

<u>Commission</u> 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, August 14, 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

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

accommodated to the extent feasible.

- 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. Approve Minutes of July 10, 2013.
- b. Operating Account Check Register for the month of July 2013.
- c. Receive and file update on pending applications.

7. **PUBLIC HEARING(S)**

- a. Reorganization No. 1-2000 (21-684) to Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 21; Amendments to the Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 21 Sphere of Influence (SOI), Detachment from Los Angeles County Sanitation District No. 15; and Annexation to County Sanitation District No. 21.
- b. Sphere of Influence Amendment No. 2012-14, Los Angeles County Sanitation District No. 14; Annexation Nos. 323 and 375 to Los Angeles County Sanitation District No. 14.
- c. Annexation 2011-08a to the City of Glendora

8. PROTEST HEARING(S)

- a. Annexation No. 2011-01 (21-723) to Los Angeles County Sanitation District No. 21.
- b. Annexation No. 2011-23 to the City of Santa Clarita (Norland Robinson Ranch)

9. **OTHER ITEMS**

- a. Presentation of Service Pins.
- b. Process for Selection of Commission Representatives for the Independent Special Districts.

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

September 11, 2013 October 9, 2013 November 13, 2013 December 11, 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





Commission Jerry Gladbach Chair

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

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www.lalafco.org

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

July 10, 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 Judith Mitchell, Alternate

Paul A. Novak, AICP; Executive Officer Helen Parker, 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 (None).

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

(None.)

6 CONSENT ITEM(S) - OTHER

The Commission took the following actions under Consent Items:

- a. Approved and Ordered Annexation No. 1049 to Santa Clarita Valley Sanitation District of Los Angeles County, Resolution No. 2013-30RMD.
- b. Approved and Ordered Annexation No. 1054 to Santa Clarita Valley Sanitation District of Los Angeles County, Resolution No. 2013-31RMD.
- c. Approved and Ordered Annexation No. 1055 to Santa Clarita Valley Sanitation District of Los Angeles County, Resolution No. 2013-32RMD.
- d. Approved and Ordered Annexation No. 725 to Los Angeles County Sanitation District No. 21, Resolution No. 2013-33RMD.
- e. Approved and Ordered Annexation No. 2012-04 to Los Angeles County Waterworks District No. 40, Antelope Valley (David G. Millen Intermediate School), Resolution No. 2013-34RMD.
- f. Approved and Ordered Annexation No. 2012-20 to Los Angeles County Waterworks District No. 40, Antelope Valley (Anaverde Hills School), Resolution No. 2013-35RMD.
- g. Approved Minutes of June 12, 2013.
- h. Approved Operating Account Check Register for the month of June 2013.
- i. Received and filed update on pending applications.

MOTION:

FINLAY

SECOND:

DEAR

AYES:

CLOSE, DEAR, FINLAY, MOLINA, PELLISSIER, SPENCE,

GLADBACH

NOES:

NONE

ABSTAIN:

NONE

ABSENT:

LaBONGE, YAROSLAVSKY

MOTION PASSES:

7/0/0

[Commissioner LaBonge arrived at 9:02 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

a. Sphere of Influence Amendment No. 2010-11 of Los Angeles County Sanitation District No. 5 and Annexation No. 55 to Los Angeles County Sanitation District No. 5.

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

The Commission took the following action:

- Approved and Amended the Sphere of Influence No. 2010-11 of Los Angeles County Sanitation District No. 5, Resolution No. 2013-36RMD.
- Approved and Ordered Annexation No. 55 to Los Angeles County Sanitation District No. 5, Resolution No. 2013-37RMD.

MOTION:

FINLAY

SECOND:

PELLISSIER

AYES:

CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER.

SPENCE, GLADBACH

NOES:

NONE

ABSTAIN:

NONE

ABSENT:

YAROSLAVSKY

MOTION PASSES:

8/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

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.

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

The Commission took the following action:

Approved and Ordered 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; Resolution No. 2013-38RMD.

MOTION:

PELLISSIER

SECOND:

LaBONGE

AYES:

CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER,

SPENCE, GLADBACH

NOES:

NONE

ABSTAIN:

NONE

ABSENT:

YAROSLAVSKY

MOTION PASSES:

8/0/0

8 PROTEST HEARING(S)

(None.)

[Commissioner Yaroslavsky arrived at 9:09 a.m.]

9 OTHER ITEMS

Commissioner Yaroslavsky requested that the record reflect his support for the items on the Consent Calendar (6).

a. Presentation of Service Pins.

Commissioner Gladbach presented service pins to two Commissioners and one staff member. Commissioner Close, who was appointed in 1996, received a 15-year service pin. Commissioner LaBonge, who was appointed in 2008, received a 5-year service pin. Alisha O'Brien, Government Analyst, started employment in 2003 and received a 10-year service pin.

Commissioner Dear presented a 10-year service pin to Chair Gladbach, who was appointed in 2001.

10 COMMISSIONER'S REPORT

(None.)

11 EXECUTIVE OFFICER'S REPORT

Reminder that the Los Angeles County Board of Supervisors will present a commendation to LAFCO on Tuesday, July 16th, arranged by Supervisor Yaroslavsky. The E.O. requested that Commissioners who plan on attending the commendation to notify the LAFCO office.

Reminder that the CALAFCO Annual Conference will be held in Lake Tahoe, August 28, 2013 – August 30, 2013.

12 PUBLIC COMMENT

Patricia Mulcahey spoke about issues not on the Commission Agenda.

13 FUTURE MEETINGS

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

14 FUTURE AGENDA ITEMS (None.)

15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Commissioner Dear, the meeting was adjourned at 9:23 a.m.

Respectfully submitted,

Paul A. Novak, AICI Executive Officer

L: minutes 2013\07-10-13

LAFCO 03 REGISTER REPORT July 2013

08/07/13 Accrual Basis

9:52 AM

Balance	6,498.17 -17,506.68 -18,967.84 -20,311.22 -20,311.22 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,101.47 -21,001.43 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -39,786.13 -30,006.51 -41,366.69 -16,135.69 -16,135.82 -1	15,057,38
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Memo	NOO00758-1 Cust#LOCAAGE-02, Polic CALAFCO Mbrshp 2013-2 LAFCO Delta Dental - July Lasefiche 7/01/13 - 6/30/14 Cust#C000766, April 2013 Acct#32368442 Deposit 2013-14 Pool transfer Health roverage July-De Health roverage July-De Acct#200-694038-RR6575 Acct#200-694038-RR6575 Acct#200-694038-RR6575 Acct#200-694038-RR6575 Annexation#2012-20 No.40 VOID: Acct#32368442 036-0027688-000 Annexation#2012-04 No.40 Annexation#2012-03 No.36 Deposit Salary, July 1-15, 2013 Benefits buy back 5 days July 15, 2013 payroll July 15, 2013 payroll July 15, 2013 payroll July 15, 2013 payroll Deposit EZ Labor Manager- July 2 Cust#00490-001923000, 2013 CALAFCO Conferen Cust#00490-001923000, 2013 CALAFCO Conferen Cust#00271, 07/01/13-07/	
Nаme	80 South Lake LLC CALAFCO" Delta Dental* Incrementum LA County Chief Ad Motor Parks Office Depot* Accountemps Accountemps Alliant Insurance Inc. Computer Troublesh CoreLogic Los Angeles County Office Depot* Ricoh Americas Corp Los Angeles County Los Angeles County Los Angeles County Ambar De La Torre Douglass Dorado Michael E. Henderson Patricia Knoebl-Wood Paul Novak Paul Novak Alisha O'Brien June D. Savala Federal Tax Deposit State Income Tax ADP Accountemps CALAFCO" Certified Records Ma FedEx*	LA County Chief Ad
Num	6715 6716 6717 6719 6720 6720 6721 6722 6723 6728 6728 6728 6733 6734 6734 6734 6734 6734 6735 6736 6736 6737 6737 6738 6736 6737 6737	6233
Date	inted 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/2/2013 7/9/2013 7/9/2013 7/9/2013 7/11/2013 7/12/2013	7/23/2013
Туре	10000 Cash Unrestricted 10003 Operating Account Bill Pmt - Check 7/2/2013 Check 7/11/201 Deposit 7/11/201 Deposit 7/11/201 Bill Pmt - Check 7/11/201 Deposit 7/11/201 Bill Pmt - Check 7/2/3/201 Bill Pmt - Check 7/2/3/201	Bill Pmt -Check

