

LAFCO

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

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

www.lalafco.org

LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

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

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

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

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

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY 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. 1049 to Santa Clarita Valley Sanitation District of Los Angeles County.
- b. Annexation No. 1054 to Santa Clarita Valley Sanitation District of Los Angeles County.
- c. Annexation No. 1055 to Santa Clarita Valley Sanitation District of Los Angeles County.
- d. Annexation No. 725 to Los Angeles County Sanitation District No. 21.
- e. Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40, Antelope Valley (David G. Millen Intermediate School).
- f. Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley (Anaverde Hills School).
- g. Approve Minutes of June 12, 2013.
- h. Operating Account Check Register for the month of June 2013.
- i. Receive and file update on pending applications.

7. PUBLIC HEARING(S)

- a. Sphere Of Influence Amendment 2010-11 of Los Angeles County Sanitation District No. 5. And Annexation No. 55 to Los Angeles County Sanitation District No. 5.
- b. Detachment No. 2012-03 from Los Angeles County Waterworks District No. 36, Val Verde; Amendment to the Los Angeles County Waterworks District No. 36, Val Verde, Sphere of Influence.

8. PROTEST HEARING(S)

None.

9. OTHER ITEMS

- a. Presentation of Service Pins.

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**

August 14, 2013
September 11, 2013
October 9, 2013
November 13, 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

July 10, 2013

Agenda Item No. 6.a.

**Annexation No. 1049 to Santa Clarita Valley Sanitation District of Los Angeles County
(SCVSD)**

The following is a proposal requesting annexation of approximately 116.678± acres of uninhabited territory to the SCVSD.

BACKGROUND

Annexation No.:	1049
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:	March 9, 2011
Application filed with LAFCO:	March 23, 2011
Location:	Located at the northwest terminus of Witherspoon Parkway approximately 500 feet east of Del Valle Road, all within Unincorporated Los Angeles County.
City/Unincorporated County:	Unincorporated Los Angeles County
Affected Territory:	Vacant land within a vacant industrial area.
Surrounding Territory:	Vacant and Industrial
Landowner(s):	Sterling Gateway LP
Registered Voters (Number):	0
As of:	March 13, 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:	March 18, 2011
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	116.678
Existing Land Use(s):	Vacant land within a vacant industrial area.
Proposed/Future Land Use(s), if any:	The territory is being developed to include a proposed industrial park.
Assessed Valuation:	\$439,464
As of:	May 29, 2013
Per Capita Assessed Valuation:	N/A
Topography:	Slightly sloping
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 4000 feet north east of the affected territory.
Likelihood of Significant Growth in the Area in the Next 10 Years:	The territory is being developed to include a proposed industrial park.
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 industrial park 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: There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of 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 County's existing General Plan designation of (Industrial). 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: No significant comments were received.

(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: Water will be supplied from a private water purveyor, pursuant to a detachment from from Los Angeles County Water Works District No. 36, which is the subject of a separate application currently pending before LAFCO.

(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: No significant comments were received.

(n) Land Use Designations

Existing Land Use Designations:

The proposed action is consistent with the County's existing General Plan designation of (Industrial). The proposed action is consistent with the County's existing zoning designation of MPD (Manufactural-Industrial Planned Zone).

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

Lead Agency:

Los Angeles County Department of Regional Planning

Date:

February 9, 2011

**Annexation No. 1049 to Santa Clarita Valley Sanitation District of Los Angeles County
(SCVSD)**

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. 1049 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. 1049 TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed industrial park; 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 116.678± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1049 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 July 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) 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. 1049, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning for approval of Project Number: CUP 03-238 (5) 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. 1049 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 10th day of July 2013.





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

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

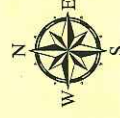
PAUL A. NOVAK, AICP Executive Officer



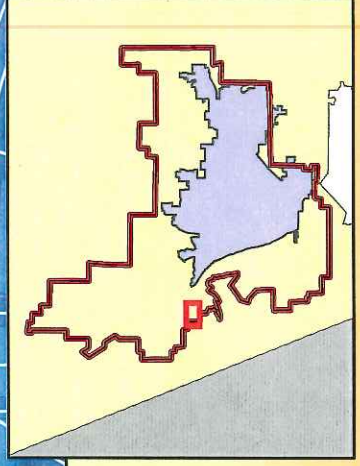
Legend

-  Santa Clarita Valley Sanitation District of Los Angeles County
-  City of Santa Clarita
-  CSD Annexation SCV-1049
-  Sphere of Influence, CSD SCV

Annexation No. 1049 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

July 10, 2013

Agenda Item No. 6.b.

Annexation No. 1054 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a proposal requesting annexation of approximately 7.671± acres of uninhabited territory to the SCVSD.

BACKGROUND

Annexation No.:	1054
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:	September 13, 2011
Application filed with LAFCO:	September 26, 2011
Location:	Located on Sierra Highway approximately 600 feet northeast of San Fernando Road.
City/Unincorporated County:	City of Santa Clarita
Affected Territory:	Vacant land within a vacant commercial area.
Surrounding Territory:	Commercial, residential, and vacant
Landowner(s):	Michael & Linda Redmond & Donald S. Cruikshank
Registered Voters (Number):	0
As of:	May 22, 2013
Purpose:	All 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:	Yes
Additional Information:	None

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

Existing Population (Number):	0
As of:	September 13, 2011
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	7.671
Existing Land Use(s):	Vacant land within a vacant commercial area.
Proposed/Future Land Use(s), if any:	The territory is being developed to include four proposed office buildings.
Assessed Valuation:	\$418,818
As of:	May 29, 2013
Per Capita Assessed Valuation:	N/A
Topography:	slightly hilly
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 400 feet north of the affected territory.
Likelihood of Significant Growth in the Area in the Next 10 Years:	The territory is being developed to include four proposed office buildings.
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 includes four proposed office buildings 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:	Upon completion the affected territory will require governmental services indefinitely.
Present Cost and Adequacy of Government Services and Controls:	Existing governmental services are adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems.
Probable Effect of the Proposed Action and of Alternative Courses of Action on the Cost and Adequacy of Services and Controls in the Affected Territory and Adjacent Areas:	The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

(c) Proposed Action or Alternative Actions

Effect of Proposed Action on Adjacent Areas:	All 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:	All 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: There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

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

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

(e) Agricultural Lands

Effect on Agricultural Lands:

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

(f) Boundaries

Definiteness and Certainty of Boundaries:

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

Conformance with Lines of Assessment or Ownership:

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

Creation of Islands or corridors of unincorporated territory:

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

(g) Consistency with Plans

Consistency with Regional Transportation Plan:

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

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

The proposal is consistent with the City's existing General Plan designation of CC (Community Commercial). The affected territory is not within the boundaries of any Specific Plan.

(h) Sphere of Influence

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

(i) Comments From Public Agencies

Comments from Public Agencies: No significant comments were received.

(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: No significant comments were received.

(n) Land Use Designations

Existing Land Use Designations:

The proposed action is consistent with the City's existing General Plan designation of CC (Community Commercial). The proposed action is consistent with the City's existing zoning designation of CC (Community Commercial).

(o) Environmental Justice

Environmental Justice:

All 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 Mitigated Negative Declaration adopted by City of Santa Clarita, is adequate for consideration of this proposal. The Commission is a responsible agency pursuant to State CEQA Guidelines Section 15096.

Lead Agency:

City of Santa Clarita

Date:

9/13/2011

**Annexation No. 1054 to Santa Clarita Valley Sanitation District of Los Angeles County
(SCVSD)**

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. 1054 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. 1054 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 four proposed office buildings; and

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

WHEREAS, the territory consists of 7.671± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1054 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 July 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) 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. 1054, 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 City of Santa Clarita, 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.
3. Annexation No. 1054 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.

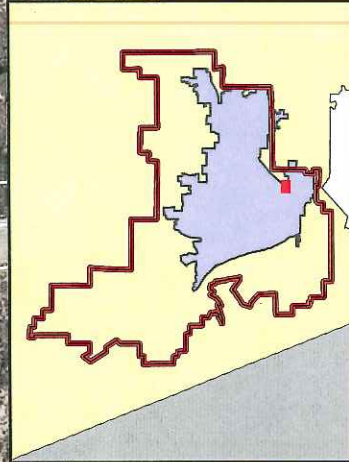
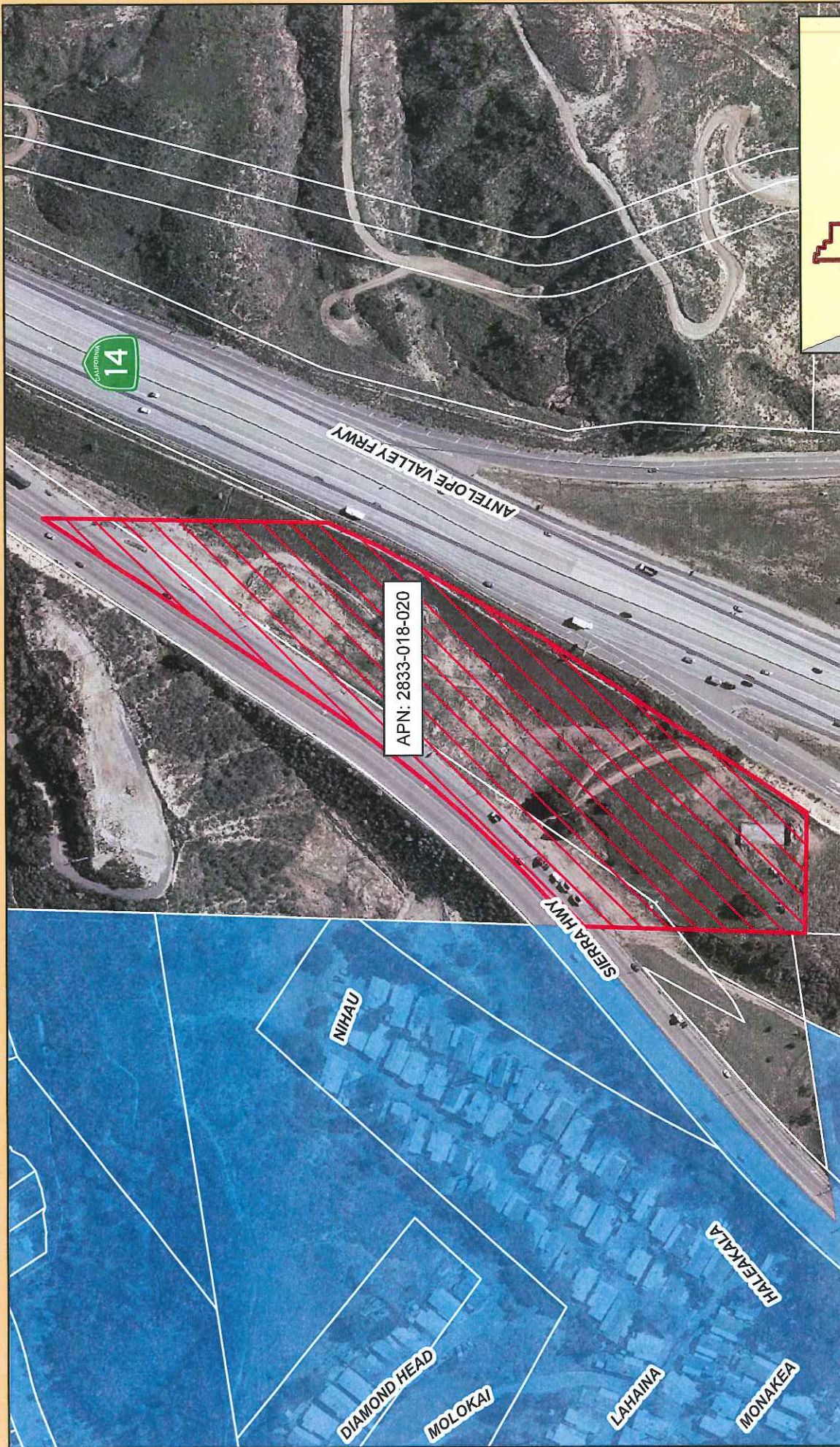
4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD's payment of the applicable fees required by Government 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 10th day of July 2013.

