



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

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[www.lalafco.org](http://www.lalafco.org)

Wednesday, April 10, 2013  
9:00 a.m.

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

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A person with a disability may contact the LAFCO office at (626) 204-6500 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

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

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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 ITEM(S) – GOVERNMENT CODE § 56857 NOTICE**

None.

6. **CONSENT ITEM(S) - OTHER**

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

- a. Annexation No. 351 to Los Angeles County Sanitation District No. 14.
- b. Annexation No. 719 to Los Angeles County Sanitation District No. 21.
- c. Annexation No. 1017 to Santa Clarita Valley Sanitation District of Los Angeles County.
- d. Approve Minutes of March 13, 2013.
- e. Operating Account Check Register for the month of March 2013.
- f. Receive and file update on pending applications.

**7. PUBLIC HEARING(S)**

- a. Annexation No. 275 to Los Angeles County Sanitation District No. 15.
- b. Annexation No. 355 to Los Angeles County Sanitation District No. 14.
- c. Annexation No. 1057 to Santa Clarita Valley Sanitation District of Los Angeles County.
- d. Proposed Fiscal Year 2013-14 Budget.

**8. PROTEST HEARING(S)**

- a. Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon).
- b. Annexation No. 393 to Los Angeles County Sanitation District No. 22.

**9. OTHER ITEMS**

- a. Approval of financial year-end close procedure, journal entry process, and capital asset policy.
- b. Presentation of Service Pins.
- c. AB No. 743 Letters Concerning “Island” Annexations.

**10. 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.

**11. EXECUTIVE OFFICER’S REPORT**

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

**12. 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.

13. **FUTURE MEETINGS**

May 8, 2013  
June 12, 2013  
July 10, 2013  
August 14, 2013

14. **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.

15. **ADJOURNMENT MOTION**

## **Staff Report**

**April 10, 2013**

### **Agenda Item No. 6.a.**

#### **Annexation No. 351 to Los Angeles County Sanitation District No. 14**

The following is a proposal requesting annexation of approximately 30.762± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

#### **BACKGROUND**

Annexation No.:	351
District:	Los Angeles County Sanitation District No. 14.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 14.
Resolution or Petition:	April 25, 2007
Application filed with LAFCO:	July 26, 2010
Location:	Northeast corner of 40th Street East and Avenue J, all within the City of Lancaster.
City/Unincorporated County:	City of Lancaster.
Affected Territory:	A college
Surrounding Territory:	Vacant residential
Landowner(s):	Lancaster Baptist Church
Registered Voters (Number):	0
As of:	February 20, 2013
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:	July 19, 2010
Population Density (Persons/Acre):	0.00
Estimated Future Population:	496
Land Area (Acres):	30.762
Existing Land Use(s):	A college
Proposed/Future Land Use(s), if any:	proposed expansion of an existing college.
Assessed Valuation:	\$999,769
As of:	July 19, 2010
Per Capita Assessed Valuation:	N/A
Topography:	Slopes slightly to the northwest.
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 800 feet north easterly 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 an existing college which requires organized governmental services. 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 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:	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:	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 City's General Plan designation of Non Urban Residential. The affected territory is not within the boundaries of any Specific Plan.

**(h) Sphere of Influence**

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

**(i) Comments From Public Agencies**

Comments from Public Agencies: None

**(j) Ability to Provide Services**

Ability of the District to Provide the Requested Services: A portion of the affected territory is already being serviced by the District. The entire area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

**(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 Non Urban Residential. The proposed action is consistent with the existing City's zoning designation of RR-25.

**(o) Environmental Justice**

Environmental Justice:

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:

The Mitigated Negative Declaration adopted by the City of Lancaster for approval of Site Plan Review No. 05-23, is adequate for consideration of this proposal. The Commission is a responsible agency pursuant to state CEQA Guidelines Section 15096.

Lead Agency:

City of Lancaster

Date:

June 15, 2009

**PLEASE CONTINUE TO PAGE 7**

**Annexation No. 351 to Los Angeles County Sanitation District No. 14.**

**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). Furthermore, 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. 351 to Los Angeles County Sanitation District No. 14.

**RESOLUTION NO. 2013-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 351 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a college; 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 30.762± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 351 to County Sanitation District No. 14"; and

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

WHEREAS, on April 10, 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 5666(2)(a), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited; and
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; 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, pursuant to Government Code Section 56662 (a), notice and hearing requirements are waived and protest proceedings are waived.



2. Acting in its role as a responsible agency with the respect to Annexation No. 351, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Lancaster for approval of Site Plan Review No. 05-23, 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. 351 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
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 57200, et seq.

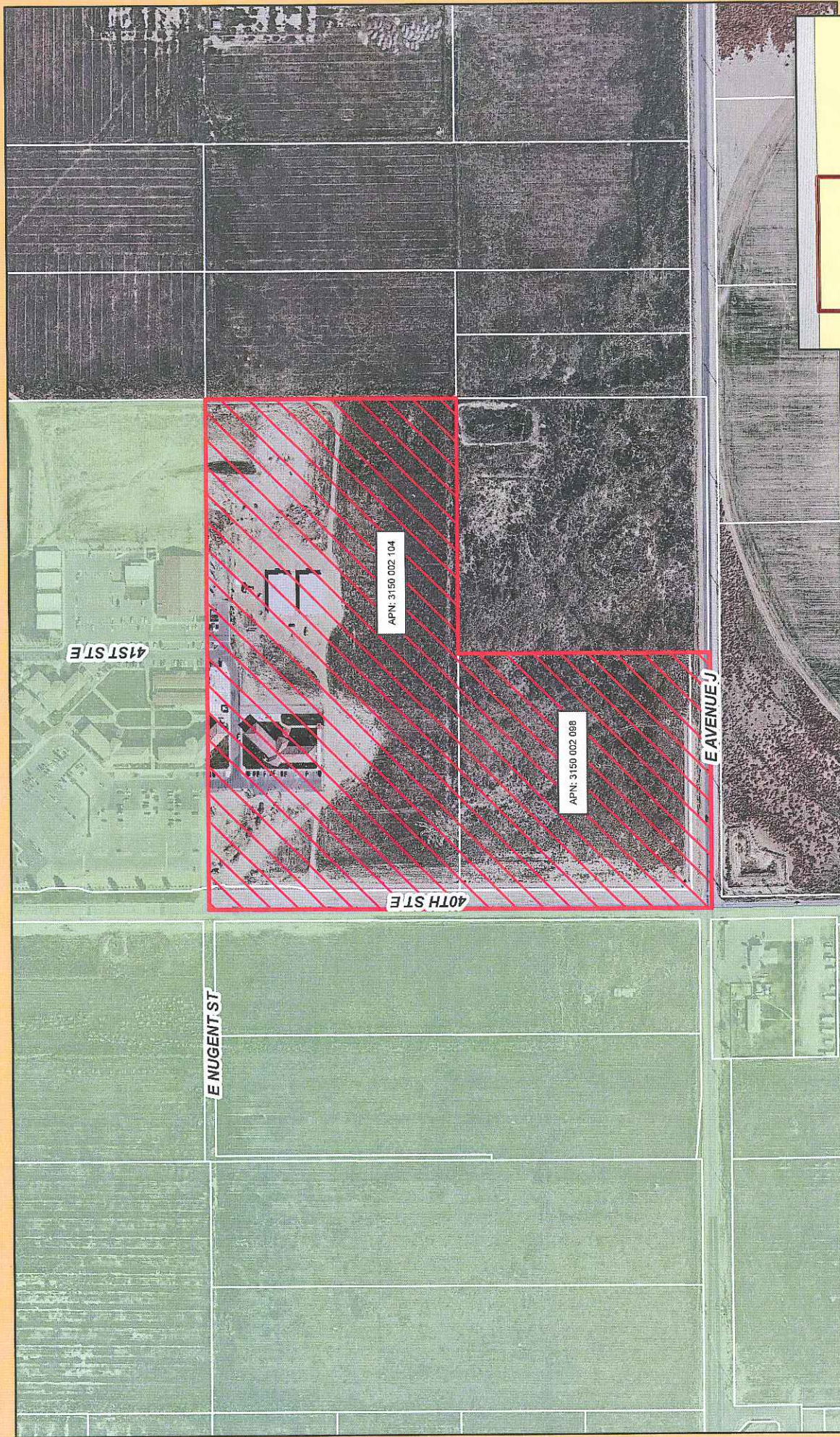
PASSED AND ADOPTED 10<sup>th</sup> day of April 2013.

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

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

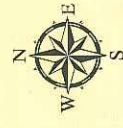




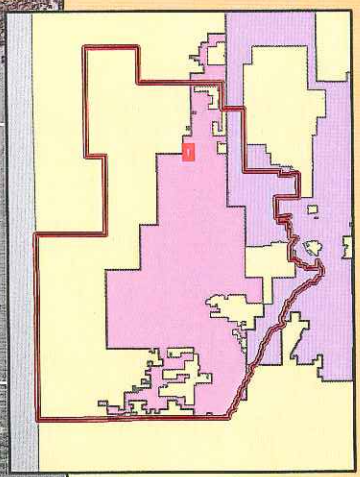
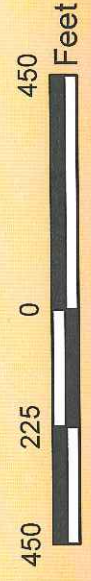
# **Legend**

- Los Angeles County Sanitation District No. 14
- City of Lancaster
- City of Palmdale
- CSD Annexation 14-351
- Sphere of Influence, CSD 14

## **Annexation No. 351 to County Sanitation District No. 14**



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





## **Staff Report**

**April 10, 2013**

### **Agenda Item No. 6.b.**

#### **Annexation No. 719 to Los Angeles County Sanitation District No. 21.**

The following is a proposal requesting annexation of approximately 5.767± acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

#### **BACKGROUND**

Annexation No.:	719
District:	Los Angeles County Sanitation District No. 21.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District
Resolution or Petition:	March 28, 2007
Application filed with LAFCO:	August 9, 2010
Location:	Southeast corner of Base Line Road and Emerald Avenue, all within the City of La Verne.
City/Unincorporated County:	City of La Verne
Affected Territory:	Vacant land
Surrounding Territory:	Residential
Landowner(s):	Master's House; LA County Flood Control District
Registered Voters (Number):	0
As of:	February 21, 2013
Purpose:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Waiver of Notice/Hearing/Protest:	Yes
Additional Information:	None

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

Existing Population (Number):	0
As of:	July 27, 2010
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	5.767
Existing Land Use(s):	Vacant land
Proposed/Future Land Use(s), if any:	A proposed church and an adjacent flood control channel.
Assessed Valuation:	\$1,147,623
As of:	March 20, 2013
Per Capita Assessed Valuation:	N/A
Topography:	Relatively flat with a slight slope.
Natural Boundaries:	None
Drainage Basins:	Emerald East Debris Basin
Proximity to Other Populated Areas:	The nearest existing populated area is 200 feet north easterly 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 church and an adjacent flood control channel 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:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on Mutual Social and Economic Interests:	All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond.
Effect of Proposed Action on the Local Governmental Structure of the County:	N/A. As a special district annexation, the proposal has no impact on the local governmental structure of the County.
Effect of Alternative Action(s) on Adjacent Areas, on Mutual Social and Economic Interests, and the Local Governmental Structure of the County:	The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

**(d) Conformity with Commission and Open Space Conversion Policies**

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

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

**(e) Agricultural Lands**

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

**(f) Boundaries**

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

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

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

**(g) Consistency with Plans**

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

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

**(h) Sphere of Influence**

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

**(i) Comments From Public Agencies**

Comments from Public Agencies: None

**(j) Ability to Provide Services**

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

**(k) Water Supplies**

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

**(l) Regional Housing**

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

**(m) Comments from Landowners, Voters, or Residents**

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



**(n) Land Use Designations**

Existing Land Use Designations:

The proposed action is consistent with the existing City's General Plan designation of Community Facility/Freeway. The proposed action is consistent with the existing City's zoning designation of INST (Institutional).

**(o) Environmental Justice**

Environmental Justice:

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:**

Environmental Clearance:

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

Lead Agency:

City of La Verne

Date:

March 14, 2007

**PLEASE CONTINUE TO PAGE 7**

**Annexation No. 719 to Los Angeles County Sanitation District No. 21.**

**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). Furthermore, 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. 719 to Los Angeles County Sanitation District No. 21.

**RESOLUTION NO. 2013-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 719 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed church and an adjacent flood control channel; and

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

WHEREAS, the territory consists of 5.767± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 719 to County Sanitation District No. 21"; and

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

WHEREAS, on April 10, 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), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited; and
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; 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, pursuant to Government Code Section 56662 (a), notice and hearing requirements are waived, and protest proceedings are waived.

2. The annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan.
3. Annexation No. 719 to the County Sanitation District No. 21 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 21.
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 57200, et seq.

PASSED AND ADOPTED 10<sup>th</sup> day of April 2013.