Type	Date	EnN	Name	Memo	Amount	Balance
ill Pmt -Check	7/23/2013	6740	Los Anaeles County	Annex#2013-01-Newhall C	-40.00	15.017.39
III Pmt -Check	7/23/2013	6741		Lease No. N07061692D, 1	-126.42	14,890.97
ill Pmt -Check	7/23/2013	6742	MetLife*	Policy#211130483 US, Ju	-345.33	14,545.64
Bill Pmt -Check	7/23/2013	6743	Michael's	VOID: Frames-#46378-46	0.00	14,545.64
Bill Pmt -Check	7/23/2013	6744	Office Depot*		-159.80	14,385.84
Bill Pmt -Check	7/23/2013	6745	Priority Mailing Syste	Acct#61276517	-275.69	14,110.15
	7/23/2013	6746	TelePacific Communi	Acct#120143, 7/9/13-8/8/13	-535.28	13,574.87
	7/23/2013	6747	Tropical Interior Plants	Svc for June 2013	-100.00	13,474.87
	7/23/2013	6748	Daily Journal	Cust#1124120362	-336.80	13,138.07
	7/23/2013	6749	Accountemps	Cust# 00490-001923000,	-224.56	12,913.51
	7/23/2013	6750	ATT	Acct#990566760, 06/10/1	-334.09	12,579.42
Bill Pmt -Check	7/23/2013	6751	Bank of America*		-1,373.90	11,205.52
Bill Pmt -Check	7/23/2013	6752	CALAFCO"		-1,405.00	9,800.52
3ill Pmt -Check	7/23/2013	6753	Daily Journal		-109.50	9,691.02
Bill Pmt -Check	7/23/2013	6754	Motor Parks	Cust#025-001, August 2013	-595.00	9,096.02
Bill Pmt -Check	7/23/2013	6755	Neofunds	Acct 7900 0445 2259 1290	-550.00	8,546.02
Bill Pmt -Check	7/23/2013	6756	Patricia Knoebl-Wood*	Reimbursement expenses	-315.85	8,230.17
3ill Pmt -Check	7/23/2013	6757	Paul A. Novak	Reimbursement expenses	-29.00	8,201.17
Bill Pmt -Check	7/23/2013	6758	Robert Half Internatio	Cust#00490-001923000,	-340.00	7,861.17
3ill Pmt -Check	7/23/2013	6759	Staples	601110005356472	-130.79	7,730.38
Bill Pmt -Check	7/23/2013	09/9	CALAFCO"	2013 CALAFCO Conferen	-505.00	7,225.38
Deposit	7/24/2013			Deposit	100.00	7,325.38
Check	7/30/2013	4880	Lori W. Brogin	Stipend July 10, 2013	-147.83	7,177.55
Check	7/30/2013	4880	Richard Close	Stipend, July 10, 2013	-147.82	7,029.73
Check	7/30/2013	4880	Margaret E. Finlay	Stipend, July 10, 2013	-147.82	6,881.91
Check	7/30/2013	4880	Edward G. Gladbach	Stipend, July 10, 2013	-147.83	6.734.08
Check	7/30/2013	4880	Judith Mitchell	Stipend, July 10, 2013	-147.83	6,586.25
Check	7/30/2013	4880	Gloria Molina	Stipend, July 10, 2013	-147.83	6,438,42
Check	7/30/2013	4880	Henri F. Pellissier	Stipend, July 10, 2013	-147.82	6,290.60
Check	7/30/2013	4880	Zev Yaroslavsky	Stipend, July 10, 2013	-147.83	6,142.77
Check	7/30/2013	Σ	Ambar De La Torre	Salary, July 16-31, 2013 (-1,677.58	4,465,19
Check	7/30/2013	Σ	Douglass Dorado	Salary 7-30 (incl 28.75 retr	-2.486.65	1.978.54
Check	7/30/2013	ΣO	Donald L. Dear	Stipend, July 10, 2013	-147.82	1,830.72
Check	7/30/2013	ΣO	Michael E. Henderson	Salary, July 16-31, 2013	-1,934.70	-103.98
Check	7/30/2013	ΣΩ	Patricia Knoebl-Wood	Salary, July 16-31, 2013	-1,118.57	-1,222.55
Check	7/30/2013	ΜO	Thomas J LaBonge	Stipend, July 10, 2013	-147.83	-1,370.38
Check	7/30/2013	M	Gerard McCallum II	Stipend, July 10, 2013	-147.83	-1,518.21
Check	7/30/2013	MO	Paul Novak	Salary July 16-31, 2013	-4,370.41	-5,888.62
Check	7/30/2013	ΜO	Alisha O'Brien	Salary, July 16-31, 2013	-1,768.02	-7,656,64
Check	7/30/2013	N O	June D. Savala	Salary, July 16-31, 2013	-3,752.77	-11,409.41
Check	7/30/2013	M	David Spence	Stipend, July 10, 2013	-147.82	-11,557,23
Check	7/30/2013	Σ	Federal Tax Deposit	July 30 payroll	4,351.18	-15,908.41
Check	7/30/2013	M	State Income Tax	July 30 payroll	-1,091.22	-16,999.63
Check	7/30/2013	N	ADP	July 30, 2013 payroll	-147.24	-17,146.87
Deposit	7/30/2013			Deposit	1,540.00	-15,606.87
3ill Pmt -Check	7/31/2013	6761	80 South Lake LLC	NO000758-1	-6,498.17	-22,105.04
Bill Pmt -Check	7/31/2013	6762	Accountemps	Cust#00490-001923000,	-224.56	-22,329.60
3ill Pmt -Check	7/31/2013	6763	Daily Journal	Cust#1124120362	-30.25	-22,359.85
Bill Pmt -Check	7/31/2013	6764	Edward J. Gladbach	Reimbursement 06/25/13	-388.14	-22,747.99

Мето	July 2013- Employer/Empl		-33,861.04	
Num Name	3765 LACERA 3766 Office Depot*			
Date	7/31/2013 6 7/31/2013 6	ating Account	restricted	
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AGENDA ITEM NO. 6c - August 14, 2013

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		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
₩	QQ	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 Btvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	The City and County have been in involved in ongoing negotiations. There has been no agreement to date 7-29-12. Troy Helling indicated the City Engineer wants to move forward. Working with Industry, Pomona, and County to amond application.	1/4/2007	Unknown
7	8	Annexation No. 2007-05 City of Long Beach (Rancho Dominguez)	City of Long Beach	Request for annexation of 880 acres to the City of Long Beach. The proposed area is located in the Rancho Dominguez/Alameda Industrial area, east of Alameda Street, north of Del Amo Blvd., west of the 710 Freeway, and south of the 91 Freeway.	The City and County have been in involved in ongoing negotiations. There has been no agreement to date. \$1500 assessor check never cashed	1/10/2007	Unknown
	AAO	Ψ	LA County Waterworks District 40	Annex 19.69 acres of land located at the NE corner of Ave N and 55th since 2003, Need to send approved Map & Legal to be no strict 40 constructed. District 40 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		Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Missing "will serve" letter. Pending tax transfer resolution.	5/15/2006	Unknown
÷	AAO	Annexa Angele	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
ဖ	O#A	Annexation to L	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		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 inhabitated localed 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 Avdar/address into	8/10/2007	Unknown
&	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
6	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 Waler 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 uninconcated county territory adjacent to Maihu	Missing 'will serve" letter. Pending approval of tax resolution.	12/28/2009	Unknown
13	00	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
41	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 Marith.	Missing "will serve" letter. Received Tax Resolution 12- 29-11. Pete McCawly is working on EIR (3-6 month lead time) 09/25/12.	6/9/2010	Unknown
15	9	City of Palmdale Annexation 2010	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Pending approval of tax resolution	10/25/2010	Unknown
16	8	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	20 acres of uninhabadited land east of 11th Street West, between Avenue O-4 and Avenue N-12, in the unincorporated area adjacent to the City of Palmdale.	Pending approval of tax resolution. County want city to annex entire Island, landowner not interested	4/13/2011	Unknown
17	AAO	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA	801.53 acres regional access is provided via Interstate 5 (1-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro	Pending approval of tax resolution. NCWD/CLWA are still in negotations. No agreement yet. 09/19/12	5/5/2011	Unknown
18	AD	Reorganization No. 2000-01 (21-684)	Sanitation Districts	5.741 acres located on Woodgate Drive approximately 600 feet south of Amar Road, all within the City of West Covina.	Public Hearing- August 2013	1/18/2011	Oct-2013
19	ΑD	Reorganization No. 2006-01 (28-6)	Sanitation Districts	2.580 acres located on Oak Grove Drive south of Berkshire Place and east of the Foothill Freeway (I-210), all within the City of La Canada Flintridge.	Public Hearing-September 2013	7/25/2011	Oct-2012
20	AD	Reorganization No. 2007-02 (15-289)	Sanitation Districts	15.146 acres located east of Azusa Ave between Fairgrove Ave and Aroma Drive, all within the City of West Covina	Public Hearing-September 2013	8/29/2011	Nov-2013
21	aa	City of Santa Clarita Annexation 2011-23 (Norland Road)	City of Santa Clarita	187 acres located south of State Rte 14, north and west of the existing Sand Canuon Community of the City of Santa Clarita.	-	9/19/2011	Aug-2013
22	qq	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 CEOA	12/8/2011	Unknown
23	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.	Hearing- September 2013	12/6/2011	Oct-2013
24	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
25	AD	Annexation 410 District No. 22	Sanitation Districts	4.720 Acres Parcet 1, is located approx. 700 ft Southeast from intersection of Arrow Hwy. & Cataract Ave; Parcel 2 is located on Arrown Hwy. approx. 60 feet east of Cataract Avenue, all within the City resolution of San Dimas.	Pending approval of tax resolution	12/6/2011	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
26	ΑD	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.	Hearing- September 2013	12/6/2011	Oct-2013
27	ΑD	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.	Hearing- September 2013	12/6/2011	Oct-2013
28	ΑD	Annexation 411 District No. 14	Sanitation Districts	27.498 Acres located on the northwest corner of Avenue N-8 and 50th Street West, all within the City of Palmdale.	Pending approval of tax resolution	12/6/2011	Unknown
59	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1056	Sanitation Districts	4.162 Acres located on Placerita Canyon Road between Aden Avenue and Cast Avenue, all within the City of Santa Clarita.	Pending approval of tax resolution	12/6/2011	Unknown
30	QQ	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
31	QO	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
32	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
33	AD	Annexation 703 District No. 21	Sanitation Districts	3.714 acres located on Puddingstone Drive approximately 200 feet least of Raging Waters Drive, all within the City of San Dimas.	Pending approval of tax resolution	1/3/2012	Unknown
34	ΑĐ	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
35	QA	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
36	Ą	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
37	Ą	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
38	PΡ	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.		2/6/2012	Unknown
39	Ą	Annexation 291 District No. 15	Sanitation Districts	6.782 acres located on Rimgrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County.	Pending approval of tax resolution	3/19/2012	Unknown
40	AD	Annexation 52 District No. 18	Sanitation Districts	6.699 acres located on Pellissier Road approximately 200 feet west of Pearson Avenue, all within unincorporated Los Angeles.	Pending approval of tax resolution	3/19/2012	Unknown
41	DO	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.		3/8/2012	Unknown
42	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.		4/16/2012	unknown
43	PD	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
44	ΑD	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.		4/16/2012	unknown
45	AD	Annexation 416 District No. 22	Sanitation Districts	1.390 acres located on De Anza Heights Drive approximately 700 feet least of Walnut Avenue, all within the City of San Dimas.	Pending approval of tax resolution	4/16/2012	unknown
46	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
47	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
48	. 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, Jocated within the City of Palmdale	Pending approval of tax resolution	6/7/2012	Unknown
49	ΑD	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
50	Ą	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

	LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
51	Santa Clarita Valley Sanitation District of Los Angeles County AD Annexation No. ASCV-1026	ation Sanitation Districts 526	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
52	Santa Clarita Valley Sanitation District of Los Angeles County AD Annexation No. ASCV-1060	ounty Sanitation Districts 360	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
53	Santa Clarita Valley Sanitation District of Los Angeles County AD Annexation No. ASCV-1061	ation Sanitation Districts 561	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
54	Annexation 14-415 (reorg 2012-02)	Sanitation Districts	15,298 Acres located at the intersection of Rancho Vista Bouevard/ Avenue P and 25th Street West, all within the City of Palmdale	Pending approval of tax resolution	10/30/2012	Unknown
55	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
99	Annexation SCV-1064	Sanitation Districts	266 acres located on Sand Canyon Rd at intserction with Mandalay Rd, in City of Santa Clarita	Pending approval of tax resolution	11/29/2012	Unknown
25	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
89	Annexation 2012-19 Walnut Valley Water District	nut City of Walnut	550.52 acres: Northwesterly 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
59	AD Annexation 417 District No. 22	o. 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
09	Annexation 2012-09 County Waterworks District No. 40	t No. LA County Waterworks District 40	239.85 acres in the location of the Antelope Valley Fairgrounds. Bordered by commercial properties and vacant land. The remaindered 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
61	AAC Annexation 2012-10 County Waterworks District No.	LA County Waterworks District 40		Pending approval of tax resolution	1/31/2013	Unknown
62	Annexation 2012-11 County Waterworks District No.	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
63	Annexation 2012-12 County Waterworks District No.	t No. 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
64	Annexation 2012-13 County Waterworks District No.	t No. LA County Waterworks District 37	The proposed annexation areas consists of residential tracts of single family homes on large lots, are are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
99	Annexation 2012-01 County Waterworks District No. 40 (Antelope Valley Christian Ctr)	t No. 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
99	Annexation 57, District 2	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
/ 29	AD Annexation 418, District 22	22 Sanitation Districts	Located onHicrest Road approximately 200 feet Noth of Yucca Ridge Road, all within the City of Glendora	Pending approval of tax resolution	3/11/2013	Unknown

	LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
89	Reorganization No. 2013-01 to Newhall County Water District (Castaic High School)	Newhall County Water Verde District northy	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 unincomprehed community of Castaic	Pending approval of tax resolution	4/3/2013	Unknown
69	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
02	Annexation 737 District No. 21	Sanitation Districts	1.491 acres has two parcels. Parcel 1 is located on the notheast corner of Moraine Avenue and Lamonette 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
14	City of Santa Clarita Annexation 2013-03 (North Saugus)	City of Santa Clarita	bited, d north ion of	Pending approval of tax resolution	5/7/2013	unknown
72	Reorganization No. 2013-04 City of Rolling Hills	City of Rolling Hills	The application involves approximately .54 acres of uninhabited Sent out notice 6-27-13, territory. The subject territory is generally located at the intersection of pending approval of tax Silver Sour Road and Crenshaw Blvd in the City of Rolling Hills.	Sent out notice 6-27-13, pending approval of tax resolution.	6/26/2013	unknown
٤٤	Santa Clarita Valley Sanitation District of Los Angeles County AD Annexation No. 1066	Sanitation Districts	197.956 Acres located south of Harp Canyon Road at the east and west sides of Romero Canyon Road, all within unincorporated area of Los Angeles County.	Pending approval of tax resolution	21/3/2013	Unknown
74	Santa Clarita Valley Sanitation District of Los Angeles County AD Anexation No. 1036	Sanitation Districts	7.392 acres has two Parcels. Parcel 1 is on Sand Canyon Road at its intersection with Cornet Way, Parcel 2 is located on Sand Canyon Pending a Road approximately 400 feet south of Cornet Way, all within the City of resolution Santa Clarita.	Pending approval of tax resolution	7/3/2013	Unknown
92	Santa Clarita Valley Sanitation District of Los Angeles County AD Annexation No. 1058	Sanitation Districts	3.043 acres located on Sand Canyon Road approximately 400 feet north of Comet Way, all within the Citly of Santa Clarita.	Pending approval of tax resolution	7/3/2013	Unknown
92	Annexation 738 District No. 21	Sanitation Districts	4.035 acres located at the southwest intersection of Baseline Road and Pending approval of tax Monte Vista Avenue. all within the City of Claremont.	Pending approval of tax	7/9/2013	Unknown

Staff Report

August 14, 2013

Agenda Item No. 7.a.

Reorganization No. 1-2000 (21-684) to Los Angeles County Sanitation District Nos. 15 and 21, Amendments to the Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 21 Sphere of Influence (SOI), Detachment from Los Angeles County Sanitation District No. 15, Annexation to Los Angeles County Sanitation District No. 21, and Annexation to Los Angeles County Sanitation District No. 15.

PROPOSAL SUMMARY:

Size of Affected Territory:

 $5.741 \pm acres$

Inhabited/Uninhabited:

Uninhabited

Applicant:

Los Angeles County Sanitation District Nos. 15 and 21

Resolution or Petition:

May 25, 2011

Application Filed with LAFCO:

July 8, 2011

Location:

The affected territory is located at Woodgate Drive

approximately 600 feet south of Amar Road.

City/County:

City of West Covina

Affected Territory:

The affected territory is an existing church and four existing single-family homes located within a residential

area. The topography is flat.

Surrounding Territory:

Surrounding territory is residential.

Landowner(s):

There are 5 landowners

Registered Voters:

0 registered voters as of June 5, 2013

Purpose/Background:

For the respective Districts to provide off-site sewage

disposal service.

Related Jurisdictional Changes:

APN: 8731-024-001 (Parcel 1) is currently within the District No. 15 boundary and requires detachment from District No. 15 and annexation to District No. 21. APN: 8731-024-002 (Parcel 2) is currently outside both District Nos. 15 and 21 boundaries and requires annexation to District No. 21. Portions of APN: 8731-006-044 through 046 (Parcel 3) are currently in District No. 21's SOI boundary, all of which parcels flow by gravity to District No. 15, and therefore, parcels require annexation to District

No. 15.

Within SOI:

Not within SOI. Parcels 1 through 3 require an amendment

to District No. 15 and 21 SOI boundaries.

Waiver of Notice/Hearing/Protest:

No

Pursuant to Government Code Section 56427, a noticed

public hearing is required for the proposed SOI

amendments.

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality pursuant to State CEQA Guidelines Section 15320 (the project consists of reorganization of local governmental agencies) and 15319(a) (the annexation consist of areas containing existing structures developed to the density allowed by the

current zoning).

Additional Information:

None

FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 8 as of July 9, 2013. The population density is .72 persons per acre.

The estimated future population is 8.

The affected territory is $5.741\pm$ acres. The existing land use is a church and four single-family homes. There is no proposed/future land use.

The assessed valuation is \$1,748,005.00 as of 07/09/13. The per capita assessed valuation is \$218,500.63. On October 4, 2011, 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 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 significant growth in the next ten years. The adjacent areas are likely to experience no significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes an existing church and four existing single-family homes which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls 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. The 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 varies widely, the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. 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 and Alternative Actions:

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on 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 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 reorganization, 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's General Plan designation of Residential Low Medium (RLM).

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 not within the Sphere of Influence of the Los Angeles County Sanitation District No's 15 and 21. Concurrent Sphere of Influence Updates to Los Angeles County Sanitation District No. 15 and 21 are being processed to accommodate the proposed annexations and detachments.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is already being serviced by the District.

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's General Plan designation of Residential Low Medium.

The proposal is consistent with the existing City's zoning designation of Planned Community Development 1.

o. Environmental Justice:

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

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

CONCLUSION:

Staff recommends approval of the sphere of influence amendments and this reorganization request as a logical and reasonable extension of services by the Los Angeles County Sanitation District No's 15 and 21 boundaries.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 (the project consists of reorganization of local governmental agencies), and CEQA Guidelines 15319(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning).

