2013.
- d. Operating Account Check Register for the month of January 2013.
- e. Receive and file update on pending applications.

6. **PUBLIC HEARING(S)**

- a. Annexation No. 393 to Los Angeles County Sanitation District No. 22.

7. **PROTEST HEARING(S)**

- a. Annexation No. 285 to Los Angeles County Sanitation District No. 15.
- b. Annexation No. 5 to Los Angeles County Sanitation District No. 28.
- c. Annexation No. 1012 to Santa Clarita Valley Sanitation District of Los Angeles County.

8. **OTHER ITEMS**

- a. Map of cities with incorporation dates.
- b. Map of unincorporated areas adjacent to the City of Los Angeles.

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.

- a. Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon):
Continued and Re-Noticed to April 10, 2013.

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**

March 13, 2013

April 10, 2013

May 8, 2013

June 12, 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

February 13, 2013

Agenda Item No. 5.a.

GOVERNMENT CODE § 56857 NOTICE

(For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857(a) requires LAFCO to place the proposal on its agenda for informational purposes only, and to transmit a copy of the annexation proposal to any district to which annexation is requested. Pursuant to Government Code section 56857(b), with no more than 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that any such resolution requesting termination must be "based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service related concern." Prior to the Commission's termination of proceedings the resolution is subject to judicial review as provided in Government Code sections 56857(b) and (c).

60-Day Termination Period

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

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

- a. *Project Description – Annexation 2012-20 to Los Angeles County Waterworks District No.40, Antelope Valley (Anaverde Hills School).*
Westside Union School District, landowner filed an application to annex 10.54± acres of vacant land to Los Angeles County Waterworks District No 40. The project includes future construction of a new school.

Project Location - The project site is located on Greenbrier Street and Jackson Way, south of Avenue S, in the City of Palmdale.

The Executive Officer will transmit a copy of the annexation proposal to Los Angeles County Waterworks District No. 40, as required by Government Code section 56857(a).

Recommended Action

Receive and file.

Staff Report

February 13, 2013

Agenda Item No. 5.b.

Annexation No. 1023 to Santa Clarita Valley Sanitation District of Los Angeles County

The following is a proposal requesting annexation of approximately 4.015± acres of uninhabited territory to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

BACKGROUND

Annexation No.:	1023
District:	Santa Clarita Valley Sanitation District of Los Angeles County No. 1023
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	May 14, 2008
Application filed with LAFCO:	December 21, 2010
Location:	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
City/Unincorporated County:	Unincorporated County Territory
Affected Territory:	A proposed auto sales dealership, service shop, warehouse, office building, and shopping center.
Surrounding Territory:	Vacant land and existing commercial and residential uses.
Landowner(s):	Pradeep Bakshi
Registered Voters (Number):	0
As of:	September 28, 2012
Purpose:	The owner of real property within the affected territory has 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:	December 7, 2010
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	4.015
Existing Land Use(s):	Consists of vacant land within a vacant area
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$1,358,331
As of:	January 1, 2012
Per Capita Assessed Valuation:	N/A
Topography:	Flat
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 400 feet southwesterly of the affected 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 is a proposed auto sales dealership, service shop, warehouse, office building, and shopping center, all of which require organized governmental services. The owner of real property within the affected territory has 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 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:	The owner of real property within the affected territory has 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:	The owner of real property within the affected territory has 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 County General Plan designation of Major Commercial. 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 SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD will have adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

(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 Major Commercial. The proposed action is consistent with the existing County zoning designation of Commercial Planned Development (CPD) .

(o) Environmental Justice

Environmental Justice:

The owner of real property within the affected territory has 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:

Acting in its role as responsible agency with the respect to Annexation No. 1023 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 Los Angeles County Department of Regional Planning for approval of Project Number CUP 02-260 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.

Lead Agency:

County of Los Angeles

Date:

March 8, 2004

PLEASE CONTINUE TO PAGE 7

Annexation No. 1023 to Santa Clarita Valley Sanitation District of Los Angeles County

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth immediately below. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). The proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the commission may conduct proceedings for the change of organization without notice and hearing, and 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. 1023 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1023 TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed auto sales dealership, a proposed service shop, a proposed warehouse, a proposed office building, and a proposed shopping center; and

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

WHEREAS, the territory consists of 4.015± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1023 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 February 13, 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 56662(a) Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited; and
 - b. No affected agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c); and
 - c. The proposal was accompanied by satisfactory proof that all the owners of land within the affected territory have given their written consent to the proposal.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 1023, 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 Los Angeles County Department of Regional Planning for approval of Project Number: CUP 02-260 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. 1023 to the SCVSD is hereby approved subject to the following terms and conditions:

- a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose;
- b. The regular County assessment roll is utilized by the SCVSD;
- c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD;
- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited; and
- b. No affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662 (c); and
- c. The proposal was accompanied by satisfactory proof that all the owners of land within the affected territory have given their written consent to the proposal; and
- d. No affected agency has submitted written opposition to waiver of the protest proceedings.

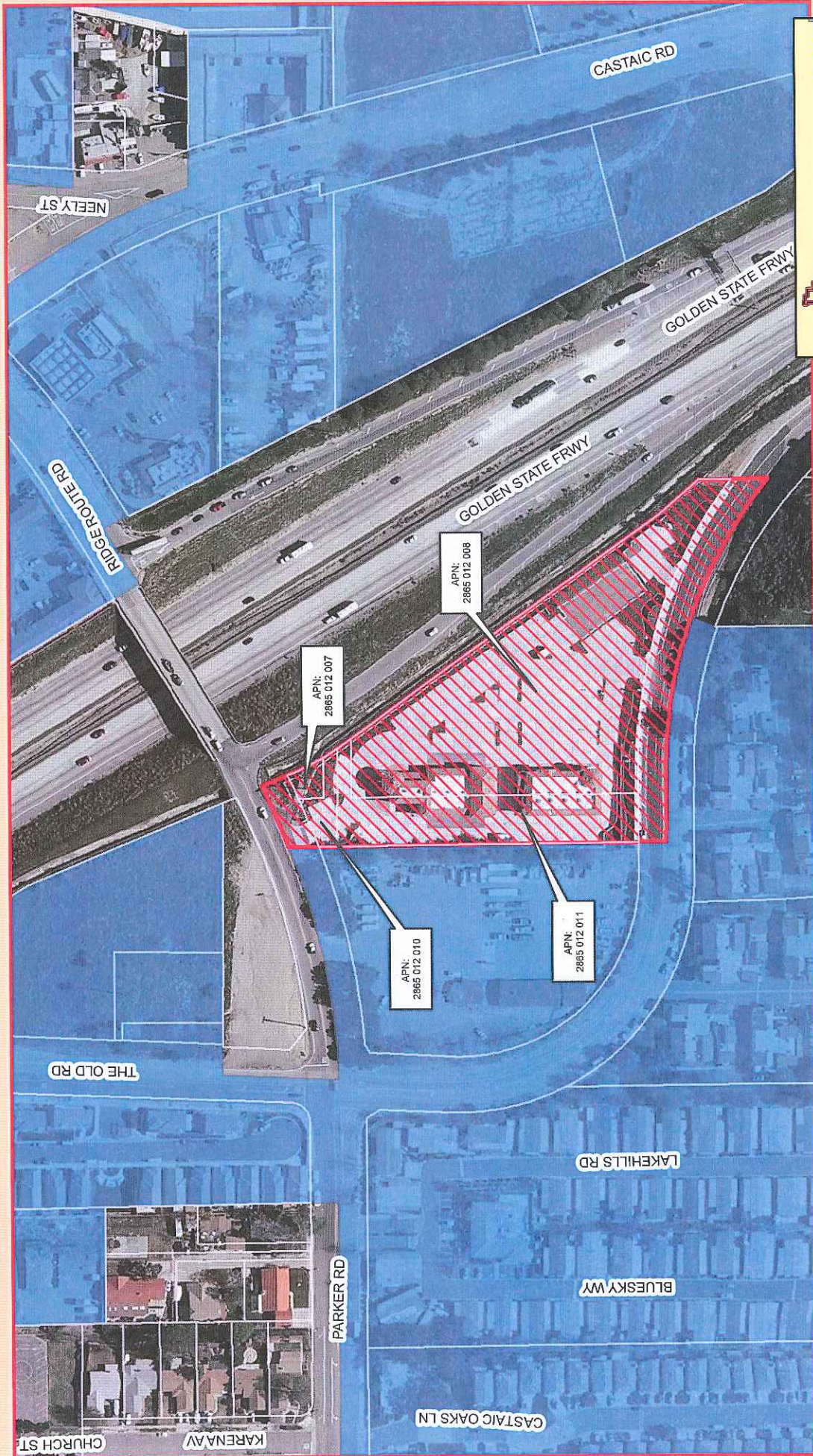
Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