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

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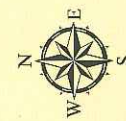
**PAUL A. NOVAK, AICP Executive Officer**





# Legend

- Los Angeles County
- Sanitation District No. 21
- City of La Verne
- CSD Annexation 21-719
- Sphere of Influence, CSD 21



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

## Annexation No. 719 to County Sanitation District No. 21





**Staff Report**

**April 10, 2013**

**Agenda Item No. 6.c.**

**Annexation No. 1017 to Santa Clarita Valley Sanitation District of Los Angeles County  
(SCVSD)**

The following is a proposal requesting annexation of approximately 4.049± acres of uninhabited territory to the SCVSD.

**BACKGROUND**

Annexation No.:	1017
District:	Santa Clarita Valley Sanitation District of Los Angeles County
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	June 13, 2007
Application filed with LAFCO:	August 9, 2010
Location:	Approximately 500 feet northwest from the intersection of Via Princessa and Sierra Highway, all within the City of Santa Clarita.
City/Unincorporated County:	City of Santa Clarita
Affected Territory:	Vacant land within an industrial area
Surrounding Territory:	Industrial and commercial
Landowner(s):	Sulphur Springs Union School District
Registered Voters (Number):	0
As of:	March 5, 2013
Purpose:	Landowner 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:	July 29, 2010
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	4.049
Existing Land Use(s):	Vacant land within an industrial area
Proposed/Future Land Use(s), if any:	A proposed office building, warehouse, shed, garage/storage building, vehicle repair building, and bus washing structure.
Assessed Valuation:	\$2,785,822
As of:	May 12, 2010
Per Capita Assessed Valuation:	N/A
Topography:	Flat
Natural Boundaries:	Santa Clara River
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 600 feet west 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 office building, warehouse, shed, garage/storage building, vehicle repair building, and bus washing structure which requires organized governmental services. Landowner of real property within the affected territory has requested, in writing, that the District provide off-site sewage disposal service.
--	--

**(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:	Landowner 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:	Landowner 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 regarding urban development.

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

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

**(e) Agricultural Lands**

Effect on Agricultural Lands:

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

**(f) Boundaries**

Definiteness and Certainty of Boundaries:

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

Conformance with Lines of Assessment or Ownership:

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

Creation of Islands or corridors of unincorporated territory:

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

**(g) Consistency with Plans**

Consistency with Regional Transportation Plan:

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

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

The proposal is consistent with the existing City's General Plan designation of BP (Business Park). 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 City's General Plan designation of BP (Business Park). The proposed action is consistent with the existing City's zoning designation of BP (Business Park).

**(o) Environmental Justice**

Environmental Justice:

Landowner 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:

The Negative Declaration adopted by the City of Santa Clarita for approval of Master Case No. 05-141, is adequate for consideration of this proposal. The Commission is a responsible agency pursuant to the State CEQA Guidelines Section 15096.

Lead Agency:

City of Santa Clarita

Date:

May 31, 2007

**PLEASE CONTINUE TO PAGE 7**

**Annexation No. 1017 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). Furthermore, 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. 1017 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. 1017 TO  
SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY (SCVSD)"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed office building, warehouse, shed, garage/storage building, vehicle repair building, and bus washing structure; 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 4.049± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1017 to the SCVSD"; and

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

WHEREAS, on April 10, 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), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited; and
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; 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, pursuant to Government Code Section 56662 (a), notice and hearing requirements are waived, and protest proceedings are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 1017, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Negative Declaration adopted by the City of Santa Clarita for approval of Master Case No. 05-141, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds 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. 1017 to the SCVSD is hereby approved subject to the following terms and conditions:

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

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

5. 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.

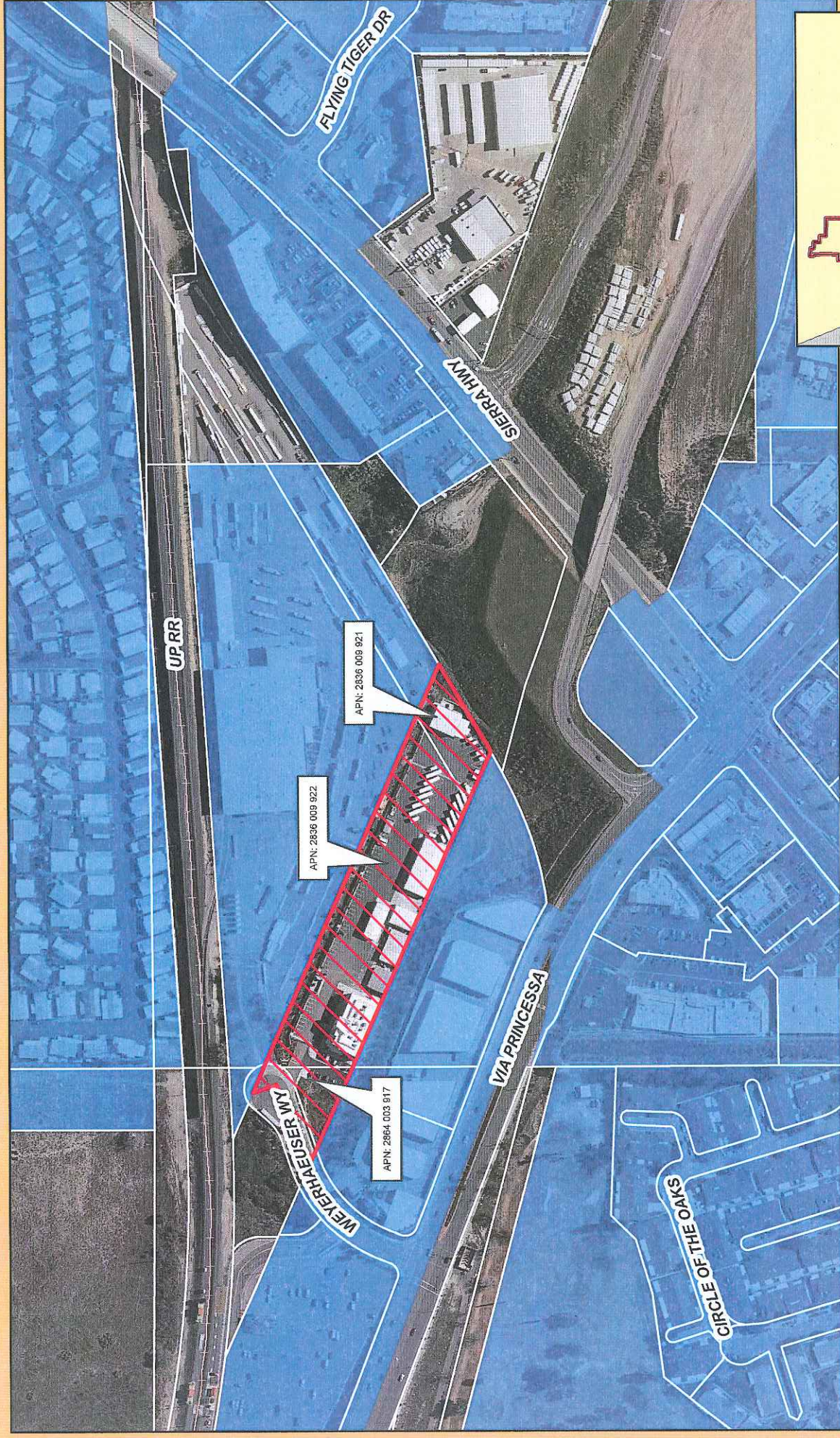
PASSED AND ADOPTED this 10<sup>th</sup> day of April 2013.

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

---

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

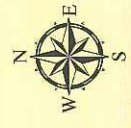




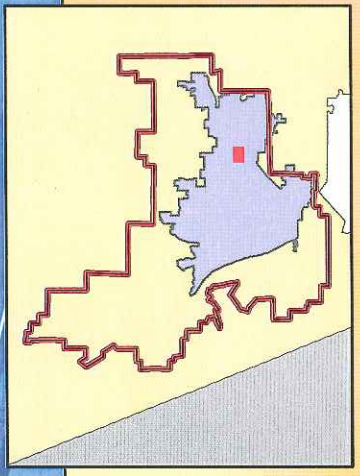
**Legend**

- Santa Clarita Valley Sanitation District of Los Angeles County
- City of Santa Clarita
- CSD Annexation SCV-1017
- Sphere of Influence, CSD SCV

**Annexation No. 1017 to the  
Santa Clarita Valley Sanitation  
District of Los Angeles County**



**LAFCO**  
Local Agency Finance Commission  
for the County of Los Angeles







Local Agency Formation Commission  
for the County of Los Angeles

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

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

March 13, 2013

**Present:**

Jerry Gladbach, Chair

Donald L. Dear  
Margaret Finlay  
Gloria Molina  
Henri F. Pellissier  
David Spence  
Zev Yaroslavsky

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

**Absent:**

Richard H. Close  
Tom LaBonge  
Lori Brogin, Alternate  
Lillian Kawasaki, Alternate  
Don Knabe, Alternate  
Paul Krekorian, Alternate  
Gerard McCallum, Alternate  
Judy Mitchell, Alternate

80 South Lake Avenue  
Suite 870  
Pasadena, CA 91101  
Phone: 626-204-6500  
Fax: 626-204-6507

[www.lalafco.org](http://www.lalafco.org)

**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 rise 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**

Staff recommended one motion approving all seven items on the Consent Agenda:

- a. Received and filed Annexation No. 2012- 01 to Los Angeles County Waterworks District No. 40, Antelope Valley.
- b. Approved and Ordered Annexation No. 405 to Los Angeles County Sanitation District No. 14.
- c. Approved and Ordered Annexation No. 412 to Los Angeles County Sanitation District No. 14.
- d. Approved and Ordered Annexation No. 331 to Santa Clarita Valley Sanitation District of Los Angeles County.
- e. Approved Minutes of February 13, 2013.
- f. Approved Operating Account Check Register for the month of February 2013.
- g. Received and filed update on pending applications.

The Commission approved all consent items:

<b>MOTION:</b>	<b>DEAR</b>
<b>SECOND:</b>	<b>FINLAY</b>
<b>AYES:</b>	<b>DEAR, FINLAY, MOLINA, PELLISSIER, GLADBACH,</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>LaBONGE, CLOSE, YAROSLAVSKY, SPENCE</b>
<b>MOTION PASSES:</b>	<b>5/0/0</b>

[Commissioner Spence arrived at 9:03 a.m.]

[Commissioner Yaroslavsky arrived at 9:05 a.m.]

6 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 389 to Los Angeles County Sanitation District No. 22

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

The Commission took the following action:

- Adopted Resolution No. 2013-10RMD Making Determinations Approving Annexation No. 389 to Los Angeles County Sanitation District No. 22.
- Pursuant to Government Code Section 57002, set May 8<sup>th</sup>, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

<b>MOTION:</b>	<b>FINLAY</b>
<b>SECOND:</b>	<b>PELLISSIER</b>
<b>AYES:</b>	<b>MOLINA, DEAR, FINLAY, PELLISSIER, SPENCE, GLADBACH, YAROSLAVSKY</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>CLOSE, LaBONGE</b>

**MOTION PASSES: 7/0/0**

The following item was called up for consideration:

- b. Huntington Municipal Water District (District) Municipal Service Review, Sphere of Influence Adoption for the District, Resolution of Application Initiating Commission Proceedings to Dissolve the District, and Resolution Making Determinations to Dissolve the District and Setting a Date for Protest Hearings.

The public hearing was opened to receive testimony. Speakers were:  
Hal Hennacy from the Huntington Municipal Water District  
Linea Warren, a Chapman Hills Resident  
Counsel Paul Ireland from Hogle-Ireland, Inc.  
Counsel Jim Mocalis from Hogle-Ireland Inc.  
Sean Kwan from Pasadena Water and Power

[Commissioner Molina left at 9:45 a.m.]

The Commission took the following action:

- Adopted a finding that approval of the Huntington Municipal Water district MSR, SOI Adoption for the District, and the Commission-initiated proposed Dissolution of the District are not subject to the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the MSR approval, SOI Adoption, and proposed Dissolution will have a significant effect on the environment;
- Adopted the November 2012 Huntington Municipal Water District Municipal Service Review and the determinations contained in the report pursuant to Government Code Sections 56378 and 56430;
- Adopted a Zero SOI for the Huntington Municipal Water District, pursuant to Government Code Section 56425, and as shown on the enclosed map;
- Adopted the Resolution of Application initiating Commission Proceedings to Dissolve the Huntington Municipal Water District, pursuant to Government Code Section 56375 (a)(2)(B);
- Adopted the attached Resolution Making determinations Dissolving the Huntington Municipal Water District; and
- Pursuant to Government code Sections 57002 and 57001(c) (2), set May 8<sup>th</sup>, 2013, at 9:00 a.m. as the date and time for Commission protest proceedings and directed the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

<b>MOTION:</b>	<b>YAROSLAVSKY</b>
<b>SECOND:</b>	<b>PELLISIER</b>
<b>AYES:</b>	<b>DEAR, FINLAY, PELLISSIER, SPENCE, GLADBACH, YAROSLAVSKY</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>CLOSE, LaBONGE, MOLINA</b>
<b>MOTION PASSES:</b>	<b>6/0/0</b>

#### 7 PROTEST HEARING(S)

(None)

8 OTHER ITEMS

a. 2011-2012 Audited Financial Statements.