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

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

PAUL A. NOVAK, AICP Executive Officer



Annexation No. 1054 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-1054
 - Sphere of Influence, CSD SCV



Staff Report

July 10, 2013

Agenda Item No. 6.c.

**Annexation No. 1055 to Santa Clarita Valley Sanitation District of Los Angeles County
(SCVSD)**

The following is a proposal requesting annexation of approximately 0.294± acres of uninhabited territory to the SCVSD.

BACKGROUND

Annexation No.:	1055
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:	November 9, 2011
Application filed with LAFCO:	December 6, 2011
Location:	Scherzinger Lane approximately 200 feet north of Sierra Cross Avenue, all within the City of Santa Clarita.
City/Unincorporated County:	City of Santa Clarita
Affected Territory:	1 single-family home
Surrounding Territory:	Residential
Landowner(s):	Ivan & Karla Grgas
Registered Voters (Number):	1
As of:	June 3, 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):	4
As of:	November 8, 2011
Population Density (Persons/Acre):	13.61
Estimated Future Population:	4
Land Area (Acres):	0.294
Existing Land Use(s):	1 single-family home
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$144,080
As of:	June 5, 2013
Per Capita Assessed Valuation:	\$36,020.00
Topography:	Flat
Natural Boundaries:	None
Drainage Basins:	None
Proximity to Other Populated Areas:	The nearest existing populated area is 1000 feet east 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 1 single-family home 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.
--	---

(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: There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of 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 RS (Residential Suburban). 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 RS (Residential Suburban). The proposed action is consistent with the existing City's zoning designation of RS (Residential Suburban).

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

Lead Agency:

Santa Clarita Valley Sanitation District of Los Angeles County

Date:

November 9, 2011

**Annexation No. 1055 to Santa Clarita Valley Sanitation District of Los Angeles County
(SCVSD)**

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. 1055 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. 1055 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 an existing single-family home; and

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

WHEREAS, the territory consists of 0.294± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1055 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 July 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) 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 Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 1055 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.

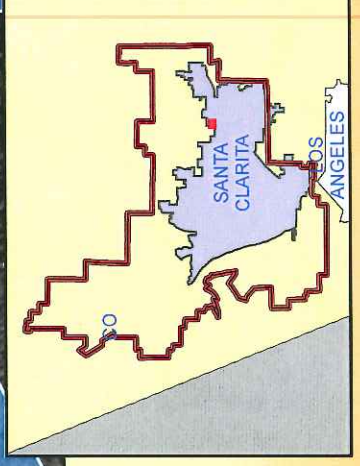
4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD's payment of the applicable fees required by Government 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 10th day of July 2013.

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





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

PAUL A. NOVAK, AICP Executive Officer



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 1055 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-1055
 -  Sphere of Influence, CSD SCV



Staff Report

July 10, 2013

Agenda Item No. 6.d.

Annexation No. 725 to Los Angeles County Sanitation District No. 21.

The following is a proposal requesting annexation of approximately 18.964± acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

BACKGROUND

Annexation No.:	725
District:	Los Angeles County Sanitation District No. 21.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	July 27, 2011
Application filed with LAFCO:	August 17, 2011
Location:	Manzanita Circle approximately 600 feet north of Virginia Avenue, all within the City of La Verne.
City/Unincorporated County:	City of La Verne
Affected Territory:	1 existing single-family home and vacant land
Surrounding Territory:	Residential and Vacant Residential
Landowner(s):	Jonathan & Melissa Becker
Registered Voters (Number):	2
As of:	June 4, 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):	4
As of:	August 1, 2011
Population Density (Persons/Acre):	0.21
Estimated Future Population:	4
Land Area (Acres):	18.964
Existing Land Use(s):	1 existing single-family home and vacant land
Proposed/Future Land Use(s), if any:	1 additional proposed single-family home
Assessed Valuation:	\$756,850
As of:	June 4, 2013
Per Capita Assessed Valuation:	\$189,212.50
Topography:	Hillside
Natural Boundaries:	None
Drainage Basins:	Emerald East
Proximity to Other Populated Areas:	The nearest existing populated area is 100 feet south of the affected territory.
Likelihood of Significant Growth in the Area in the Next 10 Years:	1 single-family home
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 1 existing single family home and 1 proposed single-family home 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.
--	--

(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: There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of 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 (Low Density Residential). The affected territory is not within the boundaries of any

(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 existing City's General Plan designation of (Low Density Residential). The proposed action is consistent with the existing City's zoning designation of PR-2 (Planned Residential).

(o) Environmental Justice

Environmental Justice:

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

Environmental Clearance:

The existing annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. The proposed annexation is also categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of construction within a residential zone exempted by CEQA Guidelines Section 15303(a).

Lead Agency:

Los Angeles County Sanitation District

Date:

July 28, 2011

Annexation No. 725 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. 725 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. 725 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 1 existing single-family home and 1 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 18.964± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 725 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 July 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 existing annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. The proposed annexation is also categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of construction within a residential zone exempted by CEQA Guidelines Section 15303(a).
3. Annexation No. 725 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.

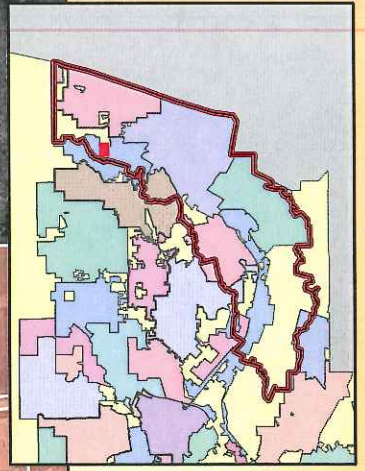
4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 21.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable 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 10th day of July 2013.

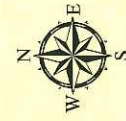
MOTION:
SECOND:
AYES:
NOES:
ABSTAIN:
ABSENT:
MOTION PASSES:

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

PAUL A. NOVAK, AICP Executive Officer







Annexation No. 725 to County Sanitation District No. 21



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Legend

-  Los Angeles County Sanitation District No. 21
-  City of La Verne
-  CSD Annexation 21-725
-  Sphere of Influence, CSD 21

200 100 0 200



Feet

Sphere of Influence, CSD 21

July 10, 2013

C:\GIS\MXDs\Annexations\CSD21-725.mxd

Staff Report

July 10, 2013

Agenda Item No. 6.e.

Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40, Antelope Valley
(David G. Millen Intermediate School)

PROPOSAL SUMMARY:

Size of Affected Territory:	20.35 ± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Palmdale School District
Resolution or Petition:	May 1, 2012
Application Filed with LAFCO:	April 17, 2012
Location:	The affected territory is located on Avenue P-8, between 22 nd Street West and 23 rd Street West.
City/County:	City of Palmdale.
Affected Territory:	The affected territory is vacant land. A proposed intermediate school is currently being developed. The topography is relatively flat.
Surrounding Territory:	Surrounding land use is residential.
Landowner(s):	Palmdale School District
Registered Voters:	0 registered voters as of May 17, 2013
Purpose/Background:	Los Angeles County Waterworks District No. 36, Val Verde, ("the District") to provide water service to a proposed intermediate school.
Related Jurisdictional Changes:	None.
Within SOI:	Yes.
Waiver of Notice/Hearing/Protest:	Yes.

CEQA Clearance:

The California Environmental Quality Act clearance is a Mitigated Negative Declaration adopted by the Palmdale School District on October 3, 2012.

Additional Information:

None

FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0.

The affected territory is 20.35 ± acres. The existing land use is vacant. The proposed/future land use is an intermediate school.

There is no assessed valuation associated with the parcels since they are publicly owned land. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On June 11, 2013, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is relatively flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include an intermediate school which requires organized governmental services. The affected territory will require governmental services indefinitely.

Given that the subject property is vacant, the present cost and adequacy of government services and controls is adequate. The probable effect of the proposed action is to enable the Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water to the proposed intermediate school. The alternative course of action is for the property to remain vacant. Beyond the issue of providing water service to the subject property, both the proposed action and the alternative course of action will have little or no impact on the adequacy of services and controls in the affected territory and adjacent areas.

c. Proposed Action and Alternative Actions:

The development of the proposed intermediate school will impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interest. As a special district annexation, the proposal has no impact on the local government structure of the County.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *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.

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

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:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City of Palmdale General Plan designation of SFR (Single Family Residential).

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. *Ability to Provide Services:*

In its November 6, 2012 letter to the Palmdale School District, Los Angeles County Waterworks District No. 40, Antelope Valley, "confirms the District's commitment" to provide water service to the proposed David G. Millen Intermediate School.

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

l. Regional Housing:

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:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City of Palmdale General Plan designation of SFR (Single Family Residential).