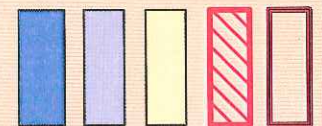
PASSED AND ADOPTED this 13th day of February 2013.

**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-1023

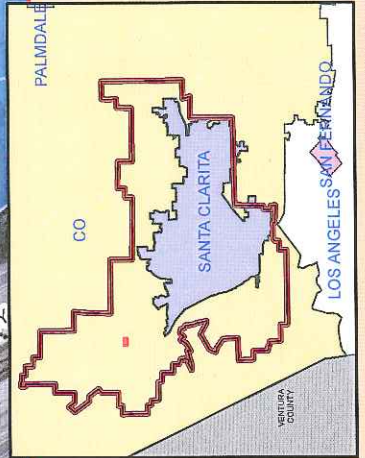
Sphere of Influence, CSD SCV

Annexation No. 1023 Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Finance Commission
For the County of Los Angeles

February 13, 2013





Local Agency Formation Commission
for the County of Los Angeles

 **DRAFT**

Commission
Jerry Gladbach
Chair

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

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www.lalafco.org

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

January 9, 2013

Present:

Jerry Gladbach, Chair

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

Lori Brogin, Alternate
Don Knabe, Alternate
Gerard McCallum, Alternate

Paul A. Novak, AICP; Executive Officer
Helen Parker, Legal Counsel

Absent:

Lillian Kawasaki, Alternate
Paul Krekorian, Alternate
Judy Mitchell, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m., in Room 381-B of the County Hall of Administration.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a contribution of more than \$250 to any member of the Commission during the past twelve (12) months to come forward and state for the record the Commissioner to whom such contributions were made and the item of their involvement (None).

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in members of the audience who planned to testify (None).

5 CONSENT ITEMS

The Commission took the following actions under Consent Items:

- a. Approved and Ordered Annexation No. 369 to Los Angeles County Sanitation District No. 14, Resolution No. 2013-01RMD;
- b. Approved and Ordered Annexation No. 29 to Los Angeles County Sanitation District No. 16, Resolution No. 2013-02RMD;
- c. Approved Minutes of November 14, 2012 and November 28, 2012;
- d. Approved Operating Account Check Register for the month of November 2012; and
- e. Received and filed update on pending applications.

MOTION:	DEAR
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE
MOTION PASSES:	9/0/0

6 PUBLIC HEARING(S)

The following item was called up for consideration:

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

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution No. 2013-03RMD Approving Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon).
- Pursuant to Government Code Section 57002, set February 13, 2013 at 9:00 a.m., as the date for Commission protest proceedings.

MOTION: PELLISSIER
SECOND: SPENCE
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA,
PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

6 PUBLIC HEARING(S)

The following item was called up for consideration:

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

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution No. 2013-04RMD Amending the Sphere of Influence and Approving and Ordering Annexation No. 2011-15 to the Newhall County Water District.

MOTION: FINLAY
SECOND: PELLISSIER
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA,
PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

6 PUBLIC HEARING(S)

The following item was called up for consideration:

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

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution No. 2013-05RMD Approving Annexation No. 285 to the Los Angeles County Sanitation District No. 15.
- Pursuant to Government Code Section 57002, set February 13, 2013 at 9:00 a.m., as the date for Commission protest proceedings.

MOTION:	PELLISSIER
SECOND:	SPENCE
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE
MOTION PASSES:	9/0/0

6 PUBLIC HEARING(S)

The following item was called up for consideration:

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

Commissioner Spence, Chairman of the Board for Los Angeles County Sanitation District No. 28, asked if he needed to be recused as a voting member. Chair Gladbach stated all Commissioners are exempted from being recused as voting members.

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution No. 2013-06RMD Approving Annexation No. 5 to the Los Angeles County Sanitation District No. 28.
- Pursuant to Government Code Section 57002, set February 13, 2013 at 9:00 a.m., as the date for Commission protest proceedings.

MOTION: FINLAY
SECOND: DEAR
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA,
PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE

ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

6 PUBLIC HEARING(S)

The following item was called up for consideration:

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

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution No. 2013-07RMD Approving Annexation No. 1012 to the Santa Clarita Valley Sanitation District of Los Angeles County.
- Pursuant to Government Code Section 57002, set February 13, 2013 at 9:00 a.m., as the date for Commission protest proceedings.

MOTION: PELLISSIER
SECOND: SPENCE
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA,
PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

7 PROTEST HEARING(S)

(None).

8 OTHER ITEMS

(None).

9 COMMISSIONER'S REPORT

Commissioner LaBonge requested if LAFCO could prepare two maps: one, showing all 88 cities with date of incorporation for each city and two, depiction of the City of Los Angeles with surrounding unincorporated areas.

Supervisor Knabe mentioned that such maps exist on the Department of Regional Planning website.

The E.O. stated a list of cities with date of incorporation is available on the Chief Executive Office website. The E.O. stated LAFCO will look into locating or preparing those maps as requested by Commissioner LaBonge.

10 EXECUTIVE OFFICER'S REPORT

The E.O. noted two items were included in the Agenda Package: one, the scheduled meetings for 2013 and two, a "thank you" letter from the City of Santa Clarita regarding four recent annexations into the City. The E.O. stated that the letter is a testament for the hard work and staff dedication but also the letter reflects the demonstration of patience and efforts made by the Commission.

11 PUBLIC COMMENT (None.)

12 FUTURE MEETINGS

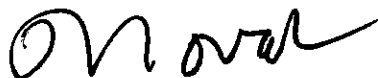
February 13, 2013
March 13, 2013
April 10, 2013
May 8, 2013

13 FUTURE AGENDA ITEMS (None.)

14 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Commissioner Dear, unanimously carried, in memory of Huell Howser, a public television personality best known for California's Gold, the meeting was adjourned at 9:17 a.m.