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

The Commission took the following action:

- Received and filed the Fiscal Year 2011-2012 Audited Financial Statements prepared by White, Nelson, Dielh, and Evans LLP;
- Directed staff to report back with formalized policies and procedures to effectuate audit recommendations no later than the May 8<sup>th</sup> commission meeting.

**MOTION:** DEAR  
**SECOND:** SPENCE  
**AYES:** DEAR, FINLAY, PELLISSIER, SPENCE, GLADBACH,  
YAROSLAVSKY  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** CLOSE, LaBONGE, MOLINA  
**MOTION PASSES:** 6/0/0

8 OTHER ITEMS

b. Legislative Position Regarding Assembly Bill No. 743 Concerning "Island" Annexations.

The Commission took one of the following actions:

- Directed the E.O. to send a letter to the appropriate State Senate and Assembly committees indicating that the Commission supports AB 743, if amended to include a 5-year sunset provision and if the 150-acre limitation is retained.

**MOTION:** YAROSLAVSKY  
**SECOND:** FINLAY  
**AYES:** DEAR, FINLAY, PELLISSIER, SPENCE, GLADBACH,  
YAROSLAVSKY  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** CLOSE, LaBONGE, MOLINA  
**MOTION PASSES:** 6/0/0



9 COMMISSIONER'S REPORT

None

[Commissioner Yaroslavsky left at 10:12]

10 EXECUTIVE OFFICER'S REPORT

The Executive Officer indicated that in the Agenda package was an article were a couple from Western City magazine, the CALFCO quarterly newsletter, and a "save the date" flyer for the annual conference.

E.O. stated that last week he transmitted a draft contract to the five firms were selected to serve as As-Needed-Alternate Legal counsel to LAFCO and that once finalized, the contracts will be brought before the Commission for approval.

The E.O. congratulated Commissioner Dave Spence, who was re-elected last week to another term on the La Canada Flintridge City Council.

The E.O. announced that Alisha O'Brien of LAFCO had a little boy on February 24<sup>th</sup>, and that she and the 8 pound, 15-ounce Baby Devon are both doing fine.

11 PUBLIC COMMENT

(None)

Commissioner Gladbach asked if there were any other comments

- Commissioner Pellisier asked about the Pending Application log and why there were some very old applications that appeared to be unresolved.
- The Executive Officer explained that there are two types of applications, city and water district applications which are filed by developers or landowners. City applications remain on the log if either party (city or county) does not want to conclude the property tax negotiations. Water District applications remain on the log until the applicant pays the required fee.
- Commissioner Spence announced that Commissioner Finlay was re-appointed to LAFCO for another four year term by unanimous vote of the City Selection Committee.

Minutes  
March 13, 2013  
Page 7

12 FUTURE MEETINGS

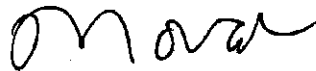
April 10, 2013  
May 8, 2013  
June 12, 2013

13 FUTURE AGENDA ITEMS  
(None)

14 ADJOURNMENT MOTION

On motion of Commissioner Pellisier, seconded by Commissioner Finlay, the meeting was adjourned at 10:18 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Novak", is written over the printed name.

Paul A. Novak, AICP  
Executive Officer

L: minutes 2013\3-13-13 Final

12:01 PM

04/01/13

Accrual Basis

**LAFCO 03**  
**Check Listing by Bank Account**  
**March 2013**

Type	Date	Num	Name	Memo	Split	Amount
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Bill Pmt-Check	3/7/2013	6555	Accountemps	Cust#00490-001923...	20001 Accounts Payable	-140.35
Bill Pmt-Check	3/7/2013	6556	Association of Environmental Prof...	3 Non-Member 2013 ...	20001 Accounts Payable	-100.00
Bill Pmt-Check	3/7/2013	6557	CALAFCO*	2013 CALAFCO Staf...	20001 Accounts Payable	-500.00
Bill Pmt-Check	3/7/2013	6558	County Counsel	Legal Services: Janu...	20001 Accounts Payable	-10,761.50
Bill Pmt-Check	3/7/2013	6559	Daily Journal		20001 Accounts Payable	-1,049.60
Bill Pmt-Check	3/7/2013	6560	Digital West Networks, Inc.	Acct#1252, 2/15/13-...	20001 Accounts Payable	-10.00
Bill Pmt-Check	3/7/2013	6561	Digitronix One*		20001 Accounts Payable	-610.36
Bill Pmt-Check	3/7/2013	6562	LACERA	Larry J. Calemine, Fe...	20001 Accounts Payable	-543.93
Bill Pmt-Check	3/7/2013	6563	Ricoh Americas Corp	036-0027688-000	20001 Accounts Payable	-1,564.62
Check	3/15/2013	DM	Ambar De La Torre	Salary, March 1-15, 2...	-SPLIT-	-1,635.50
Check	3/15/2013	DM	Douglass Dorado	Salary, March 1-15, 2...	-SPLIT-	-2,426.42
Check	3/15/2013	DM	Michael E. Henderson	Salary, March 1-15, 2...	-SPLIT-	-1,936.06
Check	3/15/2013	DM	Patricia Knoebel-Wood	Salary, March 1-15, 2...	-SPLIT-	-999.26
Check	3/15/2013	DM	Paul Novak	Salary, March 1-15, 2...	-SPLIT-	-4,519.32
Check	3/15/2013	DM	June D. Savala	Salary, March 1-15, 2...	-SPLIT-	-3,556.77
Check	3/15/2013	DM	Federal Tax Deposit	February 28, 2013 pa...	-SPLIT-	-3,423.98
Check	3/15/2013	DM	State Income Tax	March 15, 2013 payroll	20002 California Withhol...	-887.15
Check	3/15/2013	DM	ADP	March 15, 2013 payroll	50077 Accounting & Boo...	-114.85
Bill Pmt-Check	3/18/2013	6567	Accountemps	Cust#00490-001923...	20001 Accounts Payable	-224.56
Bill Pmt-Check	3/18/2013	6568	CoreLogic	Acct#200-694038RR...	20001 Accounts Payable	-30.37
Bill Pmt-Check	3/18/2013	6569	FedEx*	Acct#1244-7035-8	20001 Accounts Payable	-178.86
Bill Pmt-Check	3/18/2013	6570	Office Depot*		20001 Accounts Payable	-115.90
Bill Pmt-Check	3/18/2013	6571	Robert Half International	Cust#00490-001923...	20001 Accounts Payable	-573.75
Bill Pmt-Check	3/18/2013	6572	S.D.R.M.A.	7352	20001 Accounts Payable	-1,639.00
Bill Pmt-Check	3/18/2013	6573	White Nelson Diehl Evans	Client#(L)S006, FS Ju...	20001 Accounts Payable	-250.00
Bill Pmt-Check	3/19/2013	6574	Los Angeles County Clerk*	Notice of Determinati...	20001 Accounts Payable	-75.00
Bill Pmt-Check	3/21/2013	6575	80 South Lake LLC	N0000758-1	20001 Accounts Payable	-6,498.17
Bill Pmt-Check	3/21/2013	6576	Accountemps	Cust#00490-001923...	20001 Accounts Payable	-140.35
Bill Pmt-Check	3/21/2013	6577	Anthem Blue Cross*	March-June 2013, A. ...	20001 Accounts Payable	-929.32
Bill Pmt-Check	3/21/2013	6578	ATT	Acct#990566760, 02/...	20001 Accounts Payable	-309.10
Bill Pmt-Check	3/21/2013	6579	Certified Records Managment	Cust#00271, 3/1/13-...	20001 Accounts Payable	-242.53
Bill Pmt-Check	3/21/2013	6580	County Counsel	Legal Services: Febr...	20001 Accounts Payable	-9,257.20
Bill Pmt-Check	3/21/2013	6581	Daily Journal		20001 Accounts Payable	-568.50
Bill Pmt-Check	3/21/2013	6582	Delta Dental*	March-June 2013, A. ...	20001 Accounts Payable	-185.52
Bill Pmt-Check	3/21/2013	6583	Liebert Cassidy Whitmore	Client No.:LO134-00...	20001 Accounts Payable	-2,750.20
Bill Pmt-Check	3/21/2013	6584	Mail Finance	Lease#N07061692D,...	20001 Accounts Payable	-126.42
Bill Pmt-Check	3/21/2013	6585	Motor Parks		20001 Accounts Payable	-1,000.00
Bill Pmt-Check	3/21/2013	6586	Office Depot*		20001 Accounts Payable	-105.93
Bill Pmt-Check	3/21/2013	6587	Robert Half International	Cust#00490-001923...	20001 Accounts Payable	-361.25
Bill Pmt-Check	3/21/2013	6588	TelePacific Communications	Acct#120143, 3/9/13-...	20001 Accounts Payable	-512.65
Bill Pmt-Check	3/21/2013	6589	Tropical Interior Plants	Service: February 2013	20001 Accounts Payable	-100.00
Bill Pmt-Check	3/27/2013	6590	Accountemps	Cust#00490-001923...	20001 Accounts Payable	-112.28
Bill Pmt-Check	3/27/2013	6591	Bank of America*		20001 Accounts Payable	-1,752.55
Bill Pmt-Check	3/27/2013	6592	Daily Journal	Cust#1124120362	20001 Accounts Payable	-67.50
Bill Pmt-Check	3/27/2013	6593	LACERA	March 2013- Employ...	20001 Accounts Payable	-8,784.32
Bill Pmt-Check	3/27/2013	6594	Neofunds	Acct#7900 0445 225...	20001 Accounts Payable	-1,400.00
Bill Pmt-Check	3/27/2013	6595	Office Depot*		20001 Accounts Payable	-287.74
Bill Pmt-Check	3/27/2013	6596	Robert Half International	Cust#00490-001923...	20001 Accounts Payable	-871.25
Bill Pmt-Check	3/28/2013	6597	Hogle-Ireland	Project#3162, MSR-...	20001 Accounts Payable	-6,690.00
Bill Pmt-Check	3/28/2013	6598	Patricia Knoebel-Wood*	Reimbursement for sh...	20001 Accounts Payable	-12.35
Bill Pmt-Check	3/28/2013	6599	Paul A. Novak	CALAFCO meeting i...	20001 Accounts Payable	-31.00
Check	3/29/2013	4870...	Margaret E. Finlay	Stipend, March 13, 2...	-SPLIT-	-147.82
Check	3/29/2013	4870...	Edward G. Gladbach	Stipend, March 13, 2...	-SPLIT-	-147.82
Check	3/29/2013	4870...	Gloria Molina	Stipend, March 13, 2...	-SPLIT-	-147.82
Check	3/29/2013	4870...	Henri F. Pellissier	Stipend, March 13, 2...	-SPLIT-	-147.82
Check	3/29/2013	4870...	Zev Yaroslavsky	Stipend, March 13, 2...	-SPLIT-	-147.82
Check	3/29/2013	DM	Ambar De La Torre	Salary, March 16-31, ...	-SPLIT-	-1,635.49
Check	3/29/2013	DM	Douglass Dorado	Salary, March 16-31, ...	-SPLIT-	-2,426.42
Check	3/29/2013	DM	Michael E. Henderson	Salary, March 16-31, ...	-SPLIT-	-1,936.06
Check	3/29/2013	DM	Patricia Knoebel-Wood	Salary, March 16-31, ...	-SPLIT-	-999.26
Check	3/29/2013	DM	Paul Novak	Salary, March 16-31, ...	-SPLIT-	-4,519.31
Check	3/29/2013	DM	June D. Savala	Salary, March 16-31, ...	-SPLIT-	-3,556.77
Check	3/29/2013	DM	Federal Tax Deposit	March 29, 2013 Payroll	-SPLIT-	-3,454.54
Check	3/29/2013	DM	State Income Tax	March 29, 2013 payroll	20002 California Withhol...	-887.15
Check	3/29/2013	DM	ADP	March 29, 2013 payroll	50077 Accounting & Boo...	-129.71
Check	3/29/2013	DM	Donald Dear*	Stipend, March 13, 2...	-SPLIT-	-147.82
Check	3/29/2013	DM	David Spence*	Stipend: March 13, 2...	-SPLIT-	-147.82
Total 10003 Operating Account						-101,542.69
Total 10000 Cash Unrestricted						-101,542.69