The proposal is consistent with the existing City of Palmdale zoning designation of R-1-7000 (Residential with a minimum lot size of 7,000 square feet).

o. Environmental Justice:

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the Palmdale School District on October 3, 2012. Acting in its role as a responsible agency, and with respect to Annexation No. 2012-04, 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 Palmdale Water District, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

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 herein. 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.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40, Antelope Valley (David G. Millen Intermediate School).

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2012-04 TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,
ANTELOPE VALLEY (DAVID G. MILLEN INTERMEDIATE SCHOOL)"

WHEREAS, the Palmdale School District adopted a resolution of application which was submitted to 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 Los Angeles County Waterworks District No. 40, Antelope Valley (the "District"), all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 20.35± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40, Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water service to a proposed intermediate school; and

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

WHEREAS, on July 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 encompassed by the annexation is uninhabited;
- 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 proceeding 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 annexation was accompanied by satisfactory proof that all 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 Commission, acting in its role as a responsible agency with respect to Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40, Antelope Valley, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative

Declaration adopted on October 3, 2012 by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. The affected territory consists of 20.35± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40,
Antelope Valley".

5. Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:

- a. The Palmdale School District 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.

- b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the Los Angeles County Waterworks District No. 40, Antelope Valley.
 - h. Except to the extent in conflict with "a" through "g", 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.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of this District, upon 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.

Resolution No. 2013-00RMD

Page 5

PASSED AND ADOPTED this 10th day of July 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:






MOTION PASSES: 0/0/0

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

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



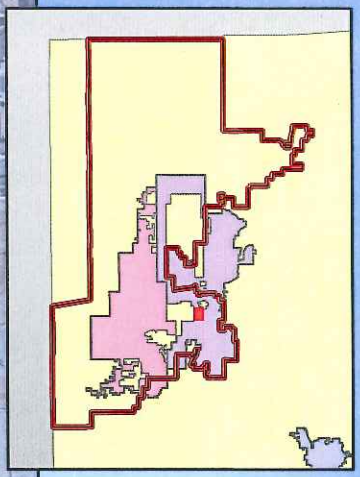
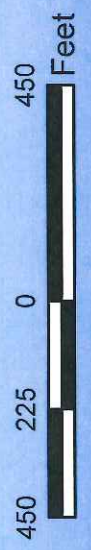
Legend

-  Co. Waterworks District Annexations
-  Sphere of Influence, CWWD 40
-  Los Angeles County Waterworks District 40, Antelope Valley
-  City of Lancaster
-  City of Palmdale

Annexation 2012-04 (David G. Millen School) Los Angeles County Waterworks District 40, Antelope Valley



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

July 10, 2013

Agenda Item No. 6.f.

Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley
(Anaverde Hills School)

PROPOSAL SUMMARY:

Size of Affected Territory:	10.54 ± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Westside Union School District
Resolution or Petition:	November 6, 2012
Application Filed with LAFCO:	November 5, 2012
Location:	The affected territory is located on Greenbrier Street and Jackson Way, south of Avenue S.
City/County:	City of Palmdale.
Affected Territory:	The affected territory is vacant land. A proposed elementary school is currently being developed. The topography is relatively flat.
Surrounding Territory:	Surrounding land use is residential.
Landowner(s):	Westside Union School District
Registered Voters:	0 registered voters as of January 25, 2013
Purpose/Background:	Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water service to a proposed elementary school.
Related Jurisdictional Changes:	None.
Within SOI:	Yes.
Waiver of Notice/Hearing/Protest:	Yes.

CEQA Clearance: The California Environmental Quality Act clearance is a Mitigated Negative Declaration adopted by the Westside Union School District on October 7, 2005.

Additional Information: None

FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0.

The affected territory is 10.54 ± acres. The existing land use is vacant. The proposed/future land use is an elementary school.

There is no assessed valuation associated with the parcels since they are publicly owned land. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On June 11, 2013, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is relatively flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The affected territory is surrounded by vacant land on three sides and adjacent to single family homes to the east. The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include an elementary school which requires organized governmental services. The affected territory will require governmental services indefinitely.

Given that the subject property is vacant, the present cost and adequacy of government services and controls is adequate. The probable effect of the proposed action is to enable the Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water to the proposed elementary school. The alternative course of action is for the property to remain vacant. Beyond the issue of providing water service to the subject property, both the proposed action and the alternative course of action will have little or no impact on the adequacy of services and controls in the affected territory and adjacent areas.

c. Proposed Action and Alternative Actions:

The development of the proposed elementary school will impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interest. As a special district annexation, the proposal has no impact on the local government structure of the County.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *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.

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

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:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City of Palmdale General Plan designation of Specific Plan – City Ranch.

The proposal is consistent with the existing City of Palmdale Specific Plan designation of Elementary School.

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. *Ability to Provide Services:*

The governing body of Los Angeles County Waterworks District No. 36, Val Verde, (the Los Angeles County Board of Supervisors) adopted a Resolution of Application initiating

proceedings to LAFCO on August 7, 2012. The Board Letter (staff report) accompanying the Resolution notes that “potable water for the project is available through the district” and “[s]ufficient water for the project is available from 500 acre-feet water supply pool set aside by the District in 2007 for projects in the District’s service area within the City of Palmdale.”

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

l. Regional Housing:

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:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City of Palmdale General Plan designation of Specific Plan – City Ranch.

The proposal is consistent with the existing City of Palmdale zoning designation of Elementary School.

o. Environmental Justice:

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the Westside Union School District on October 7, 2005. Acting in its role as a responsible agency, and with respect to Annexation No. 2012-20, 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 Westside Union School District, and has determined that the document adequately addresses the

environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connect with its approval of the project.

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 herein. 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.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley (Anaverde Hills School).

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2012-20 TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,
ANTELOPE VALLEY (ANAVERDE HILLS SCHOOL)"**

WHEREAS, the Westside Union School District adopted a resolution of application which was submitted to 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 Los Angeles County Waterworks District No. 40, Antelope Valley (the "District"), all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 10.54± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water service to a proposed elementary school; and

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

WHEREAS, on July 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 encompassed by the annexation is uninhabited;
- 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 proceeding 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 annexation was accompanied by satisfactory proof that all 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 Commission, acting in its role as a responsible agency with respect to Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative

Declaration adopted on October 7, 2005 by the Westside Union School District, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 10.54± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40,
Antelope Valley".

5. Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:
 - a. The Westside Union School District 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.

- b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the Los Angeles County Waterworks District No. 40, Antelope Valley.
 - h. Except to the extent in conflict with "a" through "g", 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.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of this District, upon 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.

Resolution No. 2013-00RMD

Page 5

PASSED AND ADOPTED this 10th day of July 2013.

MOTION:

SECOND:

AYES:

NOES:

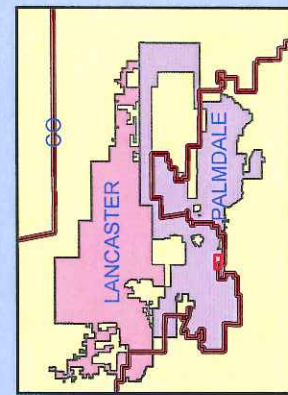
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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

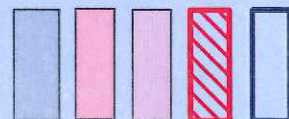


LAFCO
 Local Agency for
 the County of Los Angeles

Annexation 2012-20 (Anaverde Hills School) Los Angeles County Waterworks District No. 40, Antelope Valley



- L.A. County Waterworks
District No. 40, Antelope Valley
- City of Lancaster
- City of Palmdale
- CWWD Annexation 2012-20
- SOI, CWWD No. 40





Local Agency Formation Commission
for the County of Los Angeles

DRAFT

Commission
Jerry Gladbach
Chair

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

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

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

June 12, 2013

Present:

Jerry Gladbach, Chair

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

Lori Brogin, Alternate
Gerard McCallum, Alternate
Judy Mitchell, Alternate

Paul A. Novak, AICP; Executive Officer
Bob Cartwright, Legal Counsel

Absent:

Lillian Kawasaki, Alternate
Don Knabe, Alternate
Paul Krekorian, Alternate

1 CALL MEETING TO ORDER

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

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a contribution of more than \$250 to any member of the Commission during the past twelve (12) months to 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 a member of the audience who planned to testify.

5 CONSENT ITEM(S) – GOVERNMENT CODE § 56857 NOTICE

(None.)

6 CONSENT ITEMS

The Commission took the following actions under Consent Items:

- a. Approved Minutes of May 8, 2013.
- b. Approved Operating Account Check Register for the month of May 2013.
- c. Received and filed update on pending applications.

MOTION:	FINLAY
SECOND:	SPENCE
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, PELLISSIER, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MOLINA, YAROSLAVSKY
MOTION PASSES:	7/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch).

The E.O. noted that the staff report and draft resolution identify the protest hearing date as August 10th. The actual protest hearing date is August 14th. The protest hearing date will be corrected in the final resolution.

The public hearing was opened to receive testimony. One person who was sworn-in, motioned he did not want to speak. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted Resolution No. 2013-27RMD Making Determinations Approving Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch).
- Pursuant to Government Code Section 57002, set August 14, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION:	DEAR
SECOND:	PELLISSIER
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, PELLISSIER, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MOLINA, YAROSLAVSKY
MOTION PASSES:	7/0/0

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Reorganization No. 2011-01 (21-723) to Los Angeles County Sanitation District No. 21; Amend the Sphere of Influence for Los Angeles County Sanitation District No. 21; And Los Angeles County Sanitation District No. 22; Detach from County Sanitation District No. 22; And Annex to County Sanitation District No. 21.

The E.O. noted that the staff report will be corrected to reflect that the property is not within the boundaries of neither Sanitation District No. 21 nor Sanitation District No. 22. The E.O. also noted that this proposal does not involve a detachment and the protest hearing notice will reflect those corrections.

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. 2013-28RMD Making Determinations Reorganization No. 2011-01 (21-723) to Los Angeles County Sanitation District No. 21; Amend the Spheres of Influence for Los Angeles County Sanitation District No. 21 and Los Angeles County Sanitation District No. 22; And Annex to County Sanitation District No. 21.