Respectfully submitted,



Paul A. Novak, AICP
Executive Officer

9:53 AM

02/04/13

Accrual Basis

LAFCO 03 REGISTER REPORT January 2013

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Deposit	1/2/2013			Deposit	520.00	520.00
Bill Pmt -Check	1/2/2013	6450	Accountemps		-473.69	46.31
Bill Pmt -Check	1/2/2013	6451	Anthem Blue Cross*	January - June 2013	-30,149.94	-30,103.63
Bill Pmt -Check	1/2/2013	6452	ATT	Acct#990566760, 1...	-309.79	-30,413.42
Bill Pmt -Check	1/2/2013	6453	Certified Records M...	Cust#00271, 12/1/...	-116.93	-30,530.35
Bill Pmt -Check	1/2/2013	6454	CoreLogic	Acct#200-694038-...	-82.90	-30,613.25
Bill Pmt -Check	1/2/2013	6455	Daily Journal		-381.16	-30,994.41
Bill Pmt -Check	1/2/2013	6456	Delta Dental*	January-June2013	-3,863.88	-34,858.29
Bill Pmt -Check	1/2/2013	6457	FedEx*	Acct#1244-7035-8	-73.82	-34,932.11
Bill Pmt -Check	1/2/2013	6458	Hogle-Ireland	Project#3162, MS...	-920.00	-35,852.11
Bill Pmt -Check	1/2/2013	6459	Kaiser*	January-June 2013	-14,789.82	-50,641.93
Bill Pmt -Check	1/2/2013	6460	Los Angeles County...	Annexation# 2011-...	-460.00	-51,101.93
Bill Pmt -Check	1/2/2013	6461	Los Angeles County...	NOD Fee: Annex#...	-75.00	-51,176.93
Bill Pmt -Check	1/2/2013	6462	Mail Finance	Lease#N07061692...	-126.17	-51,303.10
Bill Pmt -Check	1/2/2013	6463	Neofunds	Acct#7900 0445 22...	-1,500.00	-52,803.10
Bill Pmt -Check	1/2/2013	6464	Office Depot*		-513.21	-53,316.31
Bill Pmt -Check	1/2/2013	6465	Paul A. Novak	CALAFCO Legislat...	-31.00	-53,347.31
Bill Pmt -Check	1/2/2013	6466	Ricoh Americas Corp	036-0027688-000	-1,561.04	-54,908.35
Bill Pmt -Check	1/2/2013	6467	Robert Half Internati...	Cust#00490-00192...	-340.00	-55,248.35
Bill Pmt -Check	1/2/2013	6468	S.D.R.M.A.	7352	-1,640.00	-56,888.35
Bill Pmt -Check	1/2/2013	6469	TelePacific Commu...	Acct#120143, 12/9/...	-511.16	-57,399.51
Bill Pmt -Check	1/2/2013	6470	Tropical Interior Pla...	Service fee Novem...	-100.00	-57,499.51
Deposit	1/2/2013			ADP Deposit	326.70	-57,172.81
Deposit	1/3/2013			Deposit	8,000.00	-49,172.81
General Journal	1/4/2013	JE337	Transfer To Cash M...	T4-A Wire transfer	150,000.00	100,827.19
Bill Pmt -Check	1/7/2013	6471	Accountemps	Cust#00490-00192...	-84.21	100,742.98
Bill Pmt -Check	1/7/2013	6472	Bank of America*		-384.99	100,357.99
Bill Pmt -Check	1/7/2013	6473	Computer Troubles...		-1,100.00	99,257.99
Bill Pmt -Check	1/7/2013	6474	Daily Journal		-438.79	98,819.20
Bill Pmt -Check	1/7/2013	6475	LA County Chief Ad...	Cust# C000766- Ju...	-585.75	98,233.45
Bill Pmt -Check	1/7/2013	6476	Motor Parks	Cust# 025-001	-595.00	97,638.45
Bill Pmt -Check	1/7/2013	6477	Office Depot*		-993.99	96,644.46
Bill Pmt -Check	1/7/2013	6478	Robert Half Internati...	Cust#00490-00192...	-382.50	96,261.96
Bill Pmt -Check	1/8/2013	6479	Accountemps	Cust#00490-00192...	-112.28	96,149.68
Bill Pmt -Check	1/8/2013	6480	CoreLogic	Acct# 200-694038-...	-28.92	96,120.76
Bill Pmt -Check	1/8/2013	6481	County Counsel	VOID: to accrue le...	0.00	96,120.76
Bill Pmt -Check	1/8/2013	6482	Digital West Networ...	Acct# 1252, Servic...	-55.00	96,065.76
Bill Pmt -Check	1/8/2013	6483	Douglass Dorado*	Mileage Reimburse...	-50.96	96,014.80
Bill Pmt -Check	1/8/2013	6484	LACERA	Larry J. Calemene, ...	-543.93	95,470.87
Bill Pmt -Check	1/8/2013	6485	Office Depot*	Acct#32368442	-160.49	95,310.38
Bill Pmt -Check	1/8/2013	6486	Registrar-Recorder/...	Annexation 2011-2...	-75.00	95,235.38
Bill Pmt -Check	1/8/2013	6487	Ricoh Americas Corp	036-0027688-000	-1,564.62	93,670.76
Bill Pmt -Check	1/8/2013	6488	Robert Half Internati...	Cust#00490-00192...	-340.00	93,330.76
Deposit	1/9/2013			Deposit	2,500.00	95,830.76
Check	1/15/2013	4864...	Lori W. Brogin	Stipend, January 9,...	-147.82	95,682.94
Check	1/15/2013	4864...	Richard Close	Stipend, January 9,...	-147.82	95,535.12
Check	1/15/2013	4864...	Ambar De La Torre	Salary, JANUARY ...	-1,635.50	93,899.62
Check	1/15/2013	4864...	Donald L. Dear	Stipend, January 9,...	-147.82	93,751.80
Check	1/15/2013	4864...	Douglass Dorado	SALARY, JANUAR...	-2,426.42	91,325.38
Check	1/15/2013	4864...	Margaret E. Finlay	Stipend, January 9,...	-147.82	91,177.56
Check	1/15/2013	4864...	Edward G. Gladbach	Stipend, January 9,...	-147.82	91,029.74
Check	1/15/2013	4864...	Michael E. Henders...	SALARY, JANUAR...	-1,936.06	89,093.68
Check	1/15/2013	4864...	Donald Knabe	Stipend, January 9,...	-147.82	88,945.86
Check	1/15/2013	4864...	Patricia Knoebel-Wood	SALARY, JANUAR...	-1,271.49	87,674.37
Check	1/15/2013	4864...	Thomas J LaBonge	Stipend, January 9,...	-147.82	87,526.55
Check	1/15/2013	4864...	Gerard McCallum II	Stipend, January 9,...	-147.82	87,378.73
Check	1/15/2013	4864...	Gloria Molina	Stipend, January 9,...	-147.82	87,230.91
Check	1/15/2013	4864...	Paul Novak	SALARY, JANUAR...	-4,519.31	82,711.60
Check	1/15/2013	4864...	Paul Novak	Benefits buy back ...	-1,547.87	81,163.73
Check	1/15/2013	4864...	Alisha O'Brien	SALARY, JANUAR...	-1,726.89	79,436.84
Check	1/15/2013	4864...	Henri F. Pellissier	Stipend, January 9,...	-147.82	79,289.02
Check	1/15/2013	4864...	June D. Savala	Salary, December ...	-3,556.77	75,732.25
Check	1/15/2013	4864...	June D. Savala	January 15, 2013 ...	-2,033.81	73,698.44
Check	1/15/2013	4864...	David Spence	Stipend, January 9,...	-147.82	73,550.62
Check	1/15/2013	4864...	Zev Yaroslavsky	Stipend, January 9,...	-147.82	73,402.80
Check	1/15/2013	DM	Federal Tax Deposit	January 15, 2013 p...	-4,517.04	68,885.76