**AGENDA ITEM NO. 6f - April 10, 2013  
PENDING APPLICATIONS AS OF March 27, 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 in involved in ongoing negotiations. There has been no agreement to date. 7-29-12 Troy Helling indicated the City Engineer wants to move forward. Working with Industry, Pomona, and County to amend application	1/4/2007	Unknown
2	DD	Annexation No. 2007-05 City of Long Beach (Rancho Dominguez)	City of Long Beach	Request for annexation of 880 acres to the City of Long Beach. The proposed area is located in the Rancho Dominguez/Alameda Industrial area, east of Alameda Street, north of Del Amo Blvd., west of the 710 Freeway, and south of the 91 Freeway.	The City and County have been in involved in ongoing negotiations. There has been no agreement to date. \$1500 assessor check never cashed	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 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	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 35th 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 frw. 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/ Waterworks 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 dedicates 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 McCawley 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	7,380 acres located on Arrow Highway approx. 250 feet west of Walnut Avenue, all within the City of San Dimas.	Protest Hearing-May 8, 2013	7/12/2010	May-2013
17	AD	Annexation 351 District No. 14	Sanitation Districts	30,762 acres located at the northeast corner of 40th Street East and Avenue J, all within the City of Lancaster.	Public Hearing-April 10, 2013	7/26/2010	May-2013
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.	Public Hearing-April 10, 2013	8/9/2010	May-2013
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.	Public Hearing-April 10, 2013	8/9/2010	May-2013
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.	Public Hearing-April 10, 2013	8/18/2010	Jun-2013
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.	Protest Hearing-Apr. 10, 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 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Pending approval of tax resolution	10/25/2010	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
24	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
25	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
26	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
27	DD	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	20 acres of uninhabited 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
28	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
29	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 (1-5) 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
30	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
31	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
32	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
33	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
34	AD	Annexation 725 District No. 21	Sanitation Districts	18,964 acres located on Manzanita Circle approx. 600 ft north of Virginia Ave, all within the City of La Verne.	Pending approval of tax resolution	8/17/2011	Unknown
35	AD	Reorganization No. 2007-02 (15-289)	Sanitation Districts	15,146 acres located east of Azusa Ave between Fairgrove Ave and Aroma Drive, all within the City of West Covina	Pending approval of tax resolution	8/29/2011	Unknown
36	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
37	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1054	Sanitation Districts	7,671 acres located on Sierra Highway approx. 600 feet northeast of San Fernando Road all within the City of Santa Clarita.	Pending approval of tax resolution	9/26/2011	Unknown
38	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.	Public Hearing-April 10, 2013	9/26/2011	Jun-2013
39	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.	Public Hearing-April 10, 2013	10/11/2011	Jun-2013
40	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
41	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1055	Sanitation Districts	0.294 Acres located of Scherzinger Lane approximately 200 feet north of Sierra Cross Avenue, all within the City of Santa Clarita.	Pending approval of tax resolution	12/6/2011	Unknown
42	AD	Annexation 413 District No. 22	Sanitation Districts	0.690 Acres located on Sierra Madre Avenue at its intersection with Easley Canyon Road, all within the City of Glendora.	Pending approval of tax resolution	12/6/2011	Unknown
43	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
44	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
45	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
46	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
47	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
48	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
49	DD	City of Glendora Annexation 2011-08a	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, Tax Transfer Resolution sent out by the CEO 2-28-13	12/22/2011	Unknown
50	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
51	AD	Annexation 56 District No. 2	Sanitation Districts	1.520 acres located at Ferina Street, approximately 350 feet east of Sludbaker Road, all within the City of Norwalk.	Pending approval of tax resolution	1/3/2012	Unknown
52	AD	Annexation 703 District No. 21	Sanitation Districts	3.714 acres located on Puddingstone Drive approximately 200 feet east of Raging Waters Drive, all within the City of San Dimas.	Pending approval of tax resolution	1/3/2012	Unknown
53	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
54	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
55	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
56	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
57	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
58	AD	Annexation 291 District No. 15	Sanitation Districts	6.782 acres located on Ringgrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County.	Pending approval of tax resolution	3/19/2012	Unknown
59	AD	Annexation 52 District No. 18	Sanitation Districts	6.699 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
60	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 88th Street East.	Sent out Notice 3-22-12, pending approval of tax resolution.	3/8/2012	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
61	AD	Annexation 706 District No. 21	Sanitation Districts	0.779 acres located on Foothill Boulevard approximately 200 feet north of Towne Center Drive, all within the City of La Verne.	Pending approval of tax resolution	4/16/2012	unknown
62	AD	Annexation 55 District No. 2	Sanitation Districts	1.108 acres located at the southeast corner of the intersection of Noakes Street and Indiana Street, all within the City of Los Angeles.	Pending approval of tax resolution	4/16/2012	unknown
63	AD	Annexation 733 District No. 21	Sanitation Districts	1.195 acres located on Towne Avenue approximately 150 feet south of Hillside Drive, all within the City of Claremont.	Pending approval of tax resolution	4/16/2012	unknown
64	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
65	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
66	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
67	AAO	Detachment 2012-03 from Los Angeles County Waterworks District No. 36	Sterling Gateway, LP	1.16 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
68	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
69	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
70	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
71	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
72	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
73	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
74	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
75	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
76	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
77	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
78	AD	Annexation 14-415 (reorg 2012-02)	Sanitation Districts	15,298 Acres located at the intersection of Rancho Visia Boulevard/ Avenue P and 25th Street West, all within the City of Palmdale	Pending approval of tax resolution	10/30/2012	Unknown
79	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



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
80	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
81	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
82	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
83	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
84	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
85	AAO	Annexation 2012-09 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
86	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
87	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
88	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
89	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 bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
90	AAO	Annexation 2012-01 County Waterworks District No. 40 (Antelope Valley Christian Ctr)	LA County Waterworks District 40	Southwest corner of 30th St East and Avenue K-8, APN 3170-008-001. Also known as the North 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 11 West, San Bernardino Meridian.	Pending approval of tax resolution	2/20/2013	Unknown
94	AD	Annexation 57, District 2	Sanitation Districts	Located on Indiana Street Approximately 300 Feet South of its intersection with Cheesebrough's Lane, all within the City of Los Angeles	Pending approval of tax resolution	3/4/2013	Unknown
95	AD	Annexation 418, District 22	Sanitation Districts	Located on Hicrest Road approximately 200 feet North of Yucca Ridge Road, all within the City of Glendora	Pending approval of tax resolution	3/11/2013	Unknown
96	AAO	Reorganization 2013-1	Newhall County Water District	Parcels 2 & 3 of parcel map no. 67123 (unit of tract no. 47807) recorded in book 346 at pages 7 through 17 on December 28, 2006. Major Streets and Highways: Northwest corner of Romero Canyon Rd and Canyon Hill Rd.	xxxx	3/12/2013	Unknown

**Staff Report**

**April 10, 2013**

**Agenda Item No. 7.a.**

**Annexation No. 275 to Los Angeles County Sanitation District No. 15.**

The following is a proposal requesting annexation of approximately 0.950± acres of uninhabited territory to Los Angeles County Sanitation District No. 15.

**BACKGROUND**

Annexation No.:	275
District:	Los Angeles County Sanitation District No. 15.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District
Resolution or Petition:	September 28, 2011
Application filed with LAFCO:	October 11, 2011
Location:	Parcel 1 is on Kwis Ave. at its intersection with Three Palms St.; Parcel 2 is on Kwis Ave. approx. 300 feet north of Los Robles Ave.; and Parcel 3 is on Los Robles Ave. near its intersection with Kwis Ave., all within the unincorporated area of Los Angeles County.
City/Unincorporated County:	Unincorporated area of Los Angeles County
Affected Territory:	3 single-family homes
Surrounding Territory:	Residential
Landowner(s):	George & Elisa Lopez, Hanwant Singh Kulbir Kaur, Archdiocese of Los Angeles Education & Welfare
Registered Voters (Number):	3
As of:	February 14, 2013
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):	6
As of:	September 30, 2011
Population Density (Persons/Acre):	6.32
Estimated Future Population:	6
Land Area (Acres):	0.95
Existing Land Use(s):	3 single-family homes
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$533,396
As of:	March 20, 2013
Per Capita Assessed Valuation:	\$88,899.33
Topography:	Flat
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 100 feet north easterly 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 3 single-family homes 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

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 H5 (Residential). The affected territory is not within the boundaries of any Specific Plan.

**(h) Sphere of Influence**

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

**(i) Comments From Public Agencies**

Comments from Public Agencies: None

**(j) Ability to Provide Services**

Ability of the District to Provide the Requested Services: The affected territory is 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 County General Plan designation of H5 (Residential). The proposed action is consistent with the existing County zoning designation of R-A-7500.

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

Lead Agency:

Los Angeles County Sanitation District

Date:

9/28/2011

**PLEASE CONTINUE TO PAGE 7**

**Annexation No. 275 to Los Angeles County Sanitation District No. 15.**

**CONCLUSION:**

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

**RECOMMENDED ACTION**

Staff recommends that the Commission:

- 1). Open the public hearing and receive testimony;
- 2). Close the public hearing;
- 3). Adopt the Resolution Making Determinations Approving Annexation No. 275 to Los Angeles County Sanitation District No. 15.; and
- 4). Pursuant to Government Code Section 57002, set June 12, 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. 275 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

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

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

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

WHEREAS, the territory consists of 0.950± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 275 to County Sanitation District No. 15"; and

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

WHEREAS, on April 10, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.
2. Annexation No. 275 to the County Sanitation District No. 15 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for June 12, 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 10<sup>th</sup> day of April 2013.

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

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**PAUL A. NOVAK, AICP**

**Executive Officer**

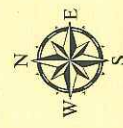




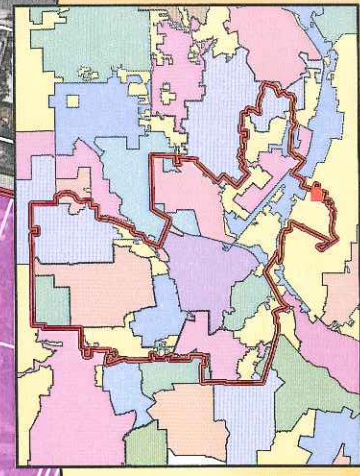
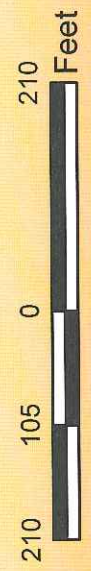
# **Legend**

- Los Angeles County Sanitation District No. 15
- County Unincorporated
- City of Industry
- CSD Annexation 15-275
- Sphere of Influence, CSD 15

## **Annexation No. 275 to County Sanitation District No. 15**



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





**Staff Report**

**April 10, 2013**

**Agenda Item No. 7.b.**

**Annexation No. 355 to Los Angeles County Sanitation District No. 14.**

The following is a proposal requesting annexation of approximately 20.338± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**BACKGROUND**

Annexation No.:	355
District:	Los Angeles County Sanitation District No. 14.
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Sanitation District
Resolution or Petition:	March 26, 2008
Application filed with LAFCO:	August 18, 2010
Location:	The northwest corner of Lancaster Boulevard and 30th Street West, all within the City of Lancaster.
City/Unincorporated County:	City of Lancaster
Affected Territory:	Vacant land
Surrounding Territory:	Vacant residential and residential
Landowner(s):	There are multiple owners of record.
Registered Voters (Number):	75
As of:	February 28, 2013
Purpose:	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:	At the time of filing, the land was vacant. Since that time many of the homes have been built.

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

Existing Population (Number):	0
As of:	August 16, 2010
Population Density (Persons/Acre):	0.00
Estimated Future Population:	213
Land Area (Acres):	20.338
Existing Land Use(s):	Vacant land
Proposed/Future Land Use(s), if any:	84 proposed single-family homes
Assessed Valuation:	\$624,800
As of:	August 16, 2010
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 100 feet north easterly of the affected territory.
Likelihood of Significant Growth in the Area in the Next 10 Years:	Development of 84 single-family homes on the subject property.
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 84 proposed single-family homes 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:	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:	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 proposal is consistent with the existing City's General Plan designation of UR (Urban Residential). The affected territory is not within the boundaries of any Specific Plan.



**(h) Sphere of Influence**

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

**(i) Comments From Public Agencies**

Comments from Public Agencies: None

**(j) Ability to Provide Services**

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

**(k) Water Supplies**

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

**(l) Regional Housing**

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

**(m) Comments from Landowners, Voters, or Residents**

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

**(n) Land Use Designations**

Existing Land Use Designations:

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

**(o) Environmental Justice**

Environmental Justice:

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:

Acting in its role as a responsible agency with the respect to Annexation No. 355, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Lancaster, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and mitigation monitoring report previously adopted by the lead agency in connection with its approval of the project.

Lead Agency:

City of Lancaster

Date:

February 28, 2008

**PLEASE CONTINUE TO PAGE 7**

**Annexation No. 355 to Los Angeles County Sanitation District No. 14.**

**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. 355 to Los Angeles County Sanitation District No. 14.; and
- 4). Pursuant to Government Code Section 57002, set June 12th, 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. 355 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 84 proposed single-family homes; and

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

WHEREAS, the territory consists of 20.338± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 355 to County Sanitation District No. 14"; and

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

WHEREAS, on April 10, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 355, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Lancaster, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and mitigation monitoring report previously adopted by the lead agency in connection with its approval of the project
2. Annexation No. 355 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for June 12, 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 10<sup>th</sup> day of April 2013.