- Pursuant to Government Code Section 57002, set August 14, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION: FINLAY
SECOND: LaBONGE
AYES: CLOSE, DEAR, FINLAY, LaBONGE, PELLISSIER, SPENCE,
YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: MOLINA
MOTION PASSES: 8/0/0

[Commissioner Molina arrived at 9:06 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Reorganization No. 2010-02 to Newhall County Water District (Castaic High School); Amendments to the Newhall County Water District Sphere of Influence and the Los Angeles County Waterworks District No. 36, Val Verde, Sphere of Influence; Detach from Los Angeles County Waterworks District No. 36, Val Verde; and Annex to Newhall County Water District.

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

Commissioner Close asked if the Commission approved the LAFCO action, would the Commission be sued over the action. Bob Cartwright, Legal Counsel, stated that there is no indication that LAFCO would be sued. He stated LAFCO has no obligation to approve this action unconditionally, because there is no stay or injunction. The litigation is "stayed" entirely. It is appropriate for the Commission to approve this item. Commissioner Close also asked if the Commission was sued, where is the source of funding for legal counsel. The E.O. stated as a condition of application to LAFCO, LAFCO requires all applicants indemnify LAFCO from being sued. In fact, if LAFCO was sued, the burden would fall under the applicant (Newhall County Water District) to defend LAFCO in litigation and Newhall County Water District would incur all litigation costs.

Commissioner Close asked what the nature of the litigation is. Legal Counsel stated that the litigation relates to non-compliance with the California Environmental Quality Act (CEQA). According to the opponents, CEQA was not adequately noticed along with improper identification of the project. The E.O. stated there are residents who live near the proposed high school are in opposition of the school being built. Residents are opposing the high school itself and not necessarily the annexation involving the water district.

Chair Gladbach stated residents are upset with the location of the proposed high school.

Commissioner Mitchell asked by approving this annexation, does the Commission also certify the Environmental Impact Report (EIR). Bob Cartwright stated yes, by approval, the Commission

also certifies the EIR.

The Commission took the following action:

- Adopted Resolution No. 2013-29RMD Making Determinations Approving and Ordering Reorganization No. 2010-02 to Newhall County Water District (Castaic High School); Amendments to the Newhall County Water District Sphere of Influence and the Los Angeles County Waterworks District No. 36, Val Verde, Sphere of Influence; Detach from Los Angeles County Waterworks District No. 36, Val Verde; and Annex to Newhall County Water District.

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

8 PROTEST HEARING(S)

The following items were called up for consideration:

- a. Annexation No. 355 to Los Angeles County Sanitation District No. 14.
- b. Annexation No. 275 to Los Angeles County Sanitation District No. 15.
- c. Annexation No. 1057 to Santa Clarita Valley Sanitation District of Los Angeles County.
- d. Annexation No. 413 to Los Angeles County Sanitation District No. 14.
- e. Annexation No. 288 to Los Angeles County Sanitation District No. 15.
- f. Annexation No. 1020 to Santa Clarita Valley Sanitation District of Los Angeles County.

For Item 8.d., staff received one written protest from a registered voter. A copy of the written protest was given to the Commissioners. The E.O. stated the written protest will not affect the outcome of the protest hearing, since this is 1 out of 190 registered voters within the affected territory.

The combined protest hearings were opened to receive testimony. There being no testimony, the protest hearings were closed.

The Commission took the following action under one motion:

- Adopted Resolution No. 2013-08PR Making Determinations Ordering Annexation No. 355 to Los Angeles County Sanitation District No. 14.
- Adopted Resolution No. 2013-09PR Making Determinations Ordering Annexation No. 275 to Los Angeles County Sanitation District No. 15.

- Adopted Resolution No. 2013-10PR Making Determinations Ordering Annexation No. 1057 to Santa Clarita Valley Sanitation District of Los Angeles County.
- Adopted Resolution No. 2013-11PR Making Determinations Ordering Annexation No. 413 to Los Angeles County Sanitation District No. 14.
- Adopted Resolution No. 2013-12PR Making Determinations Ordering Annexation No. 288 to Los Angeles County Sanitation District No. 15.
- Adopted Resolution No. 2013-13PR Making Determinations Ordering Annexation No. 1020 to Santa Clarita Valley Sanitation District of Los Angeles County.

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

9 OTHER ITEMS

a. As-Needed Alternate Legal Counsel Contracts.

Bob Cartwright, Legal Counsel, clarified that these contracts are for As-Needed Alternate Counsel and will typically be used when there is a conflict with Legal Counsel. Legal Counsel has reviewed the contracts but will not sign nor approve the contracts. Legal Counsel will not be supervising the contracts unless the firms are brought in as supplemental counsel where the firms are assisting the Legal Counsel office.

Commissioner Molina asked who is supervising the contracts. Mr. Cartwright stated the Executive Officer will supervise the As-Needed Alternate Legal Counsel contracts.

Commissioner Mitchell, who served on the Ad-Hoc Committee, stated that the Committee found each of the firms had different capabilities. Rather than choosing one firm, the Committee decided to certify all 5 firms, and could choose which outside counsel to use depending upon the circumstances at the appropriate time.

The Commission took the following action:

- Approved the five separate contracts, in a form that has been reviewed by LAFCO's regularly-appointed Legal Counsel, with firms of Best Best & Krieger; Meyers Nave; Miller & Owen; Nossman LLP; and Woodruff, Spradin & Smart to serve on a non-exclusive bench of as-needed alternate (and/or supplemental) legal counsel for LAFCO; and
- Directed the Executive Officer to execute the five separate contracts on behalf of LAFCO.

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

9 OTHER ITEMS

- b. Nomination to the CALAFCO Board of District – Special District Southern Region; and appointment of voting representative and alternate.

The Commission took the following action:

- Nominated Edward “Jerry” Gladbach as candidate for the Southern Region – Special District seat on the CALAFCO Board of Directors.
- Designated Chair Gladbach as a voting member and designated Paul A. Novak, Executive Officer, as an alternate voting delegate, both of whom are authorized to vote on behalf of the Commission at the annual conference.

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

10 COMMISSIONER’S REPORT

Chair Gladbach stated he attended two meetings: 1) the CALAFCO Board of Directors on May 3rd and 2) the California Coalition of LAFCO’s – Southern Region (CCL) on May 20th. Chair Gladbach stated a new adopted fiscal budget was approved at the CALAFCO Board of Directors meeting. He stated at the CCL meeting, a candidate for re-election to the CALAFCO Board of Directors was discussed. It was decided at the meeting to keep the CCL name.

Commissioner Close stated a local newspaper reported on corruption within special districts. He asked if LAFCO has the authority or responsibility to monitor possible criminal actions. Bob Cartwright, Legal Counsel, stated LAFCO does not have an obligation to conduct criminal investigations of special districts. The E.O. stated to the extent that corruption or other criminal actions were discovered, LAFCO would defer the events to the District Attorney, the County Auditor, or the appropriate authority for further investigation.

11 EXECUTIVE OFFICER'S REPORT

The E.O. and Michael Henderson, LAFCO GIS Technician, met with the fire departments of 5 cities: Beverly Hills, Culver City, Los Angeles, Santa Monica, and West Hollywood. This group, Area "A" GIS Workshop will meet monthly to address boundary issues relative to responding to fire emergencies. Mr. Henderson and the E.O. met with representatives of the five fire departments at the Santa Monica Police Department on May 14th to provide information about LAFCO, including LAFCO resources and procedures. As a result from the meeting, LAFCO is sharing GIS information to assist the cities with their efforts. Commissioner LaBonge asked if the County of Los Angeles was notified to be included in the group. LAFCO suggested that the group invite a Los Angeles County Fire Department representative.

At the invitation of the Association of Rural Town Councils (ARTC) President, Chair Gladbach and the E.O. attended a meeting on May 29th and conducted a presentation about LAFCO. Attendees had a lot of questions about potential annexations and Sphere of Influence boundaries. They were very appreciative of LAFCO's outreach. A reporter for the Antelope Valley Press was in attendance, and a copy of her story was included in the Agenda Package. Chair Gladbach stated that the E.O. did a tremendous job with the presentation and fielded questions from the audience.

For the last several months, the Deputy E.O. and the E.O. have worked on preparing an Employee Handbook. LAFCO secured an original draft from Strategic HR, a subsidiary of Alliant, which was then reviewed by legal counsel at Liebert Cassidy Whitmore. A copy of the Handbook, which addresses all personnel, payroll, and other policies for employees, was provided in the Agenda Package. The Handbook will be distributed to all LAFCO employees next week.

Reminder that the Los Angeles City Council will present a commendation to LAFCO on Tuesday, June 25th, at 10:00 a.m., courtesy of Commissioner LaBonge, and the Los Angeles County Board of Supervisors will present a commendation to LAFCO on Tuesday, July 16th, arranged by Supervisor Yaroslavsky. Both commendations are in honor of the 50th anniversary of the signing of the Knox-Nisbet Act, which is the legislation that created LAFCOs. The E.O. requested that Commissioners who are attending the commendation to notify him, so the E.O. can arrange parking.

Reminder that the CALAFCO Annual Conference will be held in Lake Tahoe, August 28, 2013 – August 30, 2013. The E.O. stated to inform him or LAFCO staff if any Commissioners plan to attend the Conference, so registration and travel arrangements are made.

12 PUBLIC COMMENT

(None.)

13 FUTURE MEETINGS

July 10, 2013
August 14, 2013
September 11, 2013
October 9, 2013

Minutes

June 12, 2013

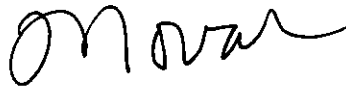
Page 9

14 FUTURE AGENDA ITEMS
(None.)

15 ADJOURNMENT MOTION

On motion of Commissioner Yaroslavsky, seconded by Commissioner Finlay, the meeting was adjourned at 9:30 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Novak", with a stylized, flowing script.