Type	Date	Num	Name	Memo	Amount	Balance
Check	1/15/2013	DM	State Income Tax	January 15, 2013 p...	-1,068.17	67,817.59
Check	1/15/2013	DM	ADP	January 15, 2013 p...	-150.41	67,667.18
Deposit	1/15/2013			Deposit	134.33	67,801.51
Bill Pmt -Check	1/15/2013	6489	Accountemps	Cust#00490-00192...	-112.28	67,689.23
Bill Pmt -Check	1/15/2013	6490	Daily Journal	Cust#1124120362 ...	-100.50	67,588.73
Bill Pmt -Check	1/15/2013	6491	Dell Marketing L.P.*	Cust#125148779	-1,704.60	65,884.13
Bill Pmt -Check	1/15/2013	6492	ESRI	Cust#234970	-3,553.00	62,331.13
Bill Pmt -Check	1/15/2013	6493	LACERA	December 2012-E...	-9,306.38	53,024.75
Bill Pmt -Check	1/15/2013	6494	MetLife*	Policy#211130483,...	-345.33	52,679.42
Bill Pmt -Check	1/15/2013	6495	Patricia Knoebl-Wo...	Reimbursement on...	-7.09	52,672.33
Bill Pmt -Check	1/15/2013	6496	Robert Half Internati...	Cust#00490-00192...	-680.00	51,992.33
Bill Pmt -Check	1/16/2013	6497	Digitronix One*	Canon 3380I copier	-3,227.00	48,765.33
Bill Pmt -Check	1/22/2013	6498	Accountemps	Cust#00490-00192...	-224.56	48,540.77
Bill Pmt -Check	1/22/2013	6499	ATT	Acct#990566760, 1...	-309.10	48,231.67
Bill Pmt -Check	1/22/2013	6500	Certified Records M...	Cust#00271, Stora...	-116.93	48,114.74
Bill Pmt -Check	1/22/2013	6501	County Counsel	Legal Services Nov...	-3,934.31	44,180.43
Bill Pmt -Check	1/22/2013	6502	Daily Journal		-360.00	43,820.43
Bill Pmt -Check	1/22/2013	6503	Liebert Cassidy Whi...		-688.50	43,131.93
Bill Pmt -Check	1/22/2013	6504	Mail Finance	Lease#N07061692...	-126.42	43,005.51
Bill Pmt -Check	1/22/2013	6505	Motor Parks	Cust#025-001, Feb...	-595.00	42,410.51
Bill Pmt -Check	1/22/2013	6506	Robert Half Internati...	Cust#00490-00192...	-340.00	42,070.51
Bill Pmt -Check	1/22/2013	6507	TelePacific Commu...	Acct#120143, 01/0...	-520.98	41,549.53
Bill Pmt -Check	1/22/2013	6508	Tropical Interior Pla...	Service for Decem...	-100.00	41,449.53
Check	1/30/2013	DM	Ambar De La Torre	Salary, January 16-...	-1,635.49	39,814.04
Check	1/30/2013	DM	Douglass Dorado	Salary, January 16-...	-2,426.42	37,387.62
Check	1/30/2013	DM	Patricia Knoebl-Wood	Salary, January 16-...	-1,229.01	36,158.61
Check	1/30/2013	DM	Paul Novak	Salary, January 16-...	-4,519.31	31,639.30
Check	1/30/2013	DM	Alisha O'Brien	SALARY, JANUAR...	-1,726.89	29,912.41
Check	1/30/2013	DM	June D. Savala	Salary, January 16-...	-3,556.77	26,355.64
Check	1/30/2013	DM	Federal Tax Deposit	January 30, 2013 p...	-3,974.67	22,380.97
Check	1/30/2013	DM	State Income Tax	January 30, 2013 p...	-1,018.05	21,362.92
Check	1/30/2013	DM	ADP	January 30, 2013 p...	-117.13	21,245.79
Bill Pmt -Check	1/31/2013	6509	Accountemps	Cus# 00490-00192...	-224.56	21,021.23
Bill Pmt -Check	1/31/2013	6510	Bank of America*		-397.57	20,623.66
Bill Pmt -Check	1/31/2013	6511	County Counsel	Legal Services: De...	-5,091.46	15,532.20
Bill Pmt -Check	1/31/2013	6512	Daily Journal		-1,137.31	14,394.89
Bill Pmt -Check	1/31/2013	6513	LACERA	January 2013- Em...	-10,109.23	4,285.66
Bill Pmt -Check	1/31/2013	6514	Neofunds	Acct#7900 0445 22...	-51.93	4,233.73
Bill Pmt -Check	1/31/2013	6515	Office Depot*		-415.02	3,818.71
Bill Pmt -Check	1/31/2013	6516	Patricia Knoebl-Wo...	Reimbursement: C...	-20.22	3,798.49
Bill Pmt -Check	1/31/2013	6517	Paul A. Novak	Reimbursement: C...	-14.00	3,784.49
Bill Pmt -Check	1/31/2013	6518	Robert Half Internati...	Cust#00490-00192...	-340.00	3,444.49
Total 10003 Operating Account					3,444.49	3,444.49
Total 10000 Cash Unrestricted					3,444.49	3,444.49
TOTAL					3,444.49	3,444.49