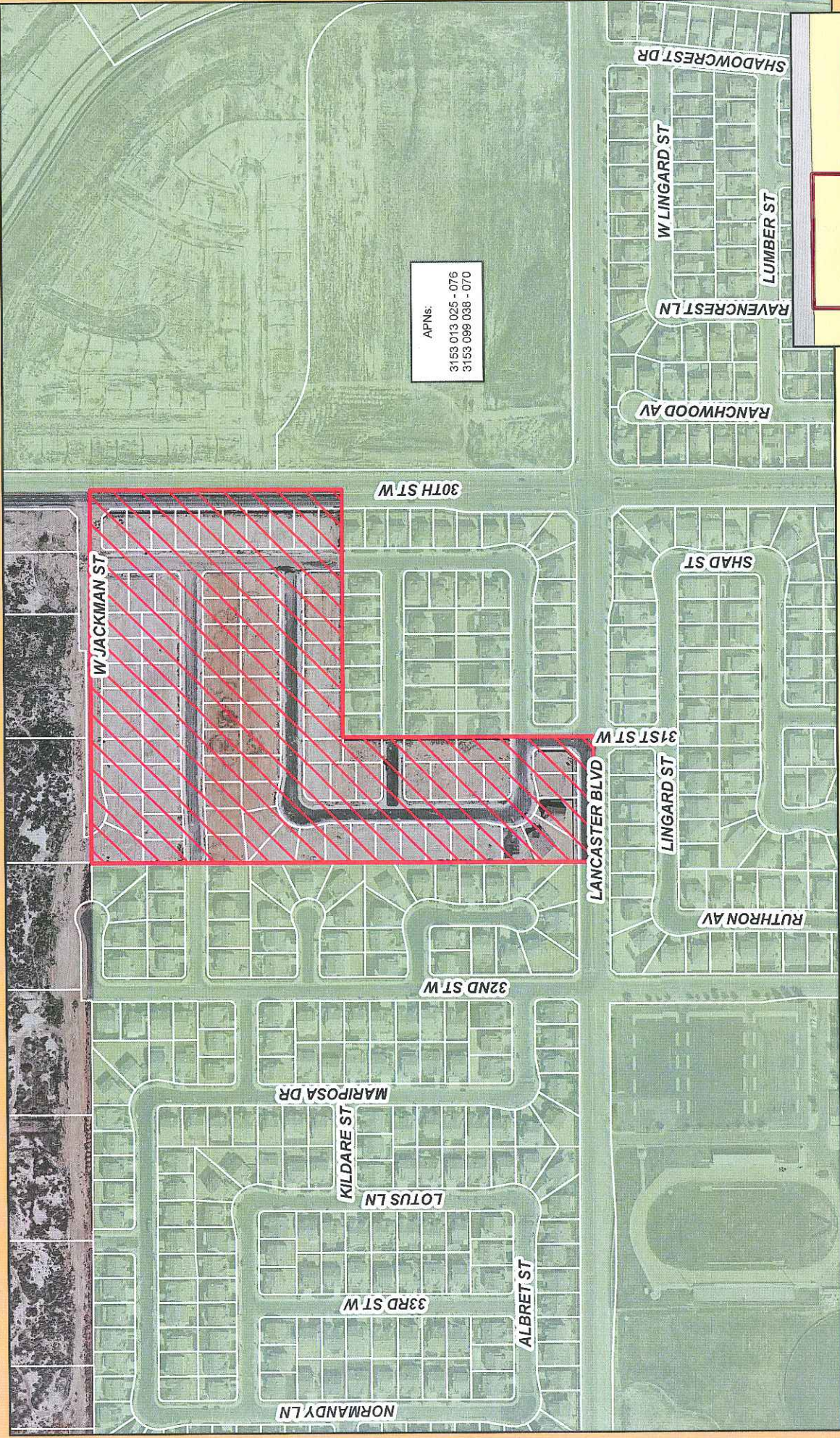
**LOCAL AGENCY FORMATION COMMISSION FOR  
THE COUNTY OF LOS ANGELES**

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




**PAUL A. NOVAK, AICP**

**Executive Officer**





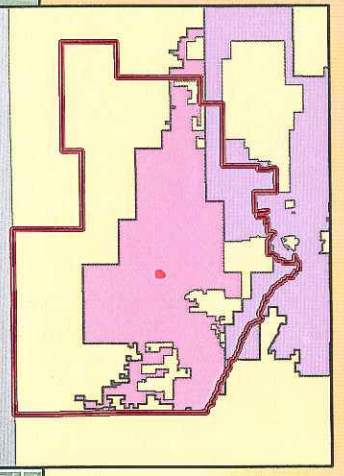
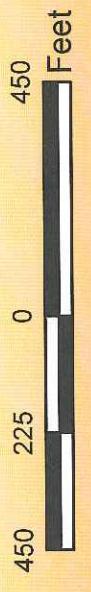
# **Legend**

-  Los Angeles County Sanitation District No. 14
-  City of Lancaster
-  City of Palmdale
-  CSD Annexation 14-355
-  Sphere of Influence, CSD 14

## **Annexation No. 355 to County Sanitation District No. 14**



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





**Staff Report**

**April 10, 2013**

**Agenda Item No. 7.c.**

**Annexation No. 1057 to Santa Clarita Valley Sanitation District of Los Angeles County**

The following is a proposal requesting annexation of approximately 13.584± acres of inhabited territory to the SCVSD.

**BACKGROUND**

Annexation No.:	1057
District:	Santa Clarita Valley Sanitation District of Los Angeles County
Inhabited/Uninhabited:	Inhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	September 13, 2011
Application filed with LAFCO:	September 26, 2011
Location:	Scherzinger Lane approximately one mile northeast from its intersection with Soledad Canyon Road, all within the City of Santa Clarita.
City/Unincorporated County:	City of Santa Clarita
Affected Territory:	A 33-unit apartment complex
Surrounding Territory:	Residential
Landowner(s):	Progressive Properties I, LP
Registered Voters (Number):	18
As of:	February 12, 2013
Purpose:	Landowner 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:	No
Additional Information:	None



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

Existing Population (Number):	100
As of:	August 31, 2011
Population Density (Persons/Acre):	7.36
Estimated Future Population:	0
Land Area (Acres):	13.584
Existing Land Use(s):	A 33-unit apartment complex
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$1,087,925
As of:	March 20, 2013
Per Capita Assessed Valuation:	\$10,879.25
Topography:	Flat
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 160 feet South 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 33-unit apartment complex which requires organized governmental services. Landowner 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:	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:	Landowner 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:	Landowner 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 City's General Plan designations of RL and RM. 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 RL and RM. The proposed action is consistent with the existing City's zoning designation of RL and RM.

**(o) Environmental Justice**

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

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

Date: 9/13/2011

**PLEASE CONTINUE TO PAGE 7**

**Annexation No. 1057 to Santa Clarita Valley Sanitation District of Los Angeles County**

**CONCLUSION:**

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

**RECOMMENDED ACTION**

Staff recommends that the Commission:

- 1). Open the public hearing and receive testimony;
- 2). Close the public hearing;
- 3). Adopt the Resolution Making Determinations Approving Annexation No. 1057 to the Santa Clarita Valley Sanitation District of Los Angeles County; and
- 4). Pursuant to Government Code Section 57002, set June 12, 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. 1057 TO**  
**SANTA CLARITA VALLEY SANITATION DISTRICT**  
**OF LOS ANGELES COUNTY (SCVSD)"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a 33-unit apartment complex; 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 13.584± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1057 to the SCVSD"; and

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

WHEREAS, on April 10, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The annexation is categorically exempt from the provisions of the Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319 (a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning..
2. Annexation No. 1057 to the SCVSD is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
  - b. The regular County assessment roll is utilized by the SCVSD.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.



3. The Commission hereby sets the protest hearing for June 12, 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 10<sup>th</sup> day of April 2013.

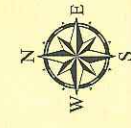
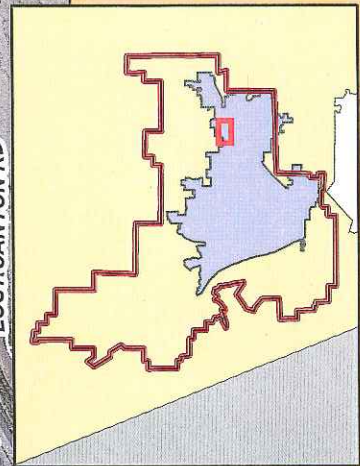
**LOCAL AGENCY FORMATION COMMISSION FOR  
THE COUNTY OF LOS ANGELES**

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**PAUL A. NOVAK, AICP**

**Executive Officer**





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

# **Annexation No. 1057 to the Santa Clarita Valley Sanitation District of Los Angeles County**

- Legend**
- Santa Clarita Valley Sanitation District of Los Angeles County
  - City of Santa Clarita
  - CSD Annexation SCV-1057
  - Sphere of Influence, CSD SCV





## **Staff Report**

**April 10, 2013**

**Agenda Item No. 7.d.**

### **Fiscal Year 2013-14 Proposed Budget**

#### **Background**

The Cortese-Knox-Hertzberg Act requires LAFCO to adopt a proposed budget by May 1st and a final budget by June 15th of each year (Government Code Section 56381), after conducting noticed public hearings. At a minimum, the proposed and final budget shall be equal to the budget adopted for the previous fiscal year unless the commission finds that reduced staffing or program costs will nevertheless allow the commission to fulfill its required purposes and programs. After adoption of the final budget, staff will notify the County Auditor-Controller, who is responsible for apportioning LAFCO's net operating expenses among the classes of agencies represented on the Commission.

#### **Workload Indicators**

State Law requires that on or before 2008, and every year thereafter, the Commission must, as necessary, review and update spheres of influences for local agencies under its jurisdiction. Through the third quarter of FY 2012-13 your commission reviewed and approved a comprehensive municipal service review/sphere of influence update for the City of Santa Clarita, the Palmdale Water District, and the Huntington Municipal Water District, and reconfirmed the existing sphere of influence for 68 cities and 64 special districts. Exclusive of the municipal service reviews, 27 annexations, 1 district dissolution and 1 sphere of influence amendment were considered and approved.

During FY 2012-13 staff accomplished the complete overhaul of the LAFCO website. Staff is also working to update the maps displayed on the website. Additionally, staff complied with the requirements of AB 54 (Solorio) and assembled a record of mutual water companies in Los Angeles County, including maps depicting the boundaries of the property each company serves. Finally, staff complied with the requirements of SB 44 (Wolk) and produced seven regional maps showing all Disadvantaged Unincorporated Communities in the County of Los Angeles.

#### **FY 2013-14**

While there has been a steady decline in application submittals, the work plan for the next fiscal year provides for the continued processing of the backlog of 90 plus pending proposals from previous years, as well as the completion of the second round of MSRs for the remaining cities and special districts. Staff will also continue its efforts to standardize forms and notices, and where feasible, create interactive forms to make filing applications as seamless as possible.

### **Staffing**

The projected budget of \$548,000 maintains the current level of staffing at 7 employees. The proposed salary budget includes an estimated 2% cost-of-living adjustment (COLA) for five of the seven positions. LAFCO is legally obligated to provide COLAs for these five employees, which are guaranteed by specific provisions in their individual employment agreements. The employment agreements for the 2 employees hired after February of 2011 do not have COLA provisions in their employment agreements.

### **FY 2013-14 Expenditures**

Expenses are projected at \$1,214,868, a \$14,211 increase over FY 2012-13 (\$1,200,657). Staff was able to achieve this moderate increase by reducing costs in the Professional Services account, Capital Costs account and by reducing contingency to 3% of expenses.

### **Other Postemployment Benefits (OPEB) - Ongoing Unfunded Liability**

For the past three fiscal years government employers have been required to report, in the financial statements, OPEB liability for existing and future retirees. The commission currently has one retiree who is receiving OPEB benefits. The financial responsibility for this retiree is funded on a pay-as-you-go system, at a cost of \$550 monthly or \$6,600 annually.

In contrast, the OPEB liability for future retirees has reached a three-year high of \$201,404. This cumulative balance is a result of not having a budget appropriation to address the recurring OPEB costs. To address this deficiency and reduce ongoing liability, staff recommends that your commission establish an irrevocable trust account with a funds transfer from Reserves to cover the current OPEB obligation of \$201,404. In addition, beginning with FY 2013-14 and moving forward, staff recommends that we add a \$50,000 budget line item - Account 50023: OPEB Trust - to address future OPEB liability.

### **Revenues Projection**

#### **FY 2012-13**

Through the third quarter, \$86,500 in filing fees have been collected. This amount is slightly more than half of the 2012-13 projections of \$150,000 in fee revenue. While it is hard to predict if additional fee revenue will be generated by the end of the current fiscal year, the decline in new proposal activity is a good indicator that we will experience a shortfall in fee revenue. For the current fiscal year, interest earnings total \$2,233.

#### **FY 2013-2014**

As previously stated, fee revenue is on a steady decline and funds available from investments and prior year carryover are diminishing. Current projections put fee revenue at \$82,500, or 55 percent less than the FY 2012-13 projections; approximately \$85,000 in FY 2012-13 carryover funds; and approximately \$115,000 available to transfer from investments. The effect of this shortfall is increased local agency apportionments. Of the \$1,214,868 needed to carry on operations, \$932,368 will be allocated to local agencies. This amount, which represents an increase of approximately 9.6% over the prior year, can be attributed to the projected decrease in fee revenue, due to lack of proposal activity, ongoing OPEB liability and dwindling carry-over funds available to offset budgetary costs.