Paul A. Novak, AICP
Executive Officer

L: minutes 2013\06-12-13

8:25 AM

07/01/13

Accrual Basis

LAFCO 03 REGISTER REPORT June 2013

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Deposit	6/4/2013			Deposit	500.00	500.00
Bill Pmt -Check	6/4/2013	6670	Accountemps	Cust#00490-001923000, ...	-224.56	275.44
Bill Pmt -Check	6/4/2013	6671	Los Angeles County ...	Reorg No. 2010-02 Newha...	-75.00	200.44
Bill Pmt -Check	6/4/2013	6672	Office Depot*		-582.61	-382.17
Bill Pmt -Check	6/11/2013	6673	Accountemps	Cust#00490-001923000, ...	-112.28	-494.45
Bill Pmt -Check	6/11/2013	6674	CoreLogic	Acct#2-694038-RR65754...	-28.92	-523.37
Bill Pmt -Check	6/11/2013	6675	Daily Journal		-1,802.46	-2,325.83
Bill Pmt -Check	6/11/2013	6676	Edward J. Gladbach	Mileage/Stipend, May 2013	-345.20	-2,671.03
Bill Pmt -Check	6/11/2013	6677	James Marta & Com...	GASB 45, FYE June 30, 2...	-1,000.00	-3,671.03
Bill Pmt -Check	6/11/2013	6678	LA County Chief Ad...	Audio/Cable services: Mar...	-195.25	-3,866.28
Bill Pmt -Check	6/11/2013	6679	LACERA	Larry J. Calemine: May 2...	-543.93	-4,410.21
Bill Pmt -Check	6/11/2013	6680	Los Angeles County ...	Annexation No. 2012-19	-1,500.00	-5,910.21
Bill Pmt -Check	6/11/2013	6681	Office Depot*	Acct#32368442	-88.37	-5,998.58
Bill Pmt -Check	6/11/2013	6682	Registrar-Recorder/C...	Reorg No. 2011-01 (21-72...	-75.00	-6,073.58
Bill Pmt -Check	6/11/2013	6683	Ricoh Americas Corp	036-0027688-000	-1,564.62	-7,638.20
Bill Pmt -Check	6/11/2013	6684	Robert Half Internatio...	Cust# 00490-001923000, ...	-340.00	-7,978.20
Bill Pmt -Check	6/12/2013	6685	Los Angeles County ...	SC Annex. 2011-23 Norlan...	-75.00	-8,053.20
Check	6/14/2013	DM	Ambar De La Torre	Salary, June 1-15, 2013	-1,635.49	-9,688.69
Check	6/14/2013	DM	Douglass Dorado	Salary, June 1-15, 2013	-2,426.42	-12,115.11
Check	6/14/2013	DM	Michael E. Henderson	Salary, June 1-15, 2013	-1,936.06	-14,051.17
Check	6/14/2013	DM	Patricia Knoebl-Wood	Salary, June 1-15, 2013 (6...	-999.26	-15,050.43
Check	6/14/2013	DM	Paul Novak	Salary, June 1-15, 2013	-4,266.78	-19,317.21
Check	6/14/2013	DM	Aisha O'Brien	Salary, June 1-15, 2013	-1,726.89	-21,044.10
Check	6/14/2013	DM	June D. Savala	Salary, June 1-15, 2013	-3,556.77	-24,600.87
Check	6/14/2013	DM	Federal Tax Deposit	June 15, 2013 Payroll	-4,079.41	-28,680.28
Check	6/14/2013	DM	State Income Tax	June 15, 2013 Payroll	-1,019.47	-29,699.75
Check	6/14/2013	DM	ADP	June 15, 2013 Payroll	-117.13	-29,816.88
Check	6/15/2013	DM	Bank Of America	Analysis Fees-5/13	-45.09	-29,861.97
Deposit	6/17/2013			Deposit	358.00	-29,503.97
Deposit	6/17/2013			Deposit	1,100.00	-28,403.97
Bill Pmt -Check	6/18/2013	6686	Certified Records Ma...	Cust#00271, 06/01/13-06/...	-242.60	-28,646.57
Bill Pmt -Check	6/18/2013	6687	LACERA	June 2013 - Employer/Em...	-9,867.02	-38,513.59
Bill Pmt -Check	6/18/2013	6688	Liebert Cassidy Whit...	Client#LO134-00003, Serv...	-1,110.00	-39,623.59
Bill Pmt -Check	6/18/2013	6689	Motor Parks	Cust#025-001	-405.00	-40,028.59
Bill Pmt -Check	6/20/2013	6690	Accountemps		-224.56	-40,253.15
Bill Pmt -Check	6/20/2013	6691	ATT		-389.28	-40,642.43
Bill Pmt -Check	6/20/2013	6692	CALAFCO"	P. Novak & H. Parker	-950.00	-41,592.43
Bill Pmt -Check	6/20/2013	6693	County Counsel		-2,777.16	-44,369.59
Bill Pmt -Check	6/20/2013	6694	Daily Journal		-118.50	-44,488.09
Bill Pmt -Check	6/20/2013	6695	LACERA		-295.22	-44,783.31
Bill Pmt -Check	6/20/2013	6696	Los Angeles County ...		-460.00	-45,243.31
Bill Pmt -Check	6/20/2013	6697	Los Angeles County ...		-225.00	-45,468.31
Bill Pmt -Check	6/20/2013	6698	Mail Finance	7/12/13 - 8/11/13	-126.42	-45,594.73
Bill Pmt -Check	6/20/2013	6699	Office Depot*		-90.81	-45,685.54
Bill Pmt -Check	6/20/2013	6700	Registrar-Recorder/C...		-75.00	-45,760.54
Bill Pmt -Check	6/20/2013	6701	State Board of Equali...		-2,000.00	-47,760.54
Bill Pmt -Check	6/20/2013	6702	TelePacific Communi...		-535.31	-48,295.85
Bill Pmt -Check	6/20/2013	6703	Tropical Interior Plants		-100.00	-48,395.85
Bill Pmt -Check	6/20/2013	6704	LACERA		-478.89	-48,874.74
Check	6/21/2013	4226...	ADP	EZLabor Manager - June ...	-52.50	-48,927.24
Check	6/26/2013	4877...	Lori W. Brogin	Stipend, June 12, 2013	-147.82	-49,075.06
Check	6/26/2013	4877...	Richard Close	Stipend, June 12, 2013	-147.83	-49,222.89
Check	6/26/2013	4877...	Margaret E. Finlay	Stipend, June 12, 2013	-147.83	-49,370.72
Check	6/26/2013	4877...	Edward G. Gladbach	Stipend, April 10, 2013	-147.83	-49,518.55
Check	6/26/2013	4877...	Judith Mitchell	Stipend, June 12, 2013	-147.82	-49,666.37
Check	6/26/2013	4877...	Gloria Molina	Stipend, June 12, 2013	-147.82	-49,814.19
Check	6/26/2013	4877...	Henri F. Pellissier	Stipend, June 12, 2013	-147.83	-49,962.02
Check	6/26/2013	4877...	Zev Yaroslavsky	Stipend, June 12, 2013	-147.82	-50,109.84
Check	6/26/2013	DM	Ambar De La Torre	Salary, June 16-30, 2013	-1,635.50	-51,745.34
Check	6/26/2013	DM	Donald L. Dear	Stipend, June 12, 2013	-147.83	-51,893.17
Check	6/26/2013	DM	Douglass Dorado	Salary, June 16-30, 2013	-2,426.42	-54,319.59
Check	6/26/2013	DM	Michael E. Henderson	Salary, June 16-30, 2013	-1,936.06	-56,255.65
Check	6/26/2013	DM	Patricia Knoebl-Wood	Salary, June 16-30, 2013 (...)	-999.26	-57,254.91
Check	6/26/2013	DM	Thomas J LaBonge	Stipend, June 12, 2013	-147.82	-57,402.73
Check	6/26/2013	DM	Gerard McCallum II	Stipend, June 12, 2013	-147.82	-57,550.55
Check	6/26/2013	DM	Paul Novak	Salary, June 16-30, 2013	-4,266.77	-61,817.32

Type	Date	Num	Name	Memo	Amount	Balance
Check	6/26/2013	DM	Alisha O'Brien	Salary, June 16-30, 2013	-1,726.89	-63,544.21
Check	6/26/2013	DM	June D. Savala	Salary, June 16-30, 2013	-3,556.77	-67,100.98
Check	6/26/2013	DM	David Spence	Stipend, June 12,, 2013	-147.83	-67,248.81
Check	6/26/2013	DM	Federal Tax Deposit	June 30, 2013 Payroll	-4,131.63	-71,380.44
Check	6/26/2013	DM	State Income Tax	June 30, 2013 Payroll	-1,019.47	-72,399.91
Check	6/26/2013	DM	ADP	June 30, 2013 Payroll	-141.59	-72,541.50
Deposit	6/26/2013			Deposit	650.00	-71,891.50
Deposit	6/26/2013			Deposit	3,600.00	-68,291.50
Bill Pmt -Check	6/27/2013	6705	Accountemps	Cust# 00490-001923000, ...	-224.56	-68,516.06
Bill Pmt -Check	6/27/2013	6706	Bank of America*		-860.29	-69,376.35
Bill Pmt -Check	6/27/2013	6707	Carlos Galvan	Installation: Hot water heater	-100.00	-69,476.35
Bill Pmt -Check	6/27/2013	6708	Douglass Dorado*	Expenses: 01/01/13-06/30...	-101.92	-69,578.27
Bill Pmt -Check	6/27/2013	6709	LACERA		-543.93	-70,122.20
Bill Pmt -Check	6/27/2013	6710	Liebert Cassidy Whit...	Client#LO134-00003, Serv...	-351.50	-70,473.70
Bill Pmt -Check	6/27/2013	6711	Los Angeles County ...	Annexation No. 2012-01, L...	-20.00	-70,493.70
Bill Pmt -Check	6/27/2013	6712	Office Depot*		-143.83	-70,637.53
Bill Pmt -Check	6/27/2013	6713	Robert Half Internatio...	Cust# 00490-001923000, ...	-340.00	-70,977.53
Total 10003 Operating Account					-70,977.53	-70,977.53
Total 10000 Cash Unrestricted					-70,977.53	-70,977.53
TOTAL					-70,977.53	-70,977.53