<u>SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO GOVERNMENT CODE 56425(e):</u>

1. Present and Planned Land Uses in the Area

The present land use is a church and four single-family homes. The future planned land use is a church and four single-family homes.

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

The affected territory is located within the City of West Covina. 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 affected territory includes an existing church and four existing single-family homes which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

3. Present Capacity of Public Facilities and Services:

The current permitted capacity of the JOS is 592.7mgd. On July 12, 1995, the Board of Directors of District No. 2 approved the 2010 Master Facilities Plan and certified the associated EIR. The 2010 plan addresses the sewerage needs of the JOS service area through the year 2010 and the services planned to meet those needs. The 2010 plan allows the capacity of the JOS to increase to 630.2mgd by 2010.

4. Social of Economic communities of interest

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.

5. Disadvantaged Unincorporated Communities:

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

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

The Commission has on file written statement of the functions and classes of service of the Los Angeles County Sanitation District No's 15 and 21 and can establish the nature, location and extent of its classes of service and that it provides services within its boundary.

Recommended Action:

- 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 Reorganization No. 1-2000 to Los Angeles County Sanitation District No's 15 and 21; Amendments to the Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 21 Sphere of Influence, Detachment from Los Angeles County Sanitation District No. 15, Annexation to Los Angeles County Sanitation District No. 21 and Annexation to Los Angeles County Sanitation District No. 15.
- 4. Pursuant to Government Code Section 57002, set October 9, at 9:00 a.m. as the date and time for Commission protest proceedings.

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"REORGANIZATION NO. 1-2000 (21-684) TO LOS ANGELES COUNTY
SANITATION DISTRICT NO'S. 15 AND 21"
AMENDMENTS FOR COUNTY SANITATION DISTRICT NO. 15 AND COUNTY
SANITATION DISTRICT NO. 21 SPHERE OF INFLUENCE (SOI);
DETACHMENT FROM LOS ANGELES COUNTY SANITATION DISTRICT NO. 15,
ANNEXATION TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 21, AND
ANNEXATION TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 15.

WHEREAS, the County Sanitation District No. 15 and 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 reorganization of territory located in the City of West Covina; and

WHEREAS, the principal reason for the proposed reorganization is to provide offsite sewage disposal for an existing church and four existing single-family homes; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and WHEREAS, the territory consists of 5.741± acres and is uninhabited; and WHEREAS, the short-form designation given this proposal is "Reorganization No. 1-2000 (21-684); and

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

WHEREAS on August 14, 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 proposal is categorically exempt from the provisions of the California Environmental Quality pursuant to State CEQA Guidelines Section 15320 (the project consist of reorganization of local governmental agencies), and 15319(a) (the reorganization consists of areas containing existing structures developed to the density allowed by the current zoning).
- 2. The Commission hereby amends the spheres of influence of Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 21 so as to exclude and include the territory described in Exhibit "A" and "B" in Los Angeles County Sanitation District No. 15 and 21; respectively, as indicated; 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 a church and four single-family homes. The proposed land use is a church and four single-family homes. The current zoning is Planned Community Development 1;
 - b. Present and probable need for public facilities and services:

A portion of the subject territory is currently being serviced by the District. The entire annexation area was included in the future service area that might be served by District. The future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan.

c. The present capacity of public facilities:

The current permitted capacity of the JOS is 592.7mgd. On July 12, 1995, the Board of Directors of District No. 2 approved the 2010 Master Facilities Plan and certified the associated EIR. The 2010 plan addresses the sewerage needs of the JOS service area through the year 2010 and the services planned to meet those needs. The 2010 plan allows the capacity of the JOS to increase to 630.2mgd by 2010

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. <u>Disadvantaged Unincorporated Communities:</u>

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. 15 and 21 and can establish the nature, location and extent of its classes of service and that it provides services within its boundaries.

- 3. With respect to Reorganization No. 1-2000 (21-684) APN 8731-024-001 (Parcel 1) is currently within the District No. 15 boundary and requires detachment from District No. 15 and annexation to District No. 21. APN 8731-024-002 (Parcel 2) is currently outside both District Nos. 15 and 21 boundaries and requires annexation to District No. 21. Portions of APN: 8731-006-044 through 046 (Parcel 3) are currently in District No. 21's SOI boundary, all of which parcels flow by gravity to District No. 15, and therefore, parcels require annexation to District No. 15.
- 4. Reorganization No. 1-2000 (21-684) 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 and Chapter 3 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325 for annexations and commencing with Government Section 57350 for detachments) shall apply to this reorganization.
- 5. The Commission hereby sets the protest hearing for October 9, 2013 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

Resolution No.	2013-00RMD
Page 5	

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

PASSED AND ADOPTED this 14th day of August 2013.

MOTION:

SECOND:

AYES:

NOES:

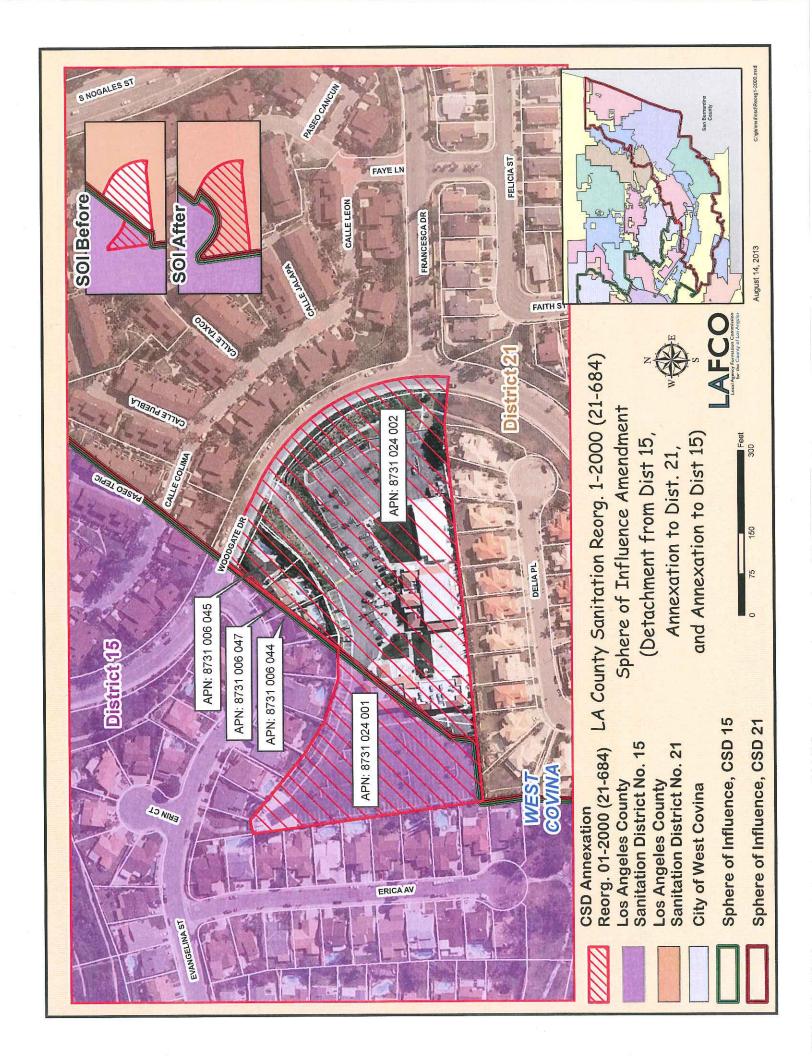
ABSTAIN:

ABSENT:

MOTION PASSES:

LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP Executive Officer



Staff Report

August 14, 2013

Agenda Item No. 7.b.

Sphere of Influence Amendment No. 2012-14 Los Angeles County Sanitation District No. 14

PROPOSAL SUMMARY:

Size of Affected Territory:

899.77± acres

Inhabited/Uninhabited:

Uninhabited

Applicant:

Los Angeles County Sanitation District No. 14

Resolution or Petition:

N/A

Application Filed with LAFCO:

June 11, 2012

Location:

The affected territory is located north of the intersection of

Elizabeth Lake Road and Ranch Center Drive, southwest of

the California Aqueduct.

City/County:

City of Palmdale

Affected Territory:

The affected territory is vacant and residential vacant land. The topography is gently sloped to steeply sloped terrain.

Surrounding Territory:

Surrounding land use is vacant to the south and west; and

residential to the north and east.

Landowner(s):

4 landowners

Registered Voters:

N/A

Purpose/Background:

The proposed amendment will amend the Sphere of Influence (SOI) boundary of Los Angeles County Sanitation District No. 14 and allow completion of two pending annexations; 14-323 and 14-375 respectively. The proposed amendment will also create a uniform westerly

SOI boundary of District No. 14.

Related Jurisdictional Changes:

There are no related jurisdictional changes.

Within SOI: A SOI amendment to Los Angeles County Sanitation

District No. 14 is required.

Waiver of Notice/Hearing/Protest: Pursuant to Government Code Section 56427, a noticed

public hearing is required for the proposed SOI

amendment.

CEQA Clearance: The California Environmental Quality Act clearance is an

Environmental Impact Report adopted by the Los Angeles

County Sanitation District No. 14 on June 16, 2004.

Additional Information: None

CONCLUSION:

Staff recommends approval of the proposed sphere of influence amendment.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report adopted by the Los Angeles County Sanitation District No. 14 on June 16, 2004. Acting in its role as a responsible agency, and with respect to Sphere of Influence Amendment No. 2012-14, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report adopted by the Los Angeles County Sanitation District No. 14, 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, including the Statement of Overriding Considerations, and the Mitigation Monitoring Program previously adopted by the lead agency in connect with its approval of the project.

PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S)

A public hearing is required for the proposed SOI amendment pursuant to Government Code Section 56427.

<u>SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO GOVERNMENT CODE 56425(e):</u>

1. Present and Planned Land Uses in the Area:

The present land use is vacant. The future planned land use is single-family residential homes.

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

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

The affected territory will be developed to include 198 single-family homes which require organized governmental services. The affected territory will require governmental services indefinitely.

3. Present Capacity of Public Facilities and Services:

The Los Angeles County Sanitation District No. 14 has adequate capacity and infrastructure to meet current demand. The Los Angeles County Sanitation District No. 14 has planned improvements to accommodate 198 proposed single-family homes.

4. Social of Economic Communities of Interest:

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.

5. Disadvantaged Unincorporated Communities:

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

<u>SPHERE OF INFLUENCE DETERMINATIONS PURSUANT TO GOVERNMENT</u> CODE 56425(i):

The Commission has on file written statement of the functions and classes of service of the Los Angeles County Sanitation District No. 14 and can establish the nature, location and extent of its classes of service and that it provides wastewater and solid waste management and converts waste into resources such as reclaimed water, energy, and recycled materials services within its boundary.

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 Amending the Sphere of Influence No. 2012-14 Los Angeles County Sanitation District No. 14.

RESOLUTION NO. 2013-00RMD RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS APPROVING AND ORDERING "SPHERE OF INFLUENCE AMENDMENT NO. 2012-14 LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"

WHEREAS, the Los Angeles County Sanitation District No. 14 submitted an application 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 a sphere of influence amendment of territory herein described for the Los Angeles County Sanitation District No. 14 (the "District"), all within the City of Palmdale; and

WHEREAS, the proposed sphere of influence amendment consists of approximately 899.77± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Sphere of Influence Amendment No. 2012-14 Los Angeles County Sanitation District No. 14"; 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 Sphere of Influence (SOI) amendment is to amend the SOI boundary of the District, allow completion of two pending annexations (14-323 and 14-375), and create a uniform westerly SOI boundary; and

WHERAS, on August 14, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were

given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1. The Commission, acting in its role as a responsible agency with respect to Sphere of Influence Amendment No. 2012-14 Los Angeles County Sanitation District No. 14, 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 Environmental Impact Report adopted on June 16, 2004 by the Los Angeles County Sanitation District No. 14, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
- 2. The Commission hereby amends the Spheres of Influence of Los Angeles County Sanitation District No. 14, so as to include the subject territory described in Exhibit "A" and "B", 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 is single-family residential homes.

b. <u>Present and Probable Need for Public Facilities and Services in the Area</u>

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

The affected territory will be developed to include 198 single-family homes which require organized governmental services. The affected territory will require governmental services indefinitely.

c. <u>Present Capacity of Public Facilities and Services</u>

The Los Angeles County Sanitation District No. 14 has adequate capacity and infrastructure to meet current demands. The Los Angeles County Sanitation District No. 14 has planned improvements to accommodate the 198 proposed single-family homes.

d. Social of Economic Communities of Interest

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.

- e. <u>Disadvantaged Unincorporated Communities</u>
 There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.
- 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 899.77± acres, is uninhabited, and is assigned the following short form designation:

"Sphere of Influence Amendment No. 2012-14

Los Angeles County Sanitation District No. 14".

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

PASSED AND ADOPTED this 14 th day of August 2013.
MOTION:
SECOND:
AYES:
NOES:
ABSTAIN:
ABSENT:

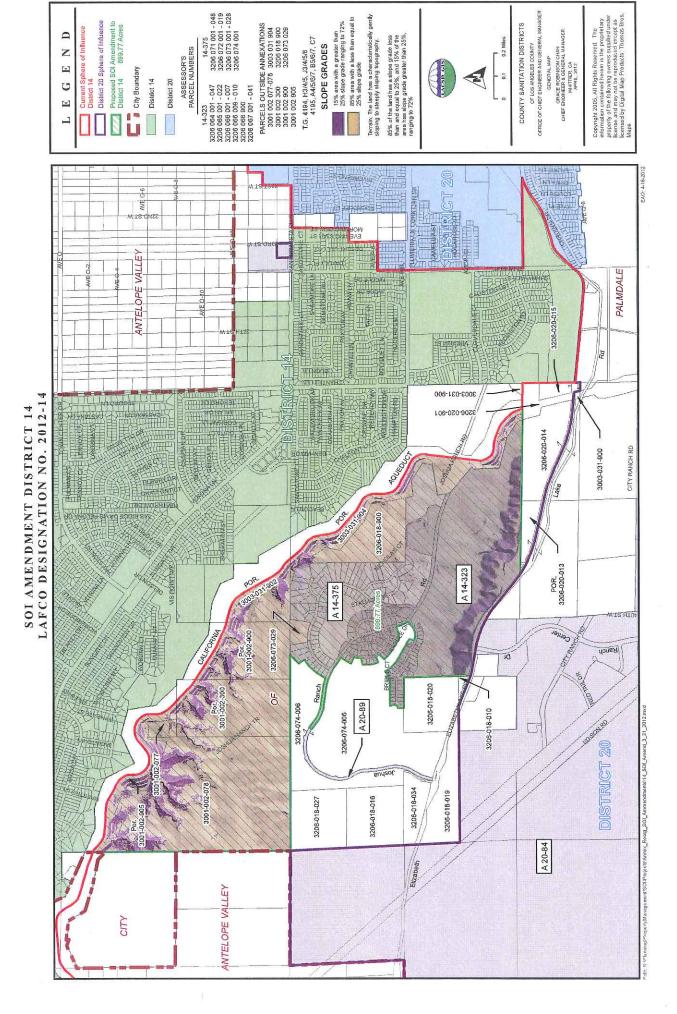
Resolution No. 2013-00RMD

MOTION PASSES: 0/0/0

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LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP Executive Officer



Staff Report

August 14, 2013

Agenda Item No. 7.b.

Annexation No. 323 to Los Angeles County Sanitation District No. 14

PROPOSAL SUMMARY:

Size of Affected Territory:

 $261.062 \pm acres$

Inhabited/Uninhabited:

Uninhabited

Applicant:

Los Angeles County Sanitation District No. 14

Resolution or Petition:

May 23, 2007

Application Filed with LAFCO:

June 7, 2012

Location:

The affected territory is located on Elizabeth Lake Road approximately three and three quarters of a mile west of the

Antelope Valley Freeway (SR - 14).

City/County:

City of Palmdale

Affected Territory:

The affected territory is vacant land. 112 proposed single-

family homes are currently being developed. The

topography is hilly terrain.

Surrounding Territory:

Surrounding land use is vacant.

Landowner(s):

CV Communities, LLC; Desert & Mountain Conservation

Authority

Registered Voters:

0 registered voters as of June 28, 2013

Purpose/Background:

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.

Within SOI:

No, a sphere of influence amendment is required. Sphere

of Influence Amendment No. 2012-14 will allow the

completion of two pending annexations; 14-323 and 14-375

respectively.

Waiver of Notice/Hearing/Protest:

No.

CEQA Clearance:

The California Environmental Quality Act clearance is a Mitigated Negative Declaration adopted by the City of

Palmdale on October 4, 2007.

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 350.

The affected territory is $261.062 \pm acres$. The existing land use is vacant. The proposed/future land use is single-family residential homes.

The assessed valuation is \$2,827,960 as of June 26, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On August 21, 2012, 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 hilly terrain.

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 all sides. The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include 112 proposed single-family homes which require organized governmental services. The affected territory will require governmental services indefinitely.

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 and Alternative Actions:

The development of the proposed 112 single-family homes 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.

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 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 Single-Family Residential (SFR-1).

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

h. Sphere of Influence:

The affected territory is not within the Sphere of Influence of the Los Angeles County Sanitation District No. 14, but a concurrent Sphere of Influence Amendment No. 2012-14 is being processed under the same Agenda Item No. 7.b.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is not currently being serviced by the District. However, the area was

included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

I. 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 Single Family Residential (SFR-1).

The proposal is consistent with the existing City of Palmdale zoning designation of Single Family Residential, up to 20,000 square feet per lot (R-1-20,000).

o. 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.

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 Sanitation District No. 14.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Palmdale on October 4, 2007. Acting in its role as a responsible agency, and with respect to Annexation No.

323, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Palmdale, 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.

Recommended Action:

- 1. Open the public hearing and receive testimony on the annexation;
- 2. There being no further testimony, close the public hearing;
- 3. Adopt the Resolution Making Determinations Approving Annexation No. 323 to Los Angeles County Sanitation District No. 14.
- 4. Pursuant to Government Code Section 57002, set October 9, 2013 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2013-00RMD RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS APPROVING "ANNEXATION NO. 323 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"

WHEREAS, the Los Angeles County Sanitation District No. 14 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 Sanitation District No. 14 (the "District"), all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 261.062± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 323 to Los Angeles County Sanitation District No. 14"; 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 Sanitation District No. 14 to provide offsite sewage disposal to 112 proposed singlefamily homes; and

WHERAS, on August 14, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were

given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 323 to Los Angeles County Sanitation District No. 14, 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 4, 2007 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.
- A description of the boundaries and map of the proposal, as approved by this
 Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference
 incorporated herein.
- 3. The affected territory consists of 261.062± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 323 to Los Angeles County Sanitation District No. 14".