#### **Budget Categories**

##### **Revenue: 40000**

##### **40005 Filing & processing Fees**

Funds in this category are derived from incoming proposals and fees assessed for photocopying and research. For the past two fiscal years we have experienced a steady decline in fee revenue.

##### **40012 Prior years Fund Balance Carryover**

Any funds remaining from the prior year are used to offset the apportionments to the funding agencies.

##### **40013 Investment Pool Transfer**

In prior years there has been a surplus of funds in investments such that we were able to offset budget costs. However, with the recommended budget transfer of \$115,000, this account will be reduced to under \$10,000. And as a consequence, moving forward, it will be necessary to increase costs to our funding agencies.

##### **Account 50012 - Salaries:**

The recommended budget for this account will sustain the current level of staffing. The account also takes into consideration an estimated 2% COLA for 5 of the full-time positions. As of March 2013, the COLA is 2% (the actual COLA calculation will occur on July 1, 2013).

##### **Retirement – Account 50015:**

Retirement costs are assessed at a rate ranging from 15.61% to 16.00% of salaries paid, plus those benefits identified as “earnable compensation.”

Benefits Cash-Out – Account 50016:

Employment contracts allow for conversion of sick and vacation accruals every six months. During fiscal year 2012-13 a total of 9 sick days and 6 vacation days were converted to pay.

Stipends – Account 50017:

The FY 2013-14 budget allocations assumes there will be 15 commissioners in attendance at 12 regular meetings and 1 special meeting. An additional \$2,250 is included for participation at LAFCO-related meetings.

Worker's Compensation – Account 50018:

LAFCO contracts with Alliant Insurance Services, Inc. to secure worker's compensation insurance through the Special District Risk Management Authority (SDRMA), a joint powers authority. SDRMA Board took an action in February 2013 approving a no rate increase for the FY 2013-14 program years. Therefore, the budgeted amount is unchanged from fiscal year 2012-13.

Group Health and Dental Insurance – Account 50019:

This account allocates full premium subsidy for 7 employees and eligible family members enrolled in the County-sponsored medical and dental plans (as required by existing employment contracts). This budgeted amount anticipates an estimated 4% rate change above the third quarter actual.

Other Postemployment Benefits (OPEB) 50022- Existing Retirees:

LAFCO like many governmental agencies provides postemployment health care to its retirees. For the quarter ending March 2012, the OPEB payments were slightly less than expected, due to authorized premium holidays. The estimated annual required contribution to fund the sole retiree's OPEB is \$6600.

Other Postemployment Benefits (OPEB) 50023 – Future Retirees:

This is a new account added to address the cumulative OPEB obligation for future retirees, currently at \$201,404.

**Office Expense – 50000A Series**

Rent – Account 50025:

The current office lease provide for an automatic 3% increase each year. The next increase scheduled for December 1, 2013 will result in a \$195 monthly increase, to a new total of \$6,693 per month. The lease contract also provides for two one-month rental discounts, which will reduce the 2013-14 yearly rent to just under \$67,000.

Communications – Account 50026:

This account is utilized for local and long distance telephone services provided by the TelePacific Company, and cellular phone services provided by AT&T.

Supplies – Account 50027:

LAFCO utilizes a government contract with Office Depot to procure general office supplies. The contract provides a modest discount for the purchase of general office supplies.

Equipment Maintenance and Supplies – 50029:

This account supports the equipment leased and/or purchased under Account Nos. 500030 and 50130. Items procured under this account are toner supplies, monthly preventative maintenance, and unanticipated service calls.

Equipment Rental/Lease – Account 50030:

LAFCO leases a color copier from Ricoh Corp., at a monthly rate of \$1560, plus copy overages. This account is also utilized to cover lease payments for the postage metering system.

Employee/Other Parking Fees – Account 50031:

This account is utilized to pay for employee parking, at a monthly rate of \$85.00 per space for 7 employees. The account is also utilized to purchase parking validations to subsidize parking costs for visitors conducting business at the LAFCO office.

Other Insurance – Account 50032:

This account is for property liability, general liability, and public officials and employees errors and omissions insurance, purchased through Alliant Insurance Service. MetLife insurance policies for the Executive Officer and Deputy Executive Officer are also funded through this account.

Agency Membership Dues – 50033:

This account is for membership in professional associations - CALAFCO, the California Special District Association, the Association of California Water Agencies and the American Planning Association.

Information Technology/Programming – Account 50040:

Information technology services for normal operational activities are provided by Computer Troubleshooters. The company provides hardware/software troubleshooting and updates; as well as daily monitoring of the local area network. Email service is provided through Google Apps.

Legal Notices – Account 50052:

The account covers legal advertising costs.

Publications – Account 50053:

This account covers the yearly costs for subscriptions to local newspapers; and other publications utilized by staff or the Commission.

Postage – Account 50054:

It is anticipated that Fiscal Year 2012-13 will be another unusual year for increased postage costs as staff continue to process the backlog of pending proposals.

Audio-Visual Service – Account 50055:

LAFCO contracts with the Los Angeles County Department of Internal Services to provide audio services at commission meetings. The current contracted rate is \$293 per hour for services rendered.

Printing Account – Account 50056:

This account is for reproduction activity outside of the LAFCO office (Kinko's, Lievano, Inc., and Western Graphix).

Conferences/Travel, Commissioners - Account 50057:

This account reimburses travel expenses and mileage for Commissioners attending LAFCO-related conferences; and for those members, acting in an official capacity, on the governing boards of the California Association of LAFCOs (CALAFCO) and/or the California Coalition of LAFCOs (CCL).

For the period of July 1, 2012 through the quarter ending March 31<sup>st</sup> commissioner travel reimbursements have decreased. Consequently, the fiscal year 2013-14 budget for travel – commissioners has been reduced.

Conferences/Travel, Staff – Account 50058:

In an effort to reduce overall costs, staff travel and participation at workshops and conferences will be significantly reduced. Employees will continue to be reimbursed for miles driven in the course of conducting LAFCO-related business (Executive Officer and Deputy Executive Officer excluded).

Auto Reimbursement – Account 50060:

The Executive Officer and Deputy Executive Officer positions are each allocated \$520 per month toward auto expenses.

Various Vendors – Account 50061:

LAFCO contracts with local companies to provide recurring specialized services.

Miscellaneous – Account 50065:

This account is utilized for procurements and services not otherwise categorized within the budget.



### **Professional Services - 50000C Series**

#### **Legal Services – Account 50076:**

This account is for legal services provided by Los Angeles County Counsel's office as well as the occasional services of an outside counsel.

#### **Accounting & Bookkeeping - Account 50077:**

This account is designated for payroll processing through ADP; contracted bookkeeping and accountant services, provided through Accountemps; and to fund the annual audit of the financial statements.

#### **Contract Services - Account 50078:**

This account is utilized specialized contracted services, such as file scanning services, website maintenance and transcription services.

#### **Municipal Service Reviews – Account 50081:**

This obligation still exists and it is necessary that the Commission have sufficient funds to continue this effort for the remainder of this year and the next.

### **Capital Costs –50000D Series**

#### **Computer/Copier/Misc Equipment – Account 50130:**

In an effort to reduce costs, we have only budgeted for the upgrade of 1 office computer system. Typically, equipment is replaced in a three-year cycle.

### **Contingency Account – 50137**

The contingency is held as a segregated portion of the fund balance available for unforeseen expenses. In an effort to keep local agency assessments down, the contingency appropriation has been reduced from 4% of expenses to 3%, or \$35,393.

### **Revenue – 40000 Series**

#### **Filing & Processing Fees – Account 40005:**

Due to the decline in proposal submittals, fee revenue is forecasted to be less than previously years. This shortfall should not significantly affect operations.

Prior Year Fund Balance Carryover – Account 40012:

Government Code §56381(c) provides in part: “If, at the end of the fiscal year, the commission has funds in excess of what it needs, the commission may retain those funds and calculate them into the following fiscal year’s budget.” The actual FY 2013-14 fund balance is not known at this time. However, based on a comparison of the beginning year fund balance and 3<sup>rd</sup> quarter actual, an assumption can be made that the available fund balance will be less than the prior fiscal year. This will increase the apportionments passed on to the funding agencies.

**Recommended action:**

1. Open the budget hearing; after receiving public comments close the budget hearing.
2. Approve the attached Proposed Budget for Fiscal Year 2013-14.
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget to the County of Los Angeles Board of Supervisors, and the 88 cities and 54 independent special districts in Los Angeles County for comments.
4. Set May 8, 2013 for hearing on adoption of the Final Budget for Fiscal Year 2013-14.

# LAFCO PROPOSED BUDGET - FISCAL YEAR 2013-14

Acct No.	EXPENSES	Budget 2012-13	Budget 2013-14	Budget Difference	3rd QTR Actuals 2012-13
<b>50000</b>	<b>Salaries &amp; Employee Benefits</b>				
50001-12	Employee Salaries	\$ 553,000.00	\$ 547,826.00	\$ 5,174.00	\$ 389,493.00
50015	Retirement	\$ 78,700.00	\$ 87,550.00	\$ (8,850.00)	\$ 68,684.00
50016	Benefits Cashout	\$ 17,000.00	\$ 17,000.00	\$ -	\$ 8,125.00
50017	Stipends	\$ 32,700.00	\$ 31,500.00	\$ 1,200.00	\$ 19,650.00
50018	Worker's Compensation Insurance	\$ 6,802.00	\$ 6,802.00	\$ -	\$ 6,919.00
50019	Health Insurance	\$ 94,500.00	\$ 96,000.00	\$ (1,500.00)	\$ 92,104.00
50020	Payroll Taxes	\$ 8,700.00	\$ 9,000.00	\$ (300.00)	\$ 6,232.00
50022	OPEB - Existing Retiree	\$ 6,096.00	\$ 6,600.00	\$ (504.00)	\$ 4,301.00
50023	OPEB - Trust	\$ -	\$ 50,000.00	\$ (50,000.00)	\$ -
	<b>Total Salaries &amp; Employee Benefits</b>	<b>\$ 797,498.00</b>	<b>\$ 852,278.00</b>	<b>\$ (54,780.00)</b>	<b>\$ 595,508.00</b>
<b>50000A</b>	<b>Office Expense</b>				
50025	Rent	\$ 78,000.00	\$ 70,000.00	\$ 8,000.00	\$ 44,540.00
50026	Communications	\$ 8,500.00	\$ 9,500.00	\$ (1,000.00)	\$ 7,295.00
50027	Supplies	\$ 7,000.00	\$ 8,500.00	\$ (1,500.00)	\$ 7,086.00
50029	Equipment Maintenance and Supplies	\$ 5,500.00	\$ 6,500.00	\$ (1,000.00)	\$ 4,831.00
50030	Equipment lease	\$ 21,600.00	\$ 22,000.00	\$ (400.00)	\$ 17,350.00
50031	Employee / Other Parking Fees	\$ 7,840.00	\$ 8,000.00	\$ (160.00)	\$ 6,003.00
50032	Other Insurance	\$ 39,800.00	\$ 42,000.00	\$ (2,200.00)	\$ 41,874.00
50033	Agency Membership Dues	\$ 9,500.00	\$ 8,925.00	\$ 575.00	\$ 9,914.00
50040	Information Technology/Programming	\$ 6,700.00	\$ 7,100.00	\$ (400.00)	\$ 5,686.00
50052	Legal Notices	\$ 9,500.00	\$ 9,000.00	\$ 500.00	\$ 9,000.00
50053	Publications	\$ 500.00	\$ 100.00	\$ 400.00	\$ 20.00
50054	Postage	\$ 8,000.00	\$ 7,000.00	\$ 1,000.00	\$ 6,072.00
50055	Audio/Visual Services	\$ 4,200.00	\$ 4,400.00	\$ (200.00)	\$ 1,757.00
50056	Printing	\$ 2,500.00	\$ 1,200.00	\$ 1,300.00	\$ 1,200.00
50057	Conferences/Travel - Commissioners	\$ 14,000.00	\$ 10,500.00	\$ 3,500.00	\$ 5,240.00
50058	Conferences/Travel - Staff	\$ 7,500.00	\$ 5,000.00	\$ 2,500.00	\$ 7,901.00
50060	Auto - Reimbursement	\$ 10,240.00	\$ 12,480.00	\$ (2,240.00)	\$ 8,588.00
50061	Various Vendors	\$ 4,600.00	\$ 5,500.00	\$ (900.00)	\$ 5,496.00
50065	Miscellaneous - Other	\$ 5,000.00	\$ 4,000.00	\$ 1,000.00	\$ 3,447.00
50067	Computer/Copier/Misc Equipment	\$ -	\$ 2,500.00	\$ (2,500.00)	\$ 2,227.00
	<b>Total Miscellaneous Expense</b>	<b>\$ 250,480.00</b>	<b>\$ 244,205.00</b>	<b>\$ 6,275.00</b>	<b>\$ 195,527.00</b>