**AGENDA ITEM NO. 6i - July 10, 2013
PENDING APPLICATIONS AS OF July 1, 2013**

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	The City and County have been involved in ongoing negotiations. There has been no agreement to date. 7-29-12 Troy Helling indicated the City Engineer wants to move forward. 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 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.	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
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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
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.	Protest Hearing-August 2013	9/8/2009	Aug-2013
12	AAO	Reorganization 2009-16 to County Waterworks District No. 29	M.H.A.B. Trust/ Water works Dist. 29	Detach 56 acres of uninhabited territory from Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of 5 homes. The project site is located north of Palm Canyon Lane between Cross Creek Road and Serra Road, in unincorporated county territory adjacent to Malibu.	Missing "will serve" letter. Pending approval of tax resolution.	12/28/2009	Unknown
13	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
14	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
15	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. 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	10/25/2010	Unknown
16	AD	SOI Amendment 2010-11 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.	Public Hearing-July 2013	11/29/2010	Jul-2013
17	AD	Annexation 55 District No. 5	Sanitation Districts	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.	Public Hearing-July 2013	3/2/2011	Jul-2013
18	DD	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	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. County want city to annex entire island, landowner not interested	4/13/2011	Unknown
19	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1049	Sanitation Districts	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.	Public Hearing-July 2013	3/23/2011	Aug-2013
20	AAO	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA	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. NCWD/CLWA are still in negotiations. No agreement yet. 09/19/12	5/5/2011	Unknown
21	AD	Reorganization No. 2000-01 (21-684)	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	7/18/2011	Unknown
22	AD	Reorganization No. 2006-01 (28-6)	Sanitation Districts	18.984 acres located on Manzanita Circle approx. 600 ft north of Virginia Ave. all within the City of La Verne.	Pending approval of tax resolution	7/25/2011	Unknown
23	AD	Annexation 725 District No. 21	Sanitation Districts	15.146 acres located east of Azusa Ave between Fairgrove Ave and Aroma Drive, all within the City of West Covina	Public Hearing-July 2013	8/17/2011	Aug-2013
24	AD	Reorganization No. 2007-02 (15-289)	Sanitation Districts	187 acres located south of State Rte 14, north and west of the existing Sand Canuon Community of the City of Santa Clarita.	Pending approval of tax resolution	8/29/2011	Unknown
25	DD	City of Santa Clarita Annexation 2011-23 (Norland Road)	City of Santa Clarita	7.671 acres located on Sierra Highway approx. 600 feet northeast of San Fernando Road all within the City of Santa Clarita.	Protest Hearing-August 2013	9/19/2011	Sep-2013
26	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1054	Sanitation Districts		Public Hearing-July 2013	9/26/2011	Aug-2013

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
27	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
28	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.	Public Hearing-July 2013	12/6/2011	Aug-2013
29	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
30	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
31	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
32	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
33	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
34	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
35	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
36	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.	Hearing-August 2013	12/22/2011	Sep-2013
37	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
38	AD	Annexation 56 District No. 2	Sanitation Districts	1.520 acres located at Ferina Street, approximately 350 feet east of Studebaker Road, all within the City of Norwalk.	Pending approval of tax resolution	1/3/2012	Unknown
39	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
40	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
41	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
42	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
43	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
44	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
45	AD	Annexation 291 District No. 15	Sanitation Districts	6.782 acres located on Ringrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County.	Pending approval of tax resolution	3/19/2012	Unknown
46	AD	Annexation 52 District No. 18	Sanitation Districts	6.699 acres located on Pellisser Road approximately 200 feet west of Pearson Avenue, all within unincorporated Los Angeles.	Pending approval of tax resolution	3/19/2012	Unknown
47	DD	City of Palmdale Annexation 2011-19	City of Palmdale	405 acres of uninhabited territory located between Palmdale Blvd and Ave S and 80th and 85th Street East.	Sent out Notice 3-22-12, pending approval of tax resolution.	3/8/2012	Unknown
48	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
49	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
50	AD	Annexation 733 District No. 21	Sanitation Districts	1.195 acres located on Towne Avenue approximately 150 feet south of Hillsdale Drive, all within the City of Claremont.	Pending approval of tax resolution	4/16/2012	unknown
51	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
52	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
53	AAO	Annexation 375 District No. 14	Sanitation Districts	129.557 acres located on Joshua Ranch Rd approximately 300 feet north of Elizabeth Lake Road, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
54	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
55	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
56	AAO	Annexation 323 District No. 14	Sanitation Districts	201.062 acres located on Elizabeth Lake Road approximately 3 3/4 miles west of the Antelope Valley Freeway, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
57	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
58	AAO	SOI Amendment 2012-14 District No. 14 (assoc. annexations 14-323 & 14-375)	Sanitation Districts	899.77 acres located north of the intersection of Elizabeth Lake Road and Ranch Center Drive and southwest of the California Aqueduct, all within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
59	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
60	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
61	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
62	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
63	AD	Annexation 14-415 (reorg 2012-02)	Sanitation Districts	15,298 Acres located at the intersection of Rancho Vista Boulevard/ Avenue P and 25th Street West, all within the City of Palmdale	Pending approval of tax resolution	10/30/2012	Unknown
64	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
65	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
66	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
67	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
68	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
69	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
70	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
71	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
72	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
73	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
74	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
75	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
76	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
77	AAO	Reorganization No. 2013-01 to Newhall County Water District (Castaic High School)	Newhall County Water District	Detach from Los Angeles County Waterworks District No. 36, Val Verde and annex to Newhall County Water District. Located at the northwest corner of Romero Canyon Road and Canyon Hill Road, in the unincorporated community of Castaic.	Pending approval of tax resolution	4/3/2013	Unknown
78	AD	Annexation 736 District No. 21	Sanitation Districts	475.28 acres located on Stephens Ranch Road north of the intersection with Golden Hills Road, all within unincorporated Los Angeles County.	Pending approval of tax resolution	4/15/2013	Unknown
79	AD	Annexation 737 District No. 21	Sanitation Districts	1.491 acres has two parcels. Parcel 1 is located on the northeast corner of Moraine Avenue and Lamorlette Street. Parcel 2 is located at the terminus of Moraine Avenue, all within the City of Claremont.	Pending approval of tax resolution	5/16/2013	unknown
80	DD	City of Santa Clarita Annexation 2013-03 (North Saugus)	City of Santa Clarita	The application involves approximately 826.2311 acres of uninhabited, unincorporated territory. The subject territory is generally located north of Copperhill Drive, and adjacent to Blue Cloud Road with a portion of the site within the Angeles National Forest.	Pending approval of tax resolution	5/7/2013	unknown
81	DD	Reorganization No. 2013-04 City of Rolling Hills	City of Santa Clarita	The application involves approximately .54 acres of uninhabited territory. The subject territory is generally located at the intersection of Silver Spur Road and Greshaw Blvd in the City of Rolling Hills.	Sent out notice 6-27-13, pending approval of tax resolution.	6/26/2013	unknown

Staff Report

July 10, 2013

Agenda Item No. 7.a.

County Sanitation District No. 5 Sphere of Influence Amendment No. 2010-11

The following is a request to approve 24.81± acre amendment to the Sphere of Influence (SOI) of Los Angeles County Sanitation District No. 5.

BACKGROUND

District:	Los Angeles County Sanitation District No. 5
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 5
Resolution or Petition:	June 24, 2009
Application filed with LAFCO:	July 7, 2011
Location:	The proposal is located in the City of El Segundo and is bounded by El Segundo Boulevard to the north, Rosecrans Avenue to the south, Nash Street to the east, and Sepulveda Boulevard to the west.
City/Unincorporated County:	City of El Segundo
Affected Territory:	Consists of commercial structures and vacant land, roadways and railroad right-of-way.
Surrounding Territory:	Commercial and Industrial
Landowner(s):	
Registered Voters (Number):	0
As of:	March 6, 2013
Purpose:	The proposed amendment will amend the Sphere of Influence boundary in District No. 5 to include a portion of the territory included in Annexation 5-55 that is pending before LAFCO.
Related Jurisdictional Changes:	None
Waiver of Notice/Hearing/Protest:	N/A
Additional Information:	This amendment is to allow completion of Annexation 5-55.

SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS
PURSUANT TO GOVERNMENT CODE SECTION 56425(e):

- | | |
|---|--|
| (1) Present and planned land uses: | The present land uses are commercial, public utility, and vacant. The proposed land use will be commercial and public utility. |
| (2) Present and probable need for public facilities and services in the area: | There currently is sewer service provided to the area. The proposed change in the Sphere of Influence is to correct a boundary discrepancy and to bring the outside portion of Annexation 5-55 into the Disret No. 5 SOI. |
| (3) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: | The wastewater generated by the proposed annexation area is being treated by the Joint Outfall System (JOS). The JOS has a design capacity of 577.7 mgd and processes an average flow of 393.7 mgd. The District's sewerage facilities have adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory. |
| (4) Existence of any social or economic communities of interest in the area (if relevant): | There are no significant social or economic communities of interest within the affected territory. |
| (5) Disadvantaged Unincorporated Communities: | There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. |
| (6) Determination of the Services of the Existing District: | The Commission has on file written statement of the functions and classes of service of the Los Angeles County Sanitation District No. 5 and can establish the nature, location and extent of its classes of service and that it provides services within its boundaries. |

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

Environmental Clearance:

The proposal is exempt from CEQA because it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment, as set forth in State CEQA Guidelines section 15061(a)(3). The affected territory has already been annexed into Sanitation District No. 5 pursuant to Commission approval of Annexation No. 55-5, and the proposed SOI amendment merely insures that all of the affected territory is within the boundaries of District No. 5's SOI as well.

Lead Agency:

Los Angeles County Sanitation District

Date:

July 6, 2011

County Sanitation District No. 5 Sphere of Influence Amendment 2010-11

CONCLUSION:

Staff recommends approval of this Sphere of Influence amendment request.

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the public hearing and receive testimony;
- 2). There being no further testimony, close the public hearing;
- 3). Adopt the Resolution Making Determinations Approving and Amending the Sphere of Influence No. 2010-11 of County Sanitation District No. 5.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND AMENDING
THE SPHERE OF INFLUENCE NO. 2010-11 OF
LOS ANGELES COUNTY SANITATION DISTRICT NO. 5.**

WHEREAS, County Sanitation District No. 5 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), to Amend the Sphere of Influence of Los Angeles County Sanitation District No. 5; and

WHEREAS, the principal reason for the proposed sphere of influence amendment is to provide offsite sewage disposal for future proposed development; 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 24.81± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is " Los Angeles County Sanitation District No. 5 Sphere of Influence Amendment 2010-11"; and

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

WHEREAS on July 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 report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission hereby determines that the proposal is exempt from CEQA because it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment, as set forth in State CEQA Guidelines section 15061(a)(3).
2. The Commission hereby amends the Sphere of Influence of Los Angeles County Sanitation District No. 5 to include the territory in Exhibit "A", and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The present land uses are commercial, public utility, and vacant. The proposed land use will be commercial, and public utility.
 - b. Present and probable need for public facilities and services:

There currently is sewer service provided to the area by County Sanitation District No. 5.

c. The present capacity of public facilities:

The wastewater generated by the annexation area is being treated by the Joint Outfall System (JOS). The JOS has a design capacity of 577.7 mgd and currently processes an average flow of 393.7 mgd. District No. 5 sewerage facilities have or, in accordance with current policy, has adequate capacity to collect, treat, and dispose of wastewater generated by the subject territory.