**AGENDA ITEM NO. 5e - February 13, 2013
PENDING APPLICATIONS AS OF February 6, 2013**

	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 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. 2007-06 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 involved in ongoing negotiations. There has been no agreement to date.	1/10/2007	Unknown
3	AAO Annexation No. 2003-08(40-23/4-103) to 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. Need to send approved Map & Legal to request new register voter/address info. Received tax transfer reso on 09/18/12.	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.	Missing "will serve" letter. Pending tax transfer resolution.	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. Pending tax transfer resolution.	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 20.82 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	Missing "will serve" letter. Pending tax transfer resolution.	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 36th Streets East, in the City of Lancaster.	District has been serving area since 90's. Have tax resolution. Deemed Categorical Exemption. Map & Legal pending review. Need to send approved Map & Legal to request new register voter/address info.	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.	Pending approval of tax resolution. Missing "will serve" letter. Sent email to M.Roach re: status of tax resolution 12/17/12.	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	Missing CEQA. Missing "will serve" letter. Sent email to M. Roach re: status of tax resolution 12/31/13.	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 Waterworks 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	Missing "will serve" letter. Pending approval of tax resolution.	12/28/2009	Unknown
13	AAO	Reorganization 2010-02 (Castaic High School)	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	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 dedications 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.	Missing "will serve" letter. Received Tax Resolution 12-29-11. Pete McCawly is working on EIR (3-6 month lead time) 09/25/12.	6/9/2010	Unknown
16	AD	Annexation 389 District No. 22	Sanitation Districts	7,360 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
17	AD	Annexation 381 District No. 14	Sanitation Districts	30,782 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
18	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 Princessa and Sierra Highway, all within the City of Santa Clarita.	Pending approval of tax resolution	8/9/2010	Unknown
19	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
20	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
21	AD	Annexation 393 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.	Public Hearing-Feb. 13, 2013	10/4/2010	May-2013
22	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
23	DD	City of Palmdale Annexation 2010-06	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
24	AD	Annexation 5 District No. 28	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.	Protest- February 13, 2013	11/10/2010	Mar-2013
25	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
26	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	Protest- February 13, 2013	12/21/2010	Mar-2013
27	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.	February 13, 2013 Agenda	12/21/2010	Feb.- 2013
28	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
29	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
30	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
31	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	3/23/2011	Unknown
32	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. NCWD/CLWA are still in negotiations. No agreement yet. 09/19/12	5/5/2011	Unknown
35	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
36	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
37	AD	Annexation 408 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
38	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
39	AD	Reorganization No. 2006-01 (28-6)	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
39	AD	Annexation 726 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
40	AD	Annexation 285 District No. 15	Sanitation Districts	1,892 acres located on Kaplan Avenue approximately 600 feet South of Amar Road, all within the City of Industry.	Protest- February 13, 2013	8/17/2011	Mar-2013
41	AD	Reorganization No. 2007-02 (15-289)	Sanitation Districts	15,146 acres located east of Azusa Ave between Fairgrove Ave and Arona Drive, all within the City of West Covina	Pending approval of tax resolution	8/29/2011	Unknown
42	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
43	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 Canyon Community of the City of Santa Clarita.	Pending approval of tax resolution	9/19/2011	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
44	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1054	Sanitation Districts	7.671 acres located on Sierra Highway approx. 800 feet northeast of San Fernando Road all within the City of Santa Clarita.	Pending approval of tax resolution	9/26/2011	Unknown
45	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 331	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
46	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
47	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
48	DD	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
49	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1055	Sanitation Districts	0.294 Acres located on 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
50	AD	Annexation 413 District No. 22	Sanitation Districts	0.690 Acres located on Sierra Macho Avenue at its intersection with Easley Canyon Road, all within the City of Glendora.	Pending approval of tax resolution	12/6/2011	Unknown
51	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
52	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
53	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
54	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
55	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
56	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
57	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 8th agenda	12/14/2011	Feb-2013
58	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
59	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
60	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
61	AD	Annexation 703 District No. 21	Sanitation Districts	3,714 acres located on Puddingstone Drive approximately 200 feet east of Ragging Waters Drive, all within the City of San Dimas.	Pending approval of tax resolution	1/3/2012	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
62	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
63	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
64	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
65	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
66	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
67	AD	Annexation 291 District No. 15	Sanitation Districts	6,782 acres located on Ringrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County.	Pending approval of tax resolution	3/19/2012	Unknown
68	AD	Annexation 52 District No. 18	Sanitation Districts	6,698 acres located on Pellissier Road approximately 200 feet west of Pearson Avenue, all within unincorporated Los Angeles.	Pending approval of tax resolution	3/19/2012	Unknown
69	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
70	AD	Annexation 708 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
71	AD	Annexation 56 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
72	AD	Annexation 733 District No. 21	Sanitation Districts	1,195 acres located on Towne Avenue approximately 150 feet south of Hillsdale Drive, all within the City of Claremont.	Pending approval of tax resolution	4/16/2012	unknown
73	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
74	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
75	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
76	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.	Pending approval of tax resolution. Do not have complete CEQA.	4/17/2012	Unknown
77	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	Anticipate to put on May or June 2013 Agenda.	6/7/2012	Unknown
78	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
79	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
80	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	Anticipate to put on May or June 2013 Agenda.	6/7/2012	Unknown
81	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
82	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	Anticipate to put on May or June 2013 Agenda.	6/7/2012	Unknown
83	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
84	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
85	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
86	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
87	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
88	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
89	AAO	Annexation 2012-20 County Waterworks District No. 40 (Anaverde 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	Missing "will serve" letter. 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
96	AD	Annexation 2 District No. 1	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
97	AAO	Annexation 2012-19 Walnut Valley Water District	City of Walnut	550.52 acres: Northwestern portion of City of Walnut, Recently developed hillside surrounded by housing developments to the North and East, fronted by Amar Rd on the South and an existing closed landfill on the West.	Pending approval of tax resolution	1/3/2013	Unknown
98	AD	Annexation 417 District No. 22	Sanitation Districts	1,158 acres located on Via Romales approximately 200 feet south of Camino Del Sur, all within the city of San Dimas	Pending approval of tax resolution	1/9/2013	Unknown
99	AAO	Annexation 2012-08 County Waterworks District No. 40	LA County Waterworks District 40	239.85 acres in the location of the Antelope Valley Fairgrounds. Bordered by commercial properties and vacant land. The remainder of the proposed annexation area consists of residential tracts of single family homes, and are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
100	AAO	Annexation 2012-10 County Waterworks District No. 40	LA County Waterworks District 40	The area is bordered on the North, South and West by existing residential tracts comprised of single family residences. Directly to the east is a corridor of vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
101	AAO	Annexation 2012-11 County Waterworks District No. 40	LA County Waterworks District 40	The proposed annexation areas consists of residential tracts of single family homes, and are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
102	AAO	Annexation 2012-12 County Waterworks District No. 40	LA County Waterworks District 40	The proposed annexation areas consists of residential tracts of single family homes, are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
103	AAO	Annexation 2012-13 County Waterworks District No.37	LA County Waterworks District 37	The proposed annexation areas consists of residential tracts of single family homes on large lots, are are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown

Staff Report

February 13, 2013

Agenda Item No. 6.a.

Annexation No. 393 to Los Angeles County Sanitation District No. 22

The following is a proposal requesting annexation of approximately 4.634± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

BACKGROUND

Annexation No.:	393
District:	Los Angeles County Sanitation District No. 22.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District
Resolution or Petition:	August 22, 2007
Application filed with LAFCO:	October 4, 2010
Location:	The northwest intersection of Cortez Street and Grand Avenue, all within the City of West Covina
City/Unincorporated County:	City of West Covina
Affected Territory:	Four single-family homes, a portion of a previously annexed parcel, and one proposed single-family home located within a residential area.
Surrounding Territory:	Residential
Landowner(s):	There are 5 Landowners
Registered Voters (Number):	3
As of:	September 26, 2012
Purpose:	Some 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:	No
Additional Information:	None

FACTORS FOR CONSIDERATION PURSUANT TO GOVT. CODE SECTION 56668:**(a) Population**

Existing Population (Number):	8
As of:	September 9, 2010
Population Density (Persons/Acre):	1.73
Estimated Future Population:	16
Land Area (Acres):	4.634
Existing Land Use(s):	Four single-family homes, a portion of a previously annexed parcel, and one proposed single-family home.
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$2,423,047
As of:	January 1, 2012
Per Capita Assessed Valuation:	\$302,880.88
Topography:	slightly sloping
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 800 ft. North/East from the affected 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 is four single-family homes and a portion of a previously annexed parcel and one proposed single family home being developed, all of which require 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:	Some 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:	Some 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

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 proposed action is consistent with the City of West Covina General Plan designation of Very Low Density Residential and Suburban Density Residential. The affected territory is not within the boundaries of any

Specific Plan.