# LAFCO PROPOSED BUDGET - FISCAL YEAR 2012-13

Acct No.	Budget 2012-13	Budget 2013-14	Budget Difference	3rd QTR Actuals 2012-13
<b>50000C PROFESSIONAL SERVICES</b>				
50076 Legal services	\$ 50,000.00	\$ 50,000.00	\$ -	42,220.00
50077 Accounting & Bookkeeping	\$ 18,000.00	\$ 22,000.00	\$ (4,000.00)	19,677.00
50078 Contract Services	\$ 7,000.00	\$ 6,000.00	\$ 1,000.00	3,419.00
50081 Municipal Service Reviews	\$ 25,000.00	\$ 5,000.00	\$ 20,000.00	25,000.00
<b>Total Professional Services</b>	<b>\$ 100,000.00</b>	<b>\$ 83,000.00</b>	<b>\$ 17,000.00</b>	<b>\$ 90,316.00</b>
<b>50000D CAPITAL COSTS</b>				
50130 Computer/Copier/Misc. Equipment	\$ 6,500.00	\$ -	\$ 6,500.00	\$ 5,000.00
<b>Total Capital Costs</b>	<b>\$ 6,500.00</b>	<b>\$ -</b>	<b>\$ 6,500.00</b>	<b>\$ 5,000.00</b>
<b>50137 Contingency</b>	<b>\$ 46,179.12</b>	<b>\$ 35,384.49</b>	<b>\$ 10,794.63</b>	<b>\$ -</b>
<b>Subtotal Expense (Accounts 50000 - 50000)</b>	<b>\$ 1,200,657.12</b>	<b>\$ 1,214,867.49</b>	<b># \$ (14,210.37)</b>	<b>\$ 886,351.00</b>
<b>40000 REVENUE</b>				
40005 Filing Fees	\$ 150,000.00	\$ 82,500.00	\$ 67,500.00	\$ 86,500.00
40012 Prior Year Fund Balance Carryover	\$ 150,000.00	\$ 85,000.00	\$ 65,000.00	\$ 150,000.00
40013 Investment Pool Transfer	\$ 50,000.00	\$ 115,000.00	\$ (65,000.00)	\$ 50,000.00
<b>Net Operating Cost</b>	<b>\$ 850,657.12</b>	<b>\$ 932,367.49</b>	<b>\$ (81,710.37)</b>	<b>\$ 599,851.00</b>
<b>LOCAL AGENCY APPORTIONMENT</b>				
40002 County of L.A.:	\$ 327,179.74	\$ 358,607.18	# \$ (31,427.44)	\$ 327,179.74
40001 City of L.A.:	\$ 130,873.60	\$ 143,444.74	# \$ (12,571.14)	\$ 130,873.60
40003 87 Other Cities:	\$ 196,306.14	\$ 215,162.45	# \$ (18,856.30)	\$ 196,306.14
40004 54 Ind.Spec.Dist:	\$ 196,306.14	\$ 215,162.45	# \$ (18,856.30)	\$ 196,306.14
<b>Total Allocated Costs</b>	<b>\$ 850,665.62</b>	<b>\$ 932,376.82</b>	<b># \$ (81,711.18)</b>	<b>\$ 850,659.67</b>

## **Staff Report**

**April 10, 2013**

### **Agenda Item No. 8.a.**

#### **Protest Hearing on Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon)**

On January 9, 2013 your Commission approved a request initiated by the City of Santa Clarita to annex 692.15± acres of inhabited territory to the City of Santa Clarita. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

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

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

***Population:*** The affected territory has approximately 40 residents.

***Landowners/Registered Voters:*** As of January 23, 2012, the County Registrar Recorder - County Clerk certified that there were 36 registered voters residing within the affected territory. There are 23 landowners.

***Topography, Natural Boundaries and Drainage Basins:*** The topography of the affected territory is a mixture of hills and canyons. There are two drainage basins within the affected territory.

***Zoning, Present and Future Land Use:*** The affected territory consists of developed and vacant land. The current land use designations are: HM and O-NF. The current zoning designations are: A-1-1, A-1-2, A-2-2, A-2-5, RPD-1-1U, and CPD. The current land use will continue without change.

***Surrounding Land Use:*** Land use north of the subject territory is single family residential, east and south is national forest, and west is City of Santa Clarita open space.

***Assessed Value:*** The total assessed value of land for Assessor roll year 2011 is \$12,626,338. The per capita valuation is estimated at \$548,871.

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

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Control	County	Same
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County Library	City of Santa Clarita
Park and Recreation	County	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same- under contract with County Sheriff
Road Maintenance	County	City of Santa Clarita
Solid Waste	County-Private hauler	City of Santa Clarita-Private hauler
Street Lighting	County	City of Santa Clarita
Water	Santa Clarita Water Division	Same
Wastewater	Santa Clarita Valley Sanitation District	Same

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

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

The County manages several special assessment districts within the proposed annexation area, including County Road Maintenance District No. 5, County Public Library, County Lighting and Maintenance District 1687, and County Lighting District LLA-1, Unincorporated Zone. As part of this annexation request, the affected territory will be detached from special assessment districts and the City of Santa Clarita will assume responsibility for funding and providing the services. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$29 per single-family residence per year, Stormwater Facility Maintenance District- \$23 per single-family residence per year, Landscape Maintenance District

- \$60 per single-family residence per year, and Street Light Maintenance District - \$70 per single-family residence per year.

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

***Effects on agricultural or open-space lands:*** There will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request. The affected territory involves residential, two movie ranches, and vacant land that is not used for agricultural purposes, and does not change any open-space designations.

***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.

***Sphere of Influence:*** The affected territory is within the sphere of influence of the City of Santa Clarita.

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

***CEQA:*** The Negative Declaration adopted by the City of Santa Clarita on November 8, 2011 is adequate for consideration of this proposal.

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

**Recommended Action:**

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either terminate the annexation proceedings pursuant to Government Code section 57078 if a majority protest exists, or adopt a resolution ordering Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon) 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 ORDERING  
"ANNEXATION NO. 2011-26 TO THE CITY OF SANTA CLARITA  
(SOUTH SAND CANYON)"**

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for the County of Los Angeles (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City, and detachment of said territory from County Road District No. 5 and County Lighting and Maintenance District 1687 and withdrawal from County Lighting District LLA-1, Unincorporated Zone, and annexation of the southerly 634.47± acres of the 692.15± acres to Greater Los Angeles County Vector Control District, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 692.15± acres of inhabited territory and is assigned the following distinctive short form designation: "Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon)"; and

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

WHEREAS, on January 9, 2013, the Commission approved Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon); and



WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for April 10, 2013 at 9:00 a.m., and the Executive Officer has given notice thereof pursuant to Government Code Sections 57025 and 57026, published on February 7, 2013; and

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

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters residing within the boundary of the territory is 36 and the number of landowners is 23.
2. The Commission finds that the total assessed valuation of land is \$12,626,338.
3. The Commission finds that the number of written protests filed in opposition to Annexation No. 2011-26 to the City of Santa Clarita (South Sand Canyon) and not withdrawn is 0 registered voters and 0 landowners. Therefore the annexation will be approved since the valid protests received and not withdrawn , represent less than 15 percent of the registered voters in the affected territory and less than 15 percent of the number of landowners owning at least 15 percent of the total assessed value of land within the affected territory.

4. Pursuant to Government Code section 56886, Annexation No. 2011-26 to the City of

Santa Clarita (South Sand Canyon) is hereby approved, and ordered, subject to the following terms and conditions:

- a. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
- b. Detachment of the affected territory from County Road Maintenance District No. 5.
- c. Withdrawal of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from the County Public Library System.
- e. Exclusion of affected territory from County Lighting District LLA-1, Unincorporated Zone.
- f. Annexation of the southerly 634.47± acres of the 692.15± acres to Greater Los Angeles County Vector Control District.
- g. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- h. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.

- i. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- j. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts

to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- k. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- l. The effective date of the annexation shall be the date of recordation.
- m. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- n. The regular County assessment roll shall be utilized by the City.
- o. The territory will not be taxed for existing bonded indebtedness of the City.
- p. Except to the extent in conflict with a through o, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Santa Clarita, upon the City's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 10<sup>th</sup> day of April 2013.

MOTION:  
SECOND:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:  
MOTION PASSES:

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

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




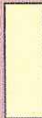



**Southern Limit of Los Angeles County Vector Control District**

SAND CANYON RD

PLACERITA CANYON RD

- APN:
- 2848 011 011-014
  - 2848 012 026, 028
  - 2848 012 032
  - 2848 012 042
  - 2848 012 044-45
  - 2848 012 050
  - 2848 012 058-59
  - 2848 012 066
  - 2848 012 069-071
  - 2848 012 076-077
  - 2848 013 014
  - 2848 013 016-018
  - 2848 014 016-017
  - 2848 029 005-009
  - 2848 029 005-011
  - 2848 029 017, 019
  - 2848 035 001-005

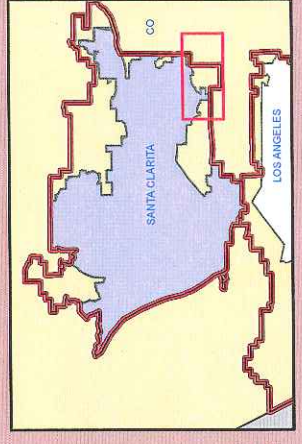
**Legend**

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

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



February 13, 2013





## **Staff Report**

**April 10, 2013**

### **Agenda Item No. 8.b.**

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

On February 13, 2013, your Commission approved a request approximately 4.634~~±~~ acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 22. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

#### **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:	One single-family home
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 feet north-easterly 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 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 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 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.

**(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 designation 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 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 written 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 exists, or ordering Annexation No. 393 to County Sanitation District No. 22. 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 withing the affected territory.

**RESOLUTION NO. 2013-00PR**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS ORDERING**  
**"ANNEXATION NO. 393 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 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 West Covina to the Los Angeles Sanitation District No. 22; and

WHEREAS the principal reason for the proposed annexation is to provide offsite sewage disposal for 4 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, on February 13, 2013, the Commission approved Annexation No. 393 to County Sanitation District No. 22; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set April 10, 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 if there is no majority protest.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 3 and the number of property owners is 5 and the total assessed value of land within the affected territory is \$2,423,047.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 393 to County Sanitation District No. 22 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. 22.



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. 22 may legally impose.
  - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 22.
  - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 22.
  - 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 10<sup>th</sup> day of April 2013.

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

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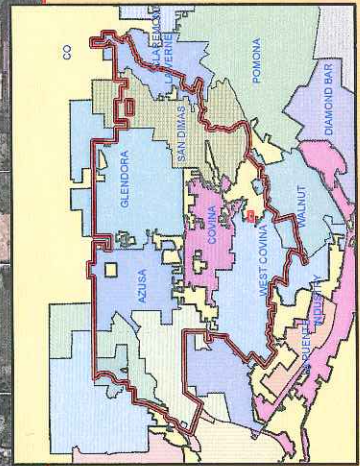
**PAUL A. NOVAK, AICP**  
**Executive Officer**





- 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





## **Staff Report**

**April 10, 2013**

### **Agenda Item No. 9.a.**

#### **Formalized Financial Close Procedures**

##### **Capital Asset Policy**

##### **Journal Entry Process**

The results of the 2011-12 audit identified areas of deficiency in financial reporting as it relates to formalized procedures for performing the year-end closing process. Additionally, the audit results recommended that the commission develop an asset capitalization policy and a method for review and approval of journal entries. The absence of these procedures resulted in numerous adjustments proposed by the Auditor.

##### **Year-end Closing**

Year-end closing procedures will involve:

- Recording of accrual entries to properly report activity on an accrual basis of accounting.
- Processing all payrolls through the end of the fiscal year.
- Preparing, reconciling and filing payroll tax forms and reports.
- Determining that all transactions have been recorded and posted.
- Reconciling all general ledger accounts, and preparing adjustments, as necessary.
- Printing and reconciling year-end reports and maintaining a historical record of all transactions.

##### **Asset Capitalization Policy**

This policy will ensure that assets with a useful life of more than one year and costs value of \$1,000 or more are capitalized consistently.

##### **Journal Entry Process**

This policy will ensure that there is proper documentation and an appropriate approval process for preparing journal entries.

Attached for your consideration are formalized procedures for end-year closing, capital assets and journal entry preparation, in compliance with the 2011-12 audit recommendations.

**Recommended Action**

1. Approve the attached formalized procedures for year-end closing, capital assets and journal entry preparation.

**YEAR-END  
CLOSING PROCEDURES**

**LOS ANGELES COUNTY  
LOCAL AGENCY FORMATION COMMISSION**

**YEAR-END CLOSING PROCEDURES**

**I. Print out a Pre-Close Trial Balance**

A trial balance will provide the balances for all active accounts, both Balance Sheet and Revenue Statement. This will be used to begin the Year-End Closing Procedures.

**II. Cash and Cash Equivalents**

Petty Cash – Count and reconcile cash to General Ledger Balance. Record any outstanding differences/transactions to the appropriate accounts.

Operating Account – Reconcile General Ledger Balance to appropriate bank statement and record any outstanding bank charges to appropriate account. Review all outstanding checks over six (6) months to determine if these need to be re-issued and a stop-payment made.