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

There are no significant social or economic communities of interest within the subject territory.

e. Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

f. Determinations of the Services of the Existing District:

The Commission has on file written statement of the functions and classes of service of the Los Angeles County Sanitation District No. 5 and can establish the nature, location and extent of its classes of service and that it provides services within its boundaries.

3. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

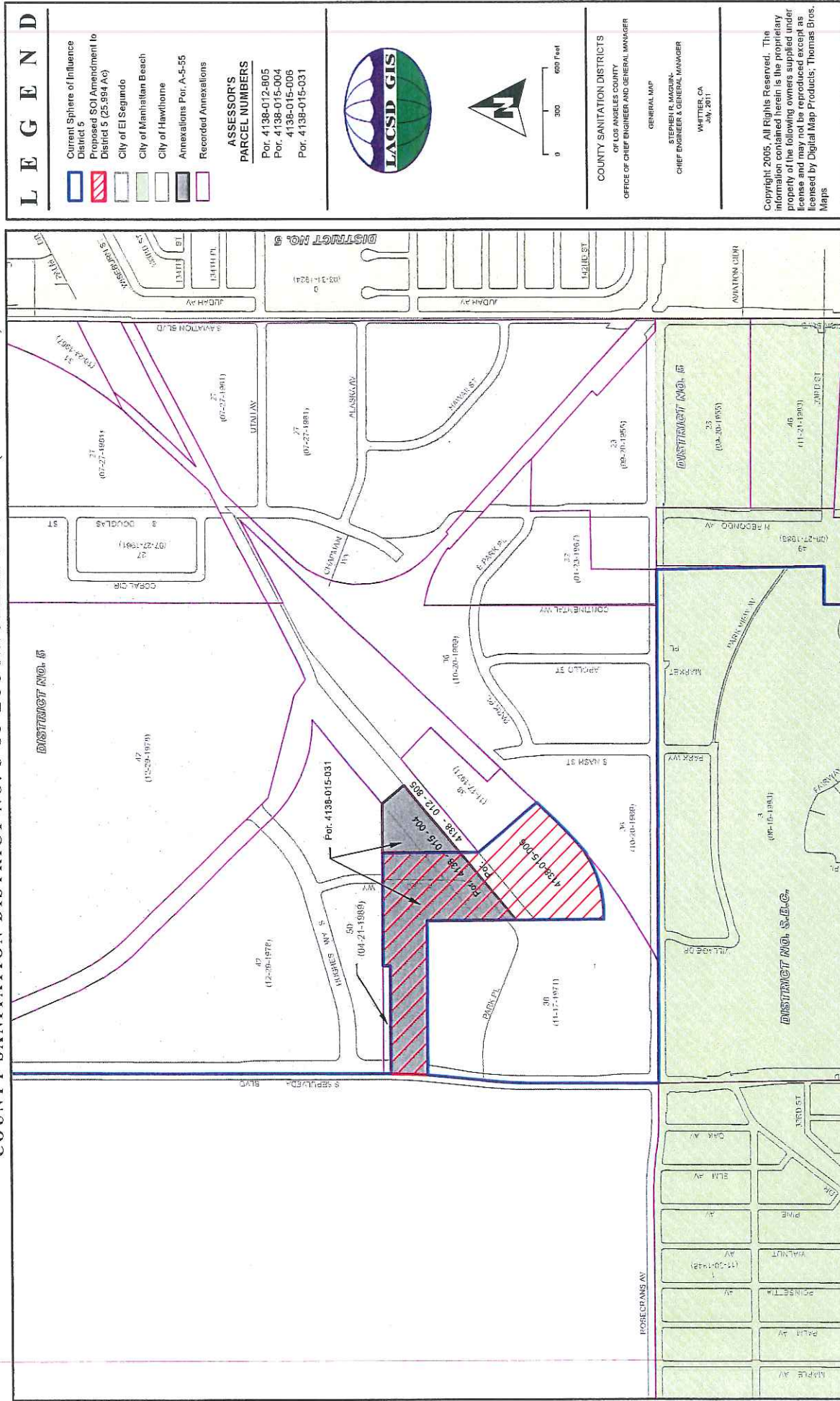
PASSED AND ADOPTED this 10th day of July 2013.

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

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

Paul A. Novak, AICP
Executive Officer

PROPOSED AMENDMENT TO SPHERE OF INFLUENCE BOUNDARY COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY (2010-11 SOI)



Staff Report

July 10, 2013

Agenda Item No. 7.a.

Annexation No. 55 to Los Angeles County Sanitation District No. 5.

The following is a proposal requesting annexation of approximately 17.999± acres of uninhabited territory to the Los Angeles County Sanitation District No.5.

BACKGROUND

Annexation No.:	55
District:	Los Angeles County Sanitation District No. 5.
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 5.
Resolution or Petition:	February 9, 2011
Application filed with LAFCO:	March 2, 2011
Location:	Sepulveda Boulevard approximately 300 feet south of Hughes Way, all within the City of El Segundo.
City/Unincorporated County:	City of El Segundo
Affected Territory:	An existing shopping center
Surrounding Territory:	Commercial, industrial, and vacant
Landowner(s):	Pes Partners LLC
Registered Voters (Number):	0
As of:	March 4, 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:	February 28, 2011
Population Density (Persons/Acre):	0.00
Estimated Future Population:	0
Land Area (Acres):	17.999
Existing Land Use(s):	An existing shopping center
Proposed/Future Land Use(s), if any:	N/A
Assessed Valuation:	\$93,375,430
As of:	February 28, 2011
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 1600 feet south 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 an existing shopping center 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.
--	--

(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 Commercial. The affected territory is not within the boundaries of any Specific Plan.

(h) Sphere of Influence

Sphere of Influence (SOI): The affected territory is within the boundary of a pending SOI Amendment; upon approval of that SOI Amendment, this annexation can be approved.

(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 City's General Plan designation of Commercial. The proposed action is consistent with the existing City's zoning designation of C-3 (General Commercial) and IC (Industrial Commercial).

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

Lead Agency:

Los Angeles County Sanitation District

Date:

February 16, 2011

Annexation No. 55 to Los Angeles County Sanitation District No. 5.

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. 55 to Los Angeles County Sanitation District No. 5.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 55 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 5"

WHEREAS, the County Sanitation District No. 5 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 El Segundo; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing shopping center; and

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

WHEREAS, the territory consists of 17.999± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 55 to County Sanitation District No. 5"; and

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

WHEREAS, on July 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 Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 55 to the County Sanitation District No. 5 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. 5.
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 10th day of July 2013.

MOTION:

SECOND:

AYES:

NOES:

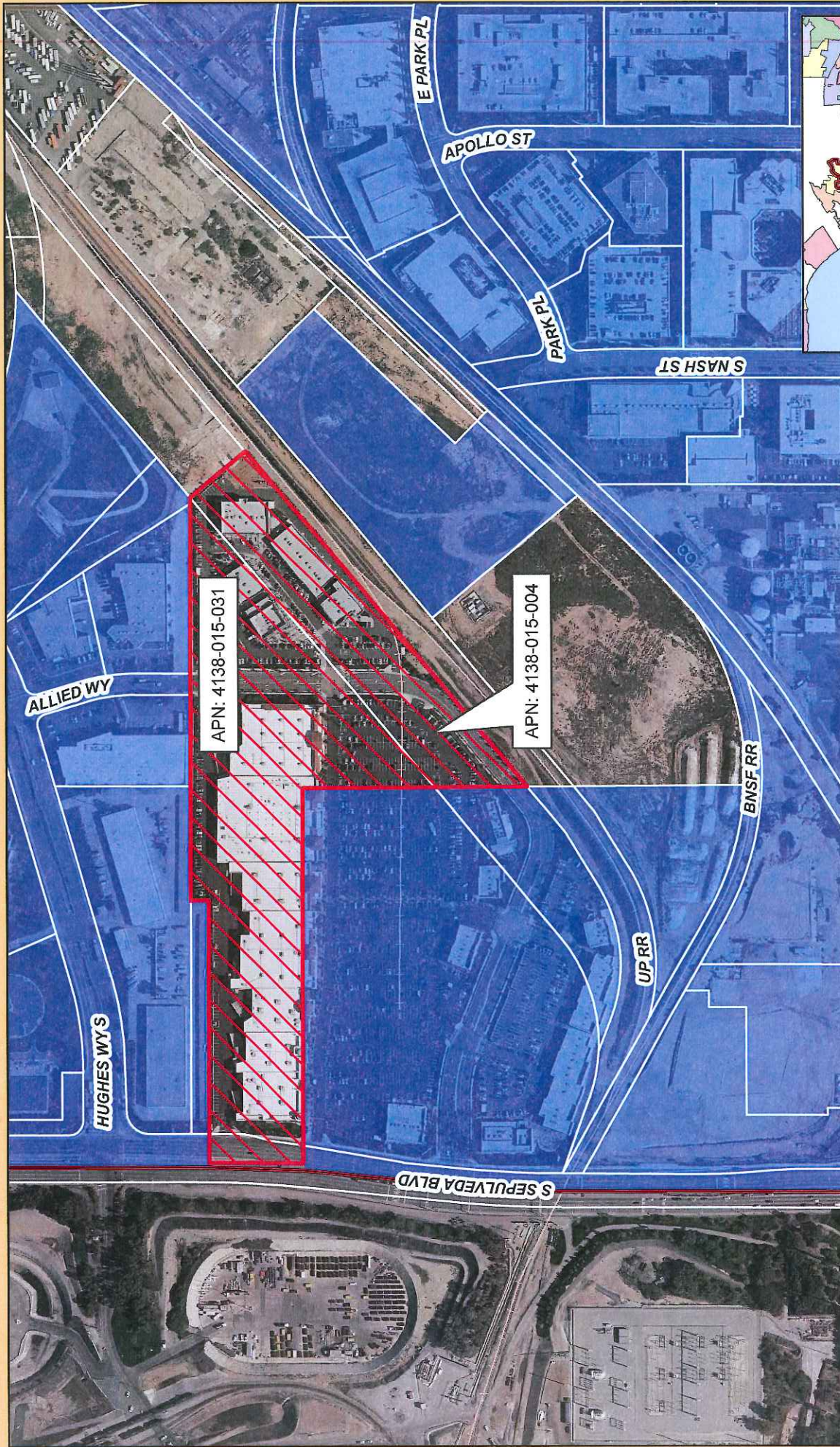
ABSTAIN:

ABSENT:


MOTION PASSES:


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


PAUL A. NOVAK, AICP Executive Officer




Legend

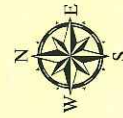
 Sphere of Influence, CSD 5

 Los Angeles County Sanitation District No. 5

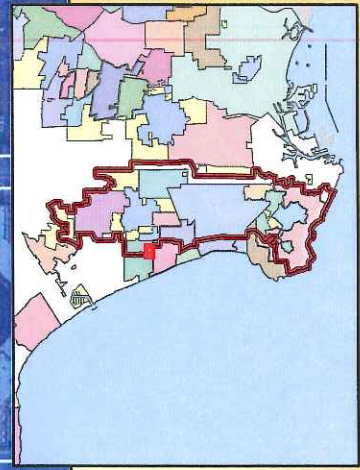
 City of El Segundo

 CSD Annexation 5-55

Annexation No. 55 to County Sanitation District No. 5 (with new SOL boundary)



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

July 10, 2013

Agenda Item No. 7.b.