- 4. Annexation No. 323 to Los Angeles County Sanitation District No. 14 is hereby approved, subject to the following terms and conditions:
 - a. The Los Angeles County Sanitation District No. 14 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 District.
 - 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)

Resolution No. 2013-00RMD

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57325) shall apply to this annexation.

5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest

hearing for October 9, 2013 at 9:00 a.m. and directs the Executive Officer to give notice

thereof pursuant to Government Code Sections 57025 and 57026.

6. The Executive Officer is hereby authorized and directed to mail certified copies of this

resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14th day of August 2013.

MOTION:

SECOND:

AYES:

NOES:

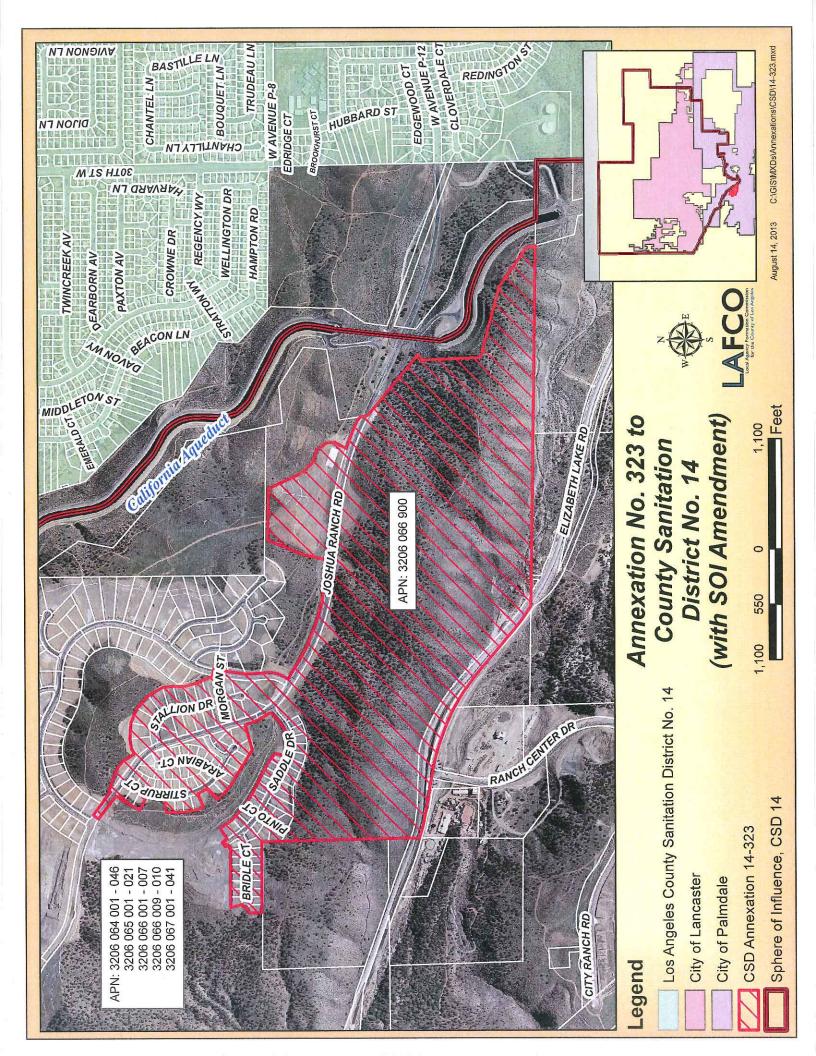
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP Executive Officer



Staff Report

August 14, 2013

Agenda Item No. 7.b.

Annexation No. 375 to Los Angeles County Sanitation District No. 14

PROPOSAL SUMMARY:

Size of Affected Territory:

 $129.557 \pm acres$

Inhabited/Uninhabited:

Uninhabited

Applicant:

Los Angeles County Sanitation District No. 14

Resolution or Petition:

May 25, 2012

Application Filed with LAFCO:

June 7, 2012

Location:

The affected territory is located on Joshua Ranch Road approximately 300 feet north of Elizabeth Lake Road.

City/County:

City of Palmdale

Affected Territory:

The affected territory is vacant land. 86 proposed single-

family homes are currently being developed. The

topography is hilly terrain.

Surrounding Territory:

Surrounding land use is vacant.

Landowner(s):

CV Communities, LLC; Desert & Mountain Conservation

Authority

Registered Voters:

0 registered voters as of June 26, 2013

Purpose/Background:

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.

Within SOI:

No, a sphere of influence amendment is required. Sphere of Influence Amendment No. 2012-14 will allow the

completion of two pending annexations; 14-323 and 14-375

respectively.

Waiver of Notice/Hearing/Protest: No.

CEQA Clearance: The California Environmental Quality Act clearance is a Mitigated Negative Declaration adopted by the City of Palmdale on October 4, 2007.

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 222.

The affected territory is $129.557 \pm acres$. The existing land use is vacant. The proposed/future land use is single-family residential homes.

The assessed valuation is \$2,526,630 as of June 26, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On August 21, 2012, 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 hilly terrain.

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 all sides. The affected territory is likely to experience moderate growth in the next ten years. The adjacent areas are likely to experience moderate growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include 86 proposed single-family homes which require organized governmental services. The affected territory will require governmental services indefinitely.

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 and Alternative Actions:

The development of the proposed 86 single-family homes will not 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.

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 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 Single-Family Residential (SFR-1).

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

h. Sphere of Influence:

The affected territory in not within the Sphere of Influence of the Los Angeles County Sanitation District No. 14, but a concurrent Sphere of Influence Amendment No. 2012-14 is being processed under the same Agenda Item No. 7.b.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is not currently being serviced by the District. However, the area was

included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

k. 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 Single Family Residential (SFR-1).

The proposal is consistent with the existing City of Palmdale zoning designation of Single Family Residential, up to 20,000 square feet per lot (R-1-20,000).

o. 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.

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 Sanitation District No. 14.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Palmdale on October 4, 2007. Acting in its role as a responsible agency, and with respect to Annexation No.

375, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Palmdale, 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.

Recommended Action:

- 1. Open the public hearing and receive testimony on the annexation;
- 2. There being no further testimony, close the public hearing;
- 3. Adopt the Resolution Making Determinations Approving Annexation No. 375 to Los Angeles County Sanitation District No. 14.
- 4. Pursuant to Government Code Section 57002, set October 9, 2013 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2013-00RMD RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS APPROVING "ANNEXATION NO. 375 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"

WHEREAS, the Los Angeles County Sanitation District No. 14 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 Sanitation District No. 14 (the "District"), all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 129.557± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 375 to Los Angeles County Sanitation District No. 14"; 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 Sanitation District No. 14 to provide offsite sewage disposal to 86 proposed singlefamily homes; and

WHERAS, on August 14, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were

given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 375 to Los Angeles County Sanitation District No. 14, 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 4, 2007 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.
- A description of the boundaries and map of the proposal, as approved by this
 Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 3. The affected territory consists of 129.557± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 375 to Los Angeles County Sanitation District No. 14".

- 4. Annexation No. 375 to Los Angeles County Sanitation District No. 14 is hereby approved, subject to the following terms and conditions:
 - a. The Los Angeles County Sanitation District No. 14 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 District.
 - 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

Resolution No. 2013-00RMD

Page 4

57325) shall apply to this annexation.

5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest

hearing for October 9, 2013 at 9:00 a.m. and directs the Executive Officer to give notice

thereof pursuant to Government Code Sections 57025 and 57026.

6. The Executive Officer is hereby authorized and directed to mail certified copies of this

resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14th day of August 2013.

MOTION:

SECOND:

AYES:

NOES:

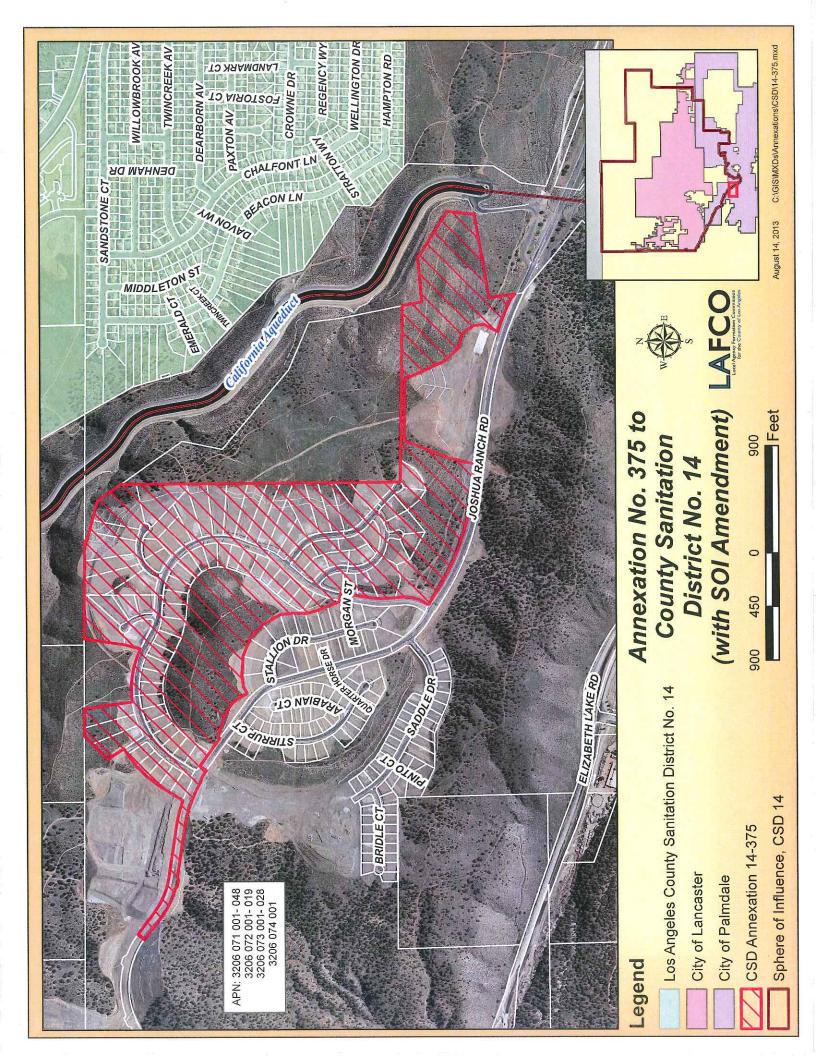
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP Executive Officer



Staff Report

August 14, 2013

Agenda Item No. 7.c.