Investment and Reserve Accounts – Reconcile the General Ledger Balances to the appropriate outside earnings statements and record interest and/or any transactions necessary to the appropriate interest income or offsetting transaction account (such as if funds were withdrawn in or funds transferred out). A further entry will need to be recorded to reflect the investment's *Fair Market Value*. Management will need to review the transactions.

**III. Accounts Receivable**

Review and agree any outstanding invoices to the General Ledger Balance and adjust as necessary to the appropriate Revenue Account. Record any un-recorded invoices to the appropriate Revenue Account. Run an aging report to determine collectability of all outstanding receivables. Record entries to the *Write-Offs* Account, for any amounts determined by management to be un-collectible.

**IV. Prepaid Expenses**

Prepaid Expenses - Review entries in the Prepaid Expenses Account to determine if the amounts belong to a future period. Additional entries could be necessary if expenses are found in other accounts that relate to a future period. Record these additional entries. Additionally, record the amortization of any Prepaid Expenses that relate to the current fiscal year to the appropriate expense accounts. The Prepaid Amortization Schedule must agree to the General Ledger balance.

Prepaid Rent – If rent has been paid prior to year-end for the following period, record the entry in this Prepaid Rent Account. Only twelve (12) periods should be recorded in the Rent Expense Account. The rent amount should agree with the Lease Agreement.

Deposit – Review the balance in this account to agree with the deposit held by the landlord as per the Lease Agreement.



**LOS ANGELES COUNTY  
LOCAL AGENCY FORMATION COMMISSION**

**YEAR-END CLOSING PROCEDURES**

**V. Capital Assets**

All Capital Asset Accounts need to be reviewed for the entire year. Any additions must be reviewed and recorded according to the *Capital Asset Policy*. Any deletions of Capital Assets need to be recorded to the appropriate accounts, such as donations, sale or disposal.

Depreciation is to be recorded on all Capital Assets according to the useful life as determined by the *Capital Asset Policy*. Any items that have been retired by way of donation, sale or disposal need to have the depreciation removed. Entries will need to be posted to reflect this activity.

**VI. Accounts Payable & VISA Card Payables**

Accounts Payable – Review all billings and invoices received prior to and after the fiscal year end to determine if any are a liability as of June 30. Record all billings and invoices that relate to expenses for the current fiscal year. Additionally, review the balance in the General Ledger to determine if the amount is representative and supported by the billings and invoices outstanding. Run an aging of the Accounts Payable Account and review for old unpaid amounts. Make any adjustments necessary to agree the outstanding invoices and billings to the General Ledger Balance.

VISA Card Payables – Credit card invoices will be received after the fiscal year-end and will need to be recorded, in full, to the appropriate expense accounts. (Please review for any amounts that could be considered a Prepaid Expense and record as necessary, such as prepaid airfare.) The credit card invoices will be the supporting documents for the balance in the General Ledger.

**VII. Payroll Liabilities**

For all payroll liability accounts, the payroll for June 30 will need to be recorded and any outstanding payments for unpaid payroll taxes and withholdings from employees earnings should be recorded if these are paid after June 30. Since payroll is prepared by ADP, an outside vendor, the only necessary adjustment would be to record any liability created from the Federal and State Quarterly Reports, provided that cash has paid all current liabilities. Evaluate all accounts to determine if any adjustment is necessary and the appropriate expense accounts have been debited. This will include the invoice for costs associated with the preparation of payroll (can be established as an accrued liability).

Additionally, the preparation and filing of all payroll tax forms and reports need to be reconciled to the related payroll expense accounts as well as any 1099, 1096, W-2 and W-3, as applicable.

**LOS ANGELES COUNTY  
LOCAL AGENCY FORMATION COMMISSION**

**YEAR-END CLOSING PROCEDURES**

**VIII. Advances**

Advances are funds received from an applicant to fund a portion of the costs of a specific project or study (i.e.,MSRs, incorporation, etc.). Review amounts in these accounts and create a supplemental document which will support and agree to the balance in the General Ledger. All amounts in these accounts must be supported by documentation of the provider of the advance and the terms of the advance. All advances need Management Approval.

**IX. Paid Time Off (PTO)**

Review and agree the balance in this account to the balances for Vacation/Sick Accrual as of June 30. Record an adjustment to the appropriate salary account in order to agree the report to the General Ledger

**X. Deferred Rent**

Review the Lease Agreement to determine the correction that is necessary for the deferred rent amount to be accrued. Adjust the amount through a journal entry posted to *Rent Expense (account 50025)*. The support for this entry will be the Lease Agreement.

**XI. Revenue Accounts**

Review all *Revenue Accounts*, by printing out a *Transaction Detail by Account* in QuickBooks. Post any entries to reclassify amounts in the incorrect accounts. Additionally, run and print the QuickBooks report titled *Profit and Loss Previous Year Comparison*.

**XII. Expense Accounts**

Review any unusual balances in any *Expense Account* for excessive or non-existent balances as compared with the prior years' balances by using the report noted above, *Profit and Loss Previous Year Comparison*. For any unusual accounts you will be able to also run and printout the *Transaction Detail by Account*, which can be used to determine if a reclassification is necessary or if there should be a note detailing the cause of the unusual balance. Post any entries that require reclassification.

**LOS ANGELES COUNTY  
LOCAL AGENCY FORMATION COMMISSION  
YEAR-END CLOSING PROCEDURES**

**XIII. Final Reports**

Once all entries have been posted and recorded, the following reports need to be run and printed from QuickBooks:

- Trial Balance
- Balance Sheet Report-Standard
- Profit & Loss Report-Standard
- Accounts Receivable Aging Report (A/R Aging-Detail)
- Accounts Payable Aging Report (A/P Aging-Detail)
- QuickBooks automatically closes the year-end data to Retained Earnings; therefore, no closing entry is necessary. Although a password can be used to protect the previous year's data.

**ASSET CAPITALIZATION  
POLICY**

## **CAPITALIZATION POLICY**

A fixed asset is any tangible asset purchased for use in the day-to-day operation of LAFCO from which an economic benefit will be derived over a period greater than one year and that has a value of over \$1,500. Fixed assets include items of property and equipment such as office furniture, fixtures and computer equipment.

At the time a fixed asset is acquired, its cost is capitalized and subsequently depreciated utilizing the straight line method over the asset's estimated useful life.

Fixed assets with a value of less than \$1,500 are expensed in the period acquired.

<b>Types of Capital Assets:</b>
Moveable Equipment, such as furniture
Fixed Equipment, such as fixtures
Tenant Improvements
Software
Computer Equipment
Movable Equipment

### **Movable Equipment**

These items are generally a part of an employee's workspace or storage area. Examples include chairs, desks, filing cabinets, bookcases, etc. Some moveable equipment consists of more than one component (for example, a computer, and a keyboard). The assembled component may be considered one-time and recorded as a single capital asset.

Depreciation is five years.

### **Department renovations:**

Major improvement projects that will extend the useful life of the asset, or increase efficiency should be capitalized. An example would be construction of new office space, including cubicles

### **Software**

Computer software includes all programs designed to cause a computer to perform a desired function. It includes the databases or similar items that are in the public domain. In order for the software to be capitalized it must meet all the following tests:

- Readily available for purchase by the general public
- Has not been substantially modified.

### **PURCHASING AND RECORDING FIXED ASSETS**

Purchasing a fixed asset is done in the same manner as any other purchase of goods. A need for the item is determined and the proper approval is obtained from Management.

#### **Purchased Assets**

The value of an asset is determined by including the purchase price of the item, transportation costs, installation costs, and any other direct expenses incurred in obtaining the asset. Items purchased which fall under the \$1,000 threshold are expensed immediately and not capitalized.

The person submitting the requisition shall ensure that the correct item was received and is in good condition. Proper receipt of the goods will be acknowledged by a signature and date.

All items purchased over \$1,000 shall be inventoried and tagged. The tagged item should be tracked in the Wasp fixed asset system.

#### **General Ledger Accounts**

Fixed asset shall be recorded in one of the following general ledger accounts:

<b>Account Number</b>	<b>NAME</b>
50130	Computer-Copier-Misc Equipment
50131	Office Furniture
50132	Office Relocation
50133	Tenant Improvements
50134	Telephone Installation
50136	Equipment Installation

### **Disposal of Fixed Asset**

Management will determine if an asset is deemed surplus due to one of the following circumstances:

- a. Excess of useful life
- b. lack of need
- c. obsolescence
- d. wear, damage or deterioration
- e. excess cost of maintenance

An Inventory Transfer Form shall be filled out and submitted to Management for approval to dispose of property. If an item is damaged or determined to be unsafe or too costly to repair, the item should be recycled or thrown away.

### **Non-Capitalized Fixed Asset**

Fixed asset with value of less than \$1,000 will be captured by utilizing the following general ledger account code:

<b>Account Number</b>	<b>NAME</b>
50027	Supplies
50029	Equipment Maintenance/Supplies
50065	Miscellaneous - Other



**GENERAL JOURNAL**

**ENTRY PROCESS**

## **General Journal Entry Process**

A General Journal Entry is used to record routine and special transactions posted to the general ledger, such as interest payments, and accounts receivables for funding agency payments.

When entering a transaction directly into an asset, liability, or equity account register, QuickBooks automatically labels the transaction "GENJRNL" in the register and "General Journal" on reports that list transactions.

### **I. Responsibility**

The Bookkeeper is the primary source for posting journal entries and maintaining proper records. The Accountant may post journal entries as deemed necessary.

When generating a journal entry the preparer shall verify that each journal entry consists of the following elements:

- a. Posting date and correct fiscal period
- b. Accurate account reference
- c. Debits and credits total
- d. Proper documentation

### **II. Accountant Review**

- a. Verify that the journal entry is entered correctly and is for the correct accounting period.
- b. Reject incorrectly prepared journal entries and submit concise notes on the problem(s).
- c. Notify the Executive Officer or Deputy Executive Officer of questionable journal entries.
- d. Review questionable entries and determine action needed to be taken.

### **III. Management Review and Approval**

- a. Bookkeeper and/or Accountant shall submit all proposed journal entries to the LAFCO Management (Executive Officer, Deputy Executive Officer) for approval prior to making the entry.
- b. LAFCO management will stamp the entry as approved/reviewed and return to the preparer.
- c. Preparer will maintain a copy of the entry with supporting documents in the Journal Entry binder.

# LAFCO

Local Agency Formation Commission  
for the County of Los Angeles

March 20, 2013

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  
Suite 870  
Pasadena, CA 91101  
Phone: 626-204-6500  
Fax: 626-204-6507

[www.lalafco.org](http://www.lalafco.org)

The Honorable Katcho Achadjian  
Chair  
Assembly Local Government Committee  
State Capitol  
Sacramento, CA 94249

RE: **Assembly Bill 743 (Logue)**

Dear Assemblyman Achadjian:

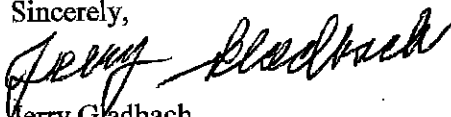
On March 13, 2013, the Local Agency Formation Commission for the County of Los Angeles voted unanimously to **support AB 743 if amended** to maintain the 150-acre limitation, and to extend the sunset provision for five additional years, to January 1, 2019.

Los Angeles LAFCO recognizes the desire to streamline the annexation process for certain, relatively small, areas of unincorporated territory that are surrounded by cities. However, competing policies militate against a wholesale move in this direction. The current law strikes the appropriate balance between a streamlined process on the one hand, and ensuring that—in the vast majority of cases—property owners and residents of a territory ought to have a voice in whether or not they are annexed by a neighboring jurisdiction.

Therefore, Los Angeles LAFCO would support this bill if it is amended to 1) extend, rather than eliminate, the sunset provision, and 2) leave in place the existing 150-acre limitation governing where this legislation would apply. Doubling the size of areas affected by this law, as the current draft of AB 743 proposes to do, would unacceptably expand the universe of those property owners who would be denied a voice in a proposed annexation. It would be detrimental to the Los Angeles region specifically, and potentially other parts of California as well. Accordingly, if it is the will of the author and Legislature to completely eliminate the sunset provision, we would nevertheless strongly urge you to leave in place the existing 150-acre limitation.

Thank you for your consideration of LA LAFCO's position on AB 743.

Sincerely,

  
Jerry Gladbach  
Chair

Copy to: Honorable Members, Assembly Local Government Committee  
The Honorable Dan Logue, Assemblyman  
Honorable Commissioners, LA LAFCO  
Pamela Miler, Executive Director, CALAFCO

# LAFCO

Local Agency Formation Commission  
for the County of Los Angeles

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Phone: 626-204-6500  
Fax: 626-204-6507

[www.lalafco.org](http://www.lalafco.org)

March 20, 2013

The Honorable Lois Wolk  
Chair  
Senate Governance & Finance Committee  
State Capitol  
Sacramento, CA 94249

**RE: Assembly Bill 743 (Logue)**

Dear Senator Wolk:

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Sincerely,



Jerry Gladbach  
Chair

Copy to: Honorable Members, Assembly Local Government Committee  
The Honorable Dan Logue, Assemblyman  
Honorable Commissioners, LA LAFCO  
Pamela Miler, Executive Director, CALAFCO