Detachment No. 2012-03 from Los Angeles County Waterworks District No. 36, Val Verde;
Amendment to the Los Angeles County Waterworks District No. 36, Val Verde,
Sphere of Influence (SOI)

PROPOSAL SUMMARY:

Size of Affected Territory:	116.68 ± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Sterling Gateway, L.P.
Resolution or Petition:	April 19, 2012 (landowner petition)
Application Filed with LAFCO:	April 19, 2012
Location:	The affected territory is located at the westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn.
City/County:	Los Angeles County unincorporated territory (Val Verde).
Affected Territory:	The affected territory is vacant land. An industrial park is currently being developed. The topography is slightly sloped.
Surrounding Territory:	Surrounding land use is vacant to the north, west, and south; and industrial use to the east.
Landowner(s):	Sterling Gateway, L.P.
Registered Voters:	0 registered voters as of April 24, 2013
Purpose/Background:	Los Angeles County Waterworks District No. 36, Val Verde, ("the District") does not have the facilities in place to service the proposed industrial park. The affected territory is adjacent to the Valencia Water Company, a private water purveyor. Valencia Water Company has designed and fully improved water facilities to service the proposed industrial park.

Related Jurisdictional Changes:	A SOI amendment to Los Angeles County Waterworks District No. 36, Val Verde, is required to remove the territory from the District.
Within SOI:	Yes. The affected territory will need to be removed from Los Angeles County Waterworks District No. 36, Val Verde, SOI.
Waiver of Notice/Hearing/Protest:	Yes on the basis of the detachment from the District, but pursuant to Government Code Section 56427, a noticed public hearing is required for the proposed SOI amendment(s).
CEQA Clearance:	The California Environmental Quality Act clearance is a Mitigated Negative Declaration adopted by the County of Los Angeles on December 3, 2008.
Additional Information:	None

FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0.

The affected territory is 116.68 ± acres. The existing land use is vacant. The proposed/future land use is an industrial park.

The assessed valuation is \$439,464 as of May 16, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On March 12, 2013, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is slightly sloped.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The nearest populated area is one quarter mile southwest of the affected territory. The affected territory is likely to be developed within the next ten years as an industrial park. Surrounding properties that are vacant are also likely to be developed within the next ten years as an industrial park.

b. Governmental Services and Controls:

The affected territory will be developed to include an industrial park which requires organized governmental services. The affected territory will require governmental services indefinitely.

Given that the subject property is vacant, the present cost and adequacy of government services and controls is adequate. The probable effect of the proposed action is to enable the Valencia Water Company to provide water to the proposed industrial park. The alternative course of action is for the property to remain vacant. Beyond the issue of providing water service to the subject property, both the proposed action and the alternative course of action will have little or no impact on the adequacy of services and controls in the affected territory and adjacent areas.

c. Proposed Action and Alternative Actions:

The development of the proposed industrial park will impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interest. As a special district detachment, the proposal has no impact on the local government structure of the County.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *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.

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

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

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing Santa Clarita Valley Area Plan designation of IO (Industrial Office).

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 36, Val Verde. The affected territory will need to be removed from the Los Angeles County Waterworks District No. 36, Val Verde, SOI.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. *Ability to Provide Services:*

It is not economically nor environmentally feasible for the District to provide water service to the affected territory.

k. Timely Availability of Water Supplies:

Valencia Water Company will provide water service if the detachment is approved.

l. Regional Housing:

As a special district detachment, 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:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing Santa Clarita Valley Area Plan designation of IO (Industrial Office).

The proposal is consistent with the existing Santa Clarita Valley Area Plan zoning designation of MPD-DP (Manufacturing Planned Development – Development Program).

o. Environmental Justice:

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CONCLUSION:

Staff recommends approval of the proposed detachment. Valencia Water Company, a private water purveyor, has the infrastructure in place to service the proposed industrial park.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the County of Los Angeles on December 3, 2008. Acting in its role as a responsible agency, and with respect to Detachment No. 2012-03, 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 County of Los Angeles, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connect with its approval of the project.

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed detachment without notice and hearing and may waive protest hearings for the reasons set forth herein. 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 detachment. Based thereon, the commission may conduct proceedings for the change of organization without notice and hearing, and the Commission may waive protest proceedings.

PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S)

Although the Commission may waive the public notice, hearing, and protest relative to the proposed detachment, as described above, a public hearing is still required for the proposed SOI amendment pursuant to Government Code Section 56427.

Therefore, the recommended actions include a public hearing on the SOI amendment and a waiver of the protest proceedings for the detachment.

**SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS
PURSUANT TO GOVERNMENT CODE 56425(e):**

1. Present and Planned Land Uses in the Area:

The present land use is vacant. The future planned land use is an industrial park.

2. Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within the Los Angeles County unincorporated community of Val Verde and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts.

The affected territory will be developed to include an industrial park which requires organized governmental services. The affected territory will require governmental services indefinitely.

3. Present Capacity of Public Facilities and Services:

The proposed SOI amendment is appropriate because it is not economically nor environmentally feasible for the District to provide water service to the affected territory.

4. *Social of Economic Communities of Interest:*

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

5. *Disadvantaged Unincorporated Communities:*

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

**SPHERE OF INFLUENCE DETERMINATIONS PURSUANT TO GOVERNMENT
CODE 56425(i):**

N/A. Future water service will be provided by the Valencia Water Company, a private water purveyor. The Valencia Water Company is not under LAFCO purview.

Recommended Action:

1. Open the public hearing and receive testimony on the SOI amendment;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving and Ordering Detachment No. 2012-03 from Los Angeles County Waterworks District No. 36, Val Verde; Amendment to the Los Angeles County Waterworks District No. 36, Val Verde, Sphere of Influence (SOI).

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"DETACHMENT NO. 2012-03 FROM LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36,
VAL VERDE; AMENDMENT TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36,
VAL VERDE"**

WHEREAS, the Sterling Gateway L.P. submitted a landowner petition to 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 detachment of territory herein described from the Los Angeles County Waterworks District No. 36, Val Verde, all within the Los Angeles unincorporated territory of Val Verde; and

WHEREAS, the proposed detachment consists of approximately 116.68± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Detachment No. 2012-03 from Los Angeles County Waterworks District No. 36, Val Verde"; and

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

WHEREAS, the principal reason for the proposed detachment is because Los Angeles County Waterworks District No. 36, Val Verde, does not have infrastructure in place to service the proposed industrial park. Valencia Water Company, a private water purveyor, will provide water service to the affected territory; and

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

WHEREAS, on July 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. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the detachment is uninhabited;
 - 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 proceeding for the proposed detachment, 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 detachment was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed detachment proposal without notice and hearing and may waive protest proceedings relative to the proposed detachment.

However, with respect to the proposed SOI amendment, a public hearing is still required pursuant to Government Code Section 56427.

2. The Commission, acting in its role as a responsible agency with respect to Detachment No. 2012-03 from Los Angeles County Waterworks District No. 36, Val Verde, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted on December 3, 2008 by the County of Los Angeles, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. The Commission hereby amends the Spheres of Influence of Los Angeles County Waterworks District No. 36, Val Verde, so as to exclude the subject territory described in Exhibit "A" and "B" from Los Angeles County Waterworks District No. 36, Val Verde, and makes the following determinations in accordance with Government Code Section

56425:

a. Present and Planned Land Uses in the Area

The present land use is vacant. The future planned land use of the territory is an industrial park.

b. Present and Probable Need for Public Facilities and Services in the Area

The affected territory is located within the Los Angeles County unincorporated community of Val Verde and receives general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts.

The affected territory will be developed to include an industrial park which requires organized governmental services. The affected territory will require governmental services indefinitely.

c. Present Capacity of Public Facilities and Services

The proposed SOI amendment is appropriate because it is not economically nor environmentally feasible for the District to provide water service to the affected territory.

d. Social of Economic Communities of Interest

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

e. Disadvantaged Unincorporated Communities

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 116.68± acres, is uninhabited, and is assigned the following short form designation:

"Detachment No. 2012-03 from Los Angeles County Waterworks District No. 36,
Val Verde".

6. Detachment No. 2012-03 from Los Angeles County Waterworks District No. 36, Val Verde is hereby approved, subject to the following terms and conditions:
 - a. The Sterling Gateway L.P. 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.
 - b. The effective date of the detachment shall be the date of recordation.
 - c. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.

- d. Detachment of the affected territory described in Exhibits "A" and "B" from the
Los Angeles County Waterworks District No. 36, Val Verde.
 - e. Except to the extent in conflict with "a" through "d", above, the general terms
and conditions contained in Chapter 3 of Part 5, Division 3, Title 5 of the
California Government Code (commencing with Government Code Section
57350) shall apply to this detachment.
7. The Executive Officer is directed to transmit a certified copy of this resolution to the
General Manager of this District, upon 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 10th day of July 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0





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

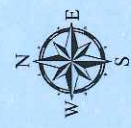
**Paul A. Novak, AICP
Executive Officer**



Detachment 2012-03 **Los Angeles County Waterworks** **District 36, Val Verde**

Legend

-  Co. Waterworks District Detachment
-  Sphere of Influence, CWWWD 36
-  Los Angeles County Waterworks District 36, Val Verde
-  City of Santa Clarita



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