Annexation No. 2011-08a to the City of Glendora

PROPOSAL SUMMARY:

Size of Affected Territory:

 $72.2 \pm acres$

Inhabited/Uninhabited:

Inhabited

Applicant:

City of Glendora

Resolution or Petition:

Resolution CC 2012-59 adopted 09-25-12

Application Filed with LAFCO:

12-22-11, revised 10-24-12

Location:

The affected territory is generally located east of the City of Azusa, west of Barranca Ave, and north of BNSF railroad.

City/County:

Los Angeles County unincorporated territory.

Affected Territory:

Currently there are 74 single-family homes and vacant land; future development of 124 residential lots is proposed

Surrounding Territory:

Surrounding territory is residential.

Landowner(s):

There are multiple owners of record

Registered Voters:

136 registered voters as of June 28, 2013

Purpose/Background:

The purpose for the proposal is annexation of

unincorporated islands into the City of Glendora. The original application included territory that is owned by the developer of the Monrovia Nursery Specific Plan. The original application was later amended to include both this territory and additional properties not owned by the

developer.

Related Jurisdictional Changes:

Withdrawal from County Lighting Maintenance District 1687 and County Public Library System, exclusion from

County Lighting District LLA-1, Unincorporated Zone, and

detachment from County Road District No. 5.

Within SOI:

Yes

Waiver of Notice/Hearing/Protest:

Waiver of protest proceedings only.

CEQA Clearance:

The California Environmental Quality Act clearance is a Negative Declaration adopted by the City of Glendora on

April 14, 2013.

Additional Information:

The City of Glendora initiated proceedings requesting Annexation No. 2011-08a to the City of Glendora utilizing Government Code Section 56375.3, island annexations without protest proceedings.

FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 170 as of October 24, 2012. The population density is 2.35 persons per acre.

The estimated future population is 484.

The affected territory is 72.2+/- acres. The existing land use is single-family homes and vacant land. The current land use will continue without change.

The assessed valuation is \$25,300,000 as of April 20, 2012. The per capita assessed valuation is \$148,823. On July 9, 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 sloping in a southwesterly direction.

There are no natural boundaries. There is a drainage basin ("Citrus Basin") located west of the affected territory straddling the current Azusa/Glendora boundary.

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience modest 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:

Municipal Stervice	Chargeni Steadige Brovidte	Propose Steader Provider
Animal Control	County	Same
Fire and Emergency	Consolidated Fire Protection	Same
Medical	Dist.	
Flood Control	County	Same
Library	County Library	City of Glendora
Park and Recreation	County	City of Glendora
Planning	County	City of Glendora
Police	County Sheriff	Glendora Police
Road Maintenance	County	City of Glendora
Solid Waste	Waste Management-Private	Same until contract is up in
	hauler	2014
Street Lighting	County	City of Glendora
Water	City of Glendora	Same
Wastewater	Sanitation District No. 22	Same

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

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

The County manages several special assessment districts within the proposed annexation area, including County Road Maintenance District No. 5, County Lighting Maintenance District 1687, County Lighting District LLA-1, Unincorporated Zone, and County Public Library. As part of this annexation request, the affected territory will be detached from special assessment districts and the City of Glendora will assume responsibility for funding and providing the services. The following special district assessments would be applied upon annexation: Street Light Assessment District - \$40 per parcel per year, Landscape Assessment District (undeveloped area only) - \$100 per parcel per year.

c. Proposed Action and Alternative Actions:

There is no effect of the proposed action on adjacent areas. There is no effect of the proposed action on mutual social and economic interests. The effect of the proposed action on the local governmental structure of the County of Los Angeles (County) is zero. The relatively small area of unincorporated territory being annexed by Glendora will not impact, to any significant degree, the governmental structure of the County.

The only known alternative action is for the existing unincorporated territory to remain as unincorporated territory. The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is zero.

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.

The proposal does not 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 County General Plan designation of Low Density.

The proposal is consistent with the existing City Specific Plan designation of Single Family Estate.

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 1943 was adopted January 11, 2011 and Pre-Zoning Ordinance No. 982 was adopted December 21, 1965 by the City of Glendora City Council. The pre-zoning designations of the affected territory are consistent with the City of Glendora General Plan.

h. Sphere of Influence:

The affected territory is within the Sphere of Influence of the City of Glendora.

i. Comments from Public Agencies:

Staff received comments from County of Los Angeles concerning the boundary of the proposed annexation area. On July 18, 2012 the City, County and LAFCO agreed on a revised boundary.

j. Ability to Provide Services:

The City of Glendora currently provides municipal services to almost 16,000 parcels of land. The annexation would add approximately 80 more parcels to the service area. The City indicated that it has the ability of proved service to the affected territory once the annexation is complete.

k. Timely Availability of Water Supplies:

The City of Glendora currently provides water to the affected territory. There is no change in water service. The City indicated it will be able to serve the proposed future development.

I. Regional Housing:

The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 10 very low, 6 lower, 7 moderate, and 17 above moderate income units from the County to the City.

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 County General Plan designation of Low Density Residentail.

The proposal is consistent with the existing County zoning designation of RA-20,000.

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 City of Glendora.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Negative Declaration adopted by the City of Glendora on September 25, 2012. Acting in its role as a responsible agency, and with respect to Annexation No. 2011-08a to the City of Glendora, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Negative Declaration adopted by the City of Glendora, 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 connect with its approval of the project.

ISLAND ANNEXTIONS WITHOUT PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56375.3, the Commission shall approve, after notice and hearing, the change of organization and waive protest proceeding pursuant to Part 4 (commencing with Section 57000) entirely:

The change of organization needs to be initiated on or after January 1, 2000, and before January 1, 2014. Annexation No. 2011-08a to the City of Glendora was received on December 22, 2011 and was revised on October 24, 2012.

The change of organization is proposed by resolution adopted by the affected city. The City of Glendora adopted Resolution CC 2012-59 on September 25, 2012 to initiate proceedings.

The affected territory does not exceed 150 acres, and constitutes the entire island. Area "A" contains 19.83 acres and area "B" contains 53.69 acres. Both areas constitute entire islands.

The affected territory is surrounded, or substantially surrounded, by the city to which annexation is proposed. Area "A" is substantially surrounded by the City of Glendora. Area "B" is completely surrounded by the City of Glendora.

The affected territory is substantially developed. The portion that is vacant is developing, and is proposed to be built with residential uses similar to surrounding areas. Public utility services are currently available for the developed area and the undeveloped portion will receive equal services. Physical and public improvements will be provided by the developer.

The affected territory is not prime agricultural land.

The affected territory will benefit from the annexation.

Based thereon, pursuant to Government Code Section 56375.3, the Commission shall approve, after notice and hearing, the change of organization and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely.

Recommended Action:

- 1. Open the public hearing and receive testimony;
- 2. There being no further testimony, close the public hearing;
- 3. Waive protest proceedings in accordance with Government Code section 56375.3.
- 4. Adopt the Resolution Making Determinations Approving and Ordering "Annexation No. 2011-08a to the City of Glendora".

RESOLUTION NO. 2013-00RMD RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS APPROVING AND ORDERING "ANNEXATION NO. 2011-08A TO THE CITY OF GLENDORA"

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

WHEREAS, the proposed annexation consists of approximately 77.2± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2011-08a to the City of Glendora"; 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 to annex unincorporated islands to the City of Glendora; and

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

WHERAS, on August 14, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2011-08a to the City of Glendora, 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 September 25, 2012 by the City of Glendora, 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.

- A description of the boundaries and map of the proposal, as approved by this
 Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference
 incorporated herein.
- 3. The affected territory consists of 72.2± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2011-08a to the City of Glendora".

- 4. Annexation No. 2011-08a to the City of Glendora is hereby approved, subject to the following terms and conditions:
 - a. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - 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 City.
 - e. The regular County assessment roll shall be utilized by the City.

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
- h. Detachment of the affected territory from County Road Maintenance District No.5.
- Withdrawal of the affected territory from County Lighting Maintenance District
 1687.
- j. Withdrawal of affected territory from the County Public Library System.
- k. Exclusion of affected territory from County Lighting District LLA-1,Unincorporated Zone.
- Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.