Annexation No. 393

Page 5 of 7

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

(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 City of West Covina General Plan designations of Very Low Density Residential and Suburban Density Residential. The proposed action is consistent with the City's existing zoning designation of R-1-14400 Single-Family Residential and R-A-40000 Residential Agricultural.

(o) Environmental Justice

Environmental Justice:

Some 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:

Annexation of the four existing single-family homes are categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. Annexation of the one proposed single-family homes is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of the annexation of an individual small parcel of the minimum size for the proposed construction of one single-family residence which is categorically exempted by CEQA Guidelines Section 15303(a).

Lead Agency:

Los Angeles County Sanitation District

Date:

August 22, 2007

PLEASE CONTINUE TO PAGE 7

Annexation No. 393 to Los Angeles County Sanitation District No. 22

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. 393 to County Sanitation District No. 22; and
- 4). Pursuant to Government Code Section 57002, set April 10th, 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. 393 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for four single-family homes, a portion of a previously annexed parcel and one proposed single-family home; and

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

WHEREAS, the territory consists of 4.634± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 393 to County Sanitation District No. 22"; and

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

WHEREAS, on February 13, 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. Annexation of the four existing single-family homes are categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. Annexation of the one proposed single-family home is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of the annexation of an individual small parcel of the minimum size for the proposed construction of one single-family residence which is categorically exempted by CEQA Guidelines Section 15303(a).
2. Annexation No. 393 to the County Sanitation District No. 22 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for April 10, 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 13th day of February 2013.

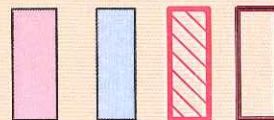
**LOCAL AGENCY FORMATION COMMISSION FOR
THE COUNTY OF LOS ANGELES**

PAUL A. NOVAK, AICP

Executive Officer



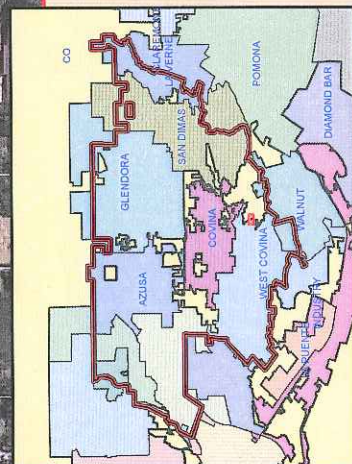
- Los Angeles County
Sanitation District No. 22
- City of West Covina
- CSD Annexation 22-393
- Sphere of Influence, CSD 22



Annexation No. 393

County Sanitation

District No. 22



February 13, 2013

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Staff Report

February 13, 2013

Agenda Item No. 7.a.

Protest Hearing on Annexation No. 285 to Los Angeles County Sanitation District No. 15

On January 9, 2013, your Commission approved a request to annex approximately 1.892± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 15. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

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

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the protest hearing and receive written protests;
- 2). Close the protest hearing;
- 3). Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back tot the Commission with results; and
- 4). Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, or ordering Annexation No. 285 to Los Angeles County Sanitation District No. 15 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2012-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 285 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

WHEREAS, the Los Angeles County Sanitation District No. 15 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of Industry to the Los Angeles Sanitation District No. 15; and

WHEREAS the principal reason for the proposed annexation is to provide offsite sewage disposal for a warehouse located within an industrial area; 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, on January 9, 2013, the Commission approved Annexation No. 285 to County Sanitation District No. 15; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set February 13, 2013 as the date for the protest hearing and has given notice thereof; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 0 and the number of property owners is 3 and the total assessed value of land within the affected territory is \$794,332.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 285 to County Sanitation District No. 15 and not withdrawn is ___, which, even if valid, represents owners of land who own less than 50 percent of the total assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 15.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 15 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 15.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 15.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 13th day of February 2013.

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

**PAUL A. NOVAK, AICP
Executive Officer**



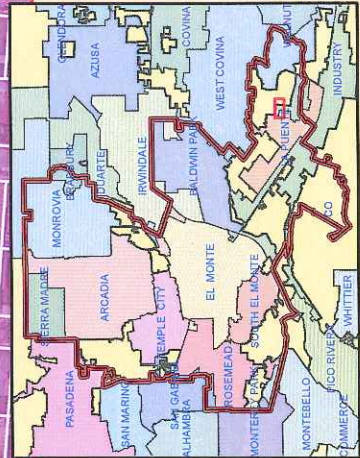
- Los Angeles County Sanitation District No. 15
- City of Industry
- CSD Annexation 15-285
- Sphere of Influence, CSD 15

Annexation No. 285

County Sanitation District No. 15



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles



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February 13, 2013

Staff Report

February 13, 2013

Agenda Item No. 7.b.

**Protest Hearing on Annexation No. 5 to
Los Angeles County Sanitation District No. 28**

On January 9, 2013, your commission approved a request to annex approximately 2.430± acres of Inhabited territory into the boundaries of to Los Angeles County Sanitation District No. 28. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, et seq.

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 approx. 100 ft N. of Angeles Crest Hwy & approx. 100 ft W. of Harter Lane; Parcel 2 is E. of Starlight Crest Drive at its intersection with Stardust Rd; 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.

(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 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

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the protest hearing and receive written testimony;
- 2). Close the protest hearing;
- 3). Instruct the Executive Officer , pursuant to Government Code Section 57075, to determine the value of protest filed and not withdrawn and report back to the Commission with the results.; and
- 4). Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, or ordering Annexation No. 5. to Los Angeles County Sanitation District No. 28 directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2012-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 5 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 28"**

WHEREAS, the Los Angeles County Sanitation District No. 28 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of La Cañada Flintridge to the Los Angeles Sanitation District No. 28; 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, on January 9, 2013, the Commission approved Annexation No. 5 to County Sanitation District No. 28; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set February 13, 2013 as the date for the protest hearing and has given notice thereof; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

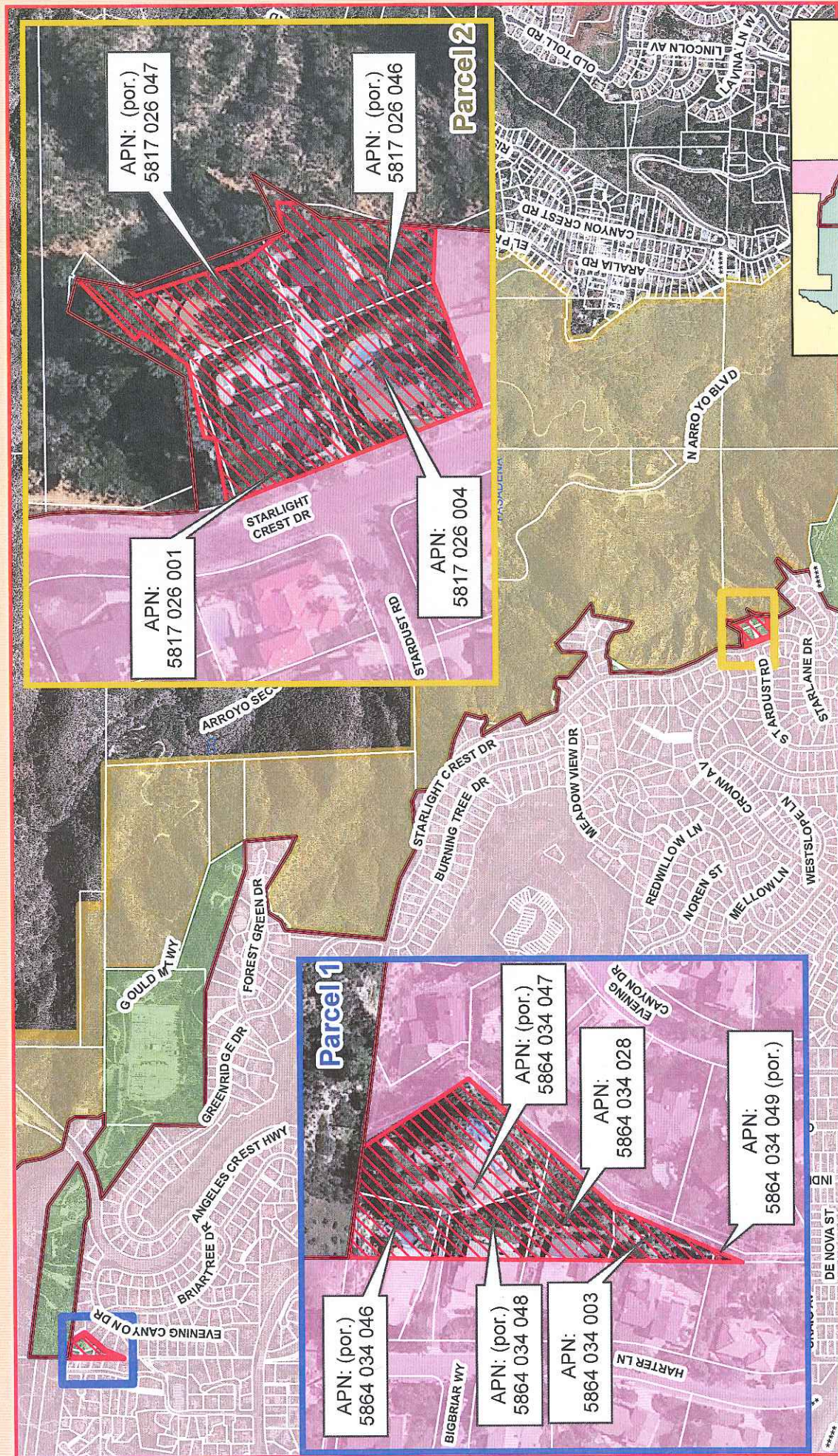
1. The Commission finds that the number of registered voters within the boundary of the territory is 17 and the number of property owners is 10 and the total assessed value of land within the affected territory is \$5,490,062.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 5 to County Sanitation District No. 28 and not withdrawn is ___, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 28.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 28 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 28.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 28.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 13th day of February 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



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

February 13, 2013

Agenda Item No. 7.c.

Protest Hearing on Annexation No. 1012 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

On January 9, 2013, your Commission approved a request to annex approximately 22.319~~±~~ acres of Inhabited territory into the boundaries of the SCVSD. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

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):	22.32
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

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the protest hearing and receive written protests;
- 2). Close the protest hearing;
- 3). Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with results; and
- 4). Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exist, or ordering Annexation No. 1012 to the Santa Clarita Valley Sanitation District of Los Angeles County directly, or ordering the annexation subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2013-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 1012 TO THE
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"**

WHEREAS, the SCVSD filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the SCVSD; 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 Santa Clarita Valley Sanitation District of Los Angeles County"; and

WHEREAS, on January 9, 2013, the Commission approved Annexation No. 1012 to the SCVSD; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set February 13, 2013 as the date for the protest hearing and has given notice thereof; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

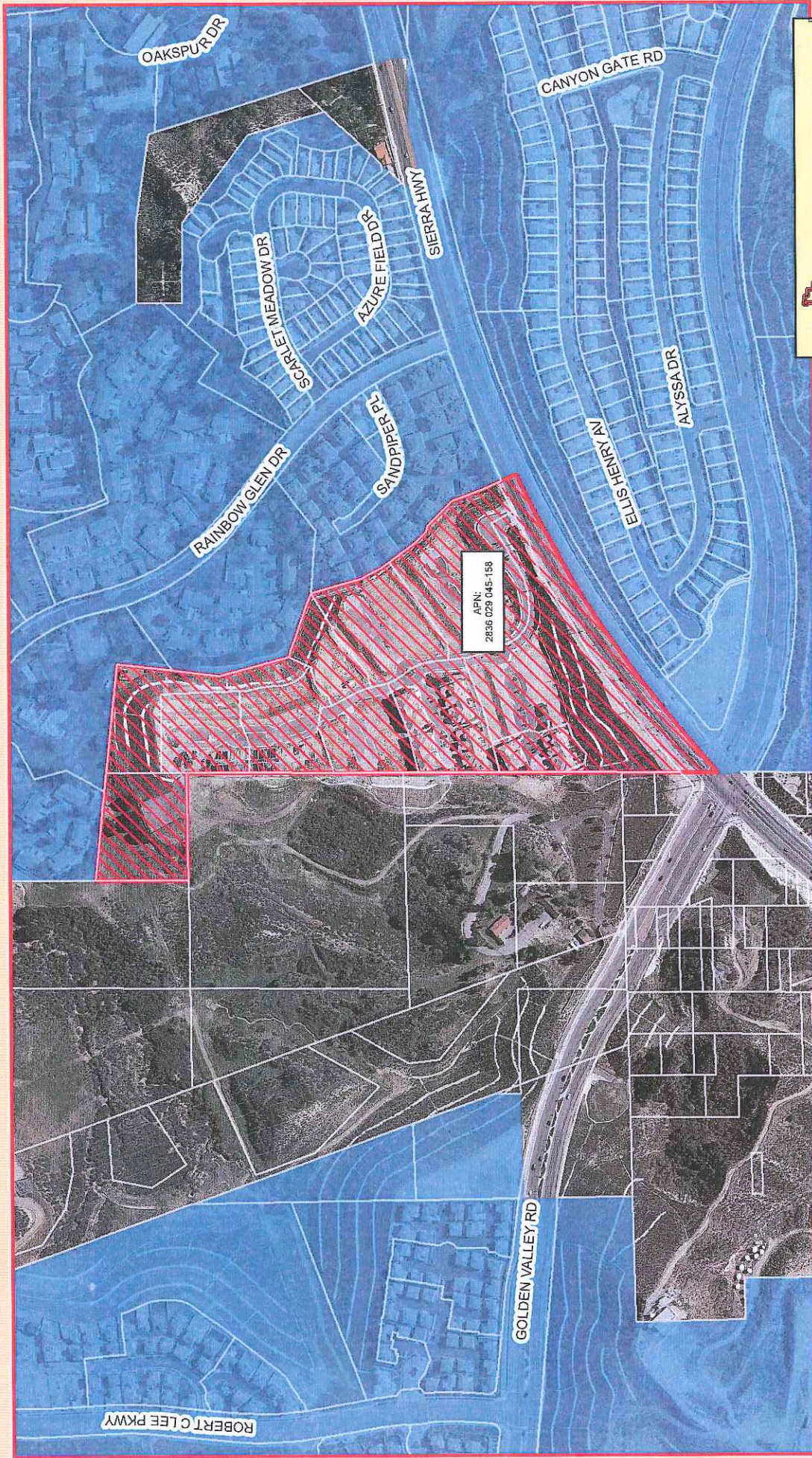
1. The Commission finds that the number of registered voters within the boundary of the territory is 27. The number of property owners is 25 and the total assessed value of land within the affected territory is \$14,336,329.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 1012 to the SCVSD and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the SCVSD.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
 - b. The regular County assessment roll shall be utilized by the SCVSD.
 - c. The affected territory will be taxed for existing 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.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

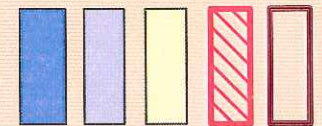
PASSED AND ADOPTED this 13th day of February 2013.

**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

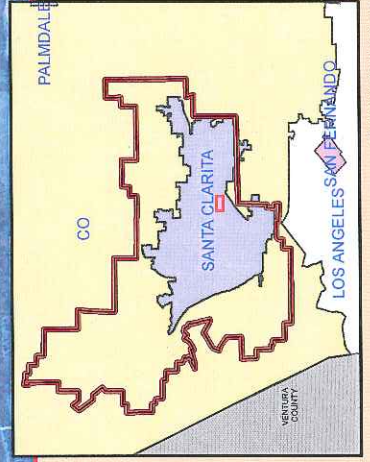
Sphere of Influence, CSD SCV

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



LAFCO
Los Angeles County
For the County of Los Angeles

February 13, 2013



Staff Report

February 13, 2013

**Agenda Item No. 8.a.
Map of Cities with Incorporation Dates**

At your January 9th, 2013 meeting, Commissioner LaBonge requested that staff prepare a map of all cities in Los Angeles County depicting each city's incorporation date.

Staff has prepared the map, a copy of which is attached to this report.

Recommended Action:

Receive and File.

Staff Report

February 13, 2013

Agenda Item No. 8.b.

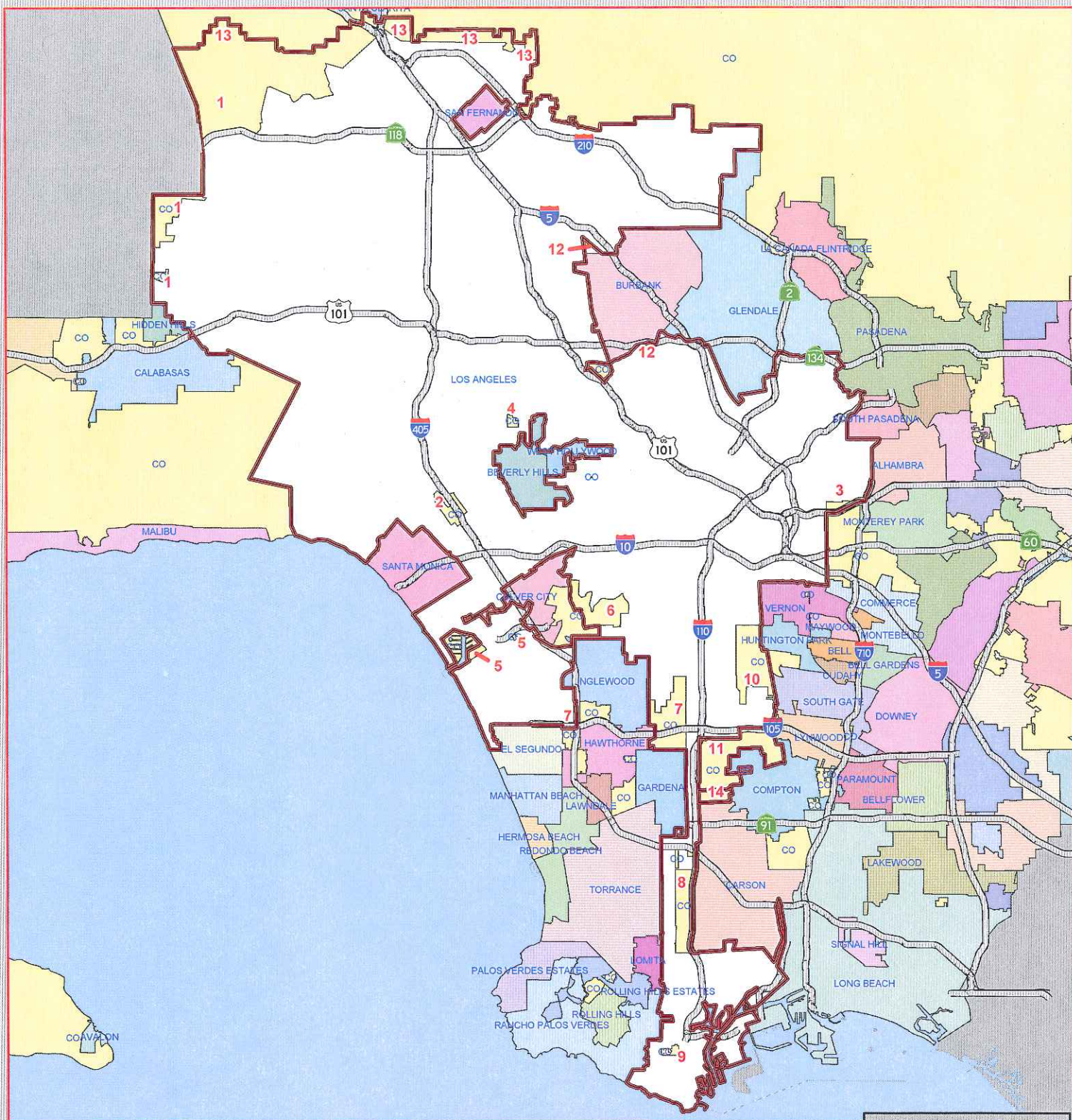
Map of Los Angeles City and Adjacent Unincorporated Areas

At your January 9th, 2013 meeting, Commissioner LaBonge requested that staff prepare a map depicting all unincorporated areas adjacent to the City of Los Angeles

Staff has prepared the map, a copy of which is attached to this report.

Recommended Action:

Receive and File.



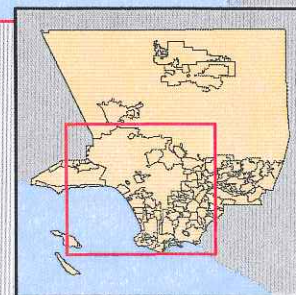
Legend

	City of Los Angeles
	County Unincorporated Territory
	SOI, Los Angeles
	area "A, B & D" adopted 4-27-83
	adopted 10-26-83

Los Angeles Sphere of Influence

	adopted 3-14-84		study II, area 3 & 4 adopted 8-28-74		area "A & B" adopted 7-25-84
	adopted 11-14-84		adopted 11-14-84		adopted 12-13-06
	study VI, area 2 adopted 11-14-73		adopted 6-27-84		MSR, joint LA/Compton/Carson approved 02-22-06
	area 1(B) adopted 10-24-84		study II, area 5 joint soi Compton adopted 4-11-73		
	study V, area 1(A) & 2 adopted 11-14-73				

1:350,762
0 2 4 8 Miles



February 13, 2013