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

deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- o. Except to the extent in conflict with "a" through "n", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 5. Pursuant to Government Code Section 56375.3, island annexations without protest proceedings, the Commission hereby finds and determines that:
 - a. The change of organization was initiated on or after January 1, 2000, and before
 January 1, 2014;
 - The change of organization is proposed by resolution adopted by the affected city;
 - The affected territory does not exceed 150 acres in area, and that area constitutes the entire island;

- d. The affected territory is surrounded, or substantially surrounded, by the city to which annexation is proposed;
- e. The affected territory is substantially developed. The portion that is vacant is developing, and is proposed to be built with residential uses similar to surrounding areas. Public utility services are currently available for the developed area and the undeveloped portion will receive equal services. Physical and public improvements will be provided by the developer.
- f. The affected territory is not prime agricultural land.
- g. The affected territory will benefit from the annexation.

Based thereon, pursuant to Government Code Section 56375.3, the Commission approves, after notice and hearing, the annexation and waives protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely.

- 6. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the City of Glendora, subject to the terms and conditions contained herein.
- The Executive Officer is hereby authorized and directed to mail certified copies of this
 resolution as provided in Government Code Section 56882.

Resolution No. 2013-00RMD Page 8

PASSED AND ADOPTED this 14th day of August 2013.

MOTION:

SECOND:

AYES:

NOES:

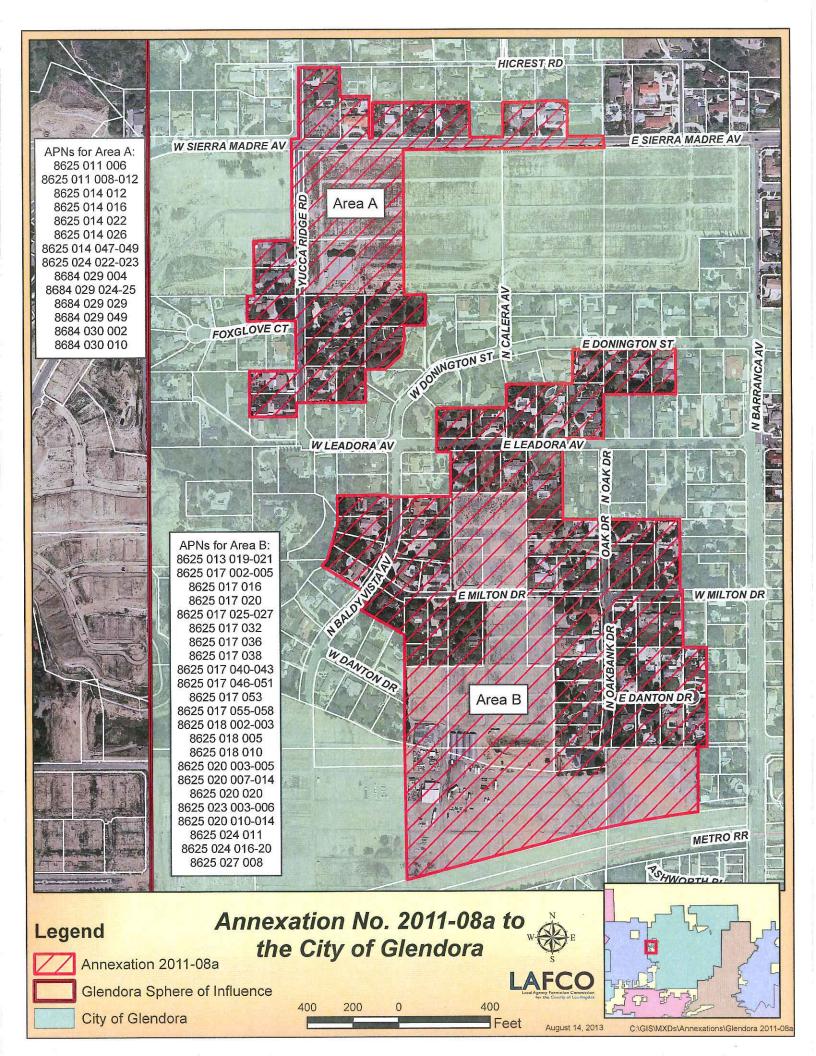
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP Executive Officer



Staff Report

August 14, 2013

Agenda Item No. 8.a.

Protest Hearing on Annexation No. 2011-01 (21-723) to Los Angeles County Sanitation District No. 21;

On June 12, 2013, your Commission approved a request for the annexation of approximately 556.712± acres of inhabited territory into the boundaries of Los Angeles County Sanitation District No. 21. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq*.

BACKGROUND

Annexation No.:

2011-01

District:

Los Angeles County Sanitation District No. 21

Inhabited/Uninhabited:

Inhabited

Applicant:

Los Angeles County Sanitation District No. 21

Resolution or Petition:

June 24, 2009

Application filed with LAFCO:

September 8, 2009

Location:

On Amar Road north of Lemon Avenue and Creekside

Drive, all within the City of Walnut.

City/Unincorporated County:

City of Walnut

Affected Territory:

87 single-family homes and vacant land

Surrounding Territory:

Residential, vacant, park

Landowner(s):

There are multiple owners of record

Registered Voters (Number):

162

As of:

March 7, 2013

Purpose:

Multiple landowners of real property within the affected territory have requested, in writing, that the District provide

off-site sewage disposal service.

Related Jurisdictional Changes:

None

Waiver of Notice/Hearing/Protest:

No (Inhabited)

Additional Information:

None

FACTORS FOR CONSIDERATION PURSUANT TO GOVT. CODE SECTION 56668:

(a) Population

Existing Population (Number):

257

As of:

August 24, 2009

Population Density (Persons/Acre):

0.46

Estimated Future Population:

1,072

Land Area (Acres):

556,712

Existing Land Use(s):

87 single-family homes and vacant land

Proposed/Future Land Use(s), if any:

Development of 181 sinlge-family homes

Assessed Valuation:

\$63,233,201

As of:

August 24, 2009

Per Capita Assessed Valuation:

\$246,043.58

Topography:

Gentle hillside

Natural Boundaries:

None

Drainage Basins:

None

Proximity to Other Populated Areas:

The nearest existing populated area is 200 feet west from

the affected territory.

Likelihood of Significant Growth in the Development of 181 single-family homes

Area in the Next 10 Years:

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 provided by local agencies subject to this division and includes the public facilities necessary to provide those services"):

The affected territory is 87 single-family homes, and includes the development of an additional 181 singlefamily homes which requires organized governmental the services are services which would be services. Multiple landowners 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 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 and of Alternative Courses of Action on 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:

Multiple 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:

Multiple 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 There are no conformance issues because the Commission Policies Regarding Urban Development: 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 conforms to Government Code Section 56377.

(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.

or Ownership:

Conformance with Lines of Assessment 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 Hillside Single-Family/Residential. The affected territory is not within the boundaries of any Specific Plan.

(h) Sphere of Influence

Sphere of Influence (SOI):

The property is now within Los Angeles County Sanitation District No. 21 Sphere of Influence.

(i) Comments From Public Agencies

Comments from Public Agencies:

No significant comments were received.

(i) 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.

(1) 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).

Page 6 of 7

(m) Comments from Landowners, Voters, or Residents

Information or comments from

No significant comments were received.

Landowners, Voters, or Residents of the

Affected Territory:

(n) Land Use Designations

Existing Land Use Designations:

The proposed action is consistent with the existing City's

General Plan designation of Hillside Single-

Family/Residential. The proposed action is consistent with

the existing City's zoning designation of Residential

Planned Development (RPD).

(o) Environmental Justice

Environmental Justice:

Multiple 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:

Acting in its role as a responsible agency with the respect to Annexation No. 2011-01, 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 General Plan Environmental Impact Report certified by the City of Walnut, 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, including the Statement of Overriding Considerations, and mitigation monitoring program, previously adopted by the lead agency

in connection with its approval of the project.

Lead Agency:

Date:

City of Walnut

August 7, 2009

Annexation No. 2011-01 (21-723) to Los Angeles County Sanitaiton District No. 21.

CONCLUSION:

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

RECOMMENDED ACTION

Staff recommends that the Commission:

- 1). Open the protest hearing and receive written protests;
- 2). Close the protest hearing;
- 3). Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
- 4). Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 2011-01 (21-723) to Los Angeles County Sanitation District No. 21 directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2013-00PR RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR LOS ANGELES COUNTY MAKING DETERMINATIONS ORDERING "ANNEXATION NO. 2011-01 (21-723) TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"

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

WHEREAS the principal reason for the proposed annexation is to provide offsite sewage disposal for 87 single-family homes and 181 proposed additional single-family homes; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and WHEREAS, the territory consists of 556.712± acres and is inhabited; and WHEREAS, the short-form designation given this proposal is "Annexation No. 2011-01 (21-723)"; and

WHEREAS, on June 12, 2013, the Commission approved Annexation No. 2011-01 (21-723); and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set August 14, 2013 as the date for the protest hearing and has given notice thereof; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1. The Commission finds that the number of registered voters within the boundary of the territory is 162 and the number of property owners is 40 and the total assessed value of land within the affected territory is \$63,233,201.
- 2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2011-01 (21-723) and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
- The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 21.

- 4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 21 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 21.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No. 21.
 - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title
 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, et seq.

Resolution No. 2013-00PR Page 4

PASSED AND ADOPTED this 14th day of August 2013.

MOTION:

SECOND:

AYES:

NOES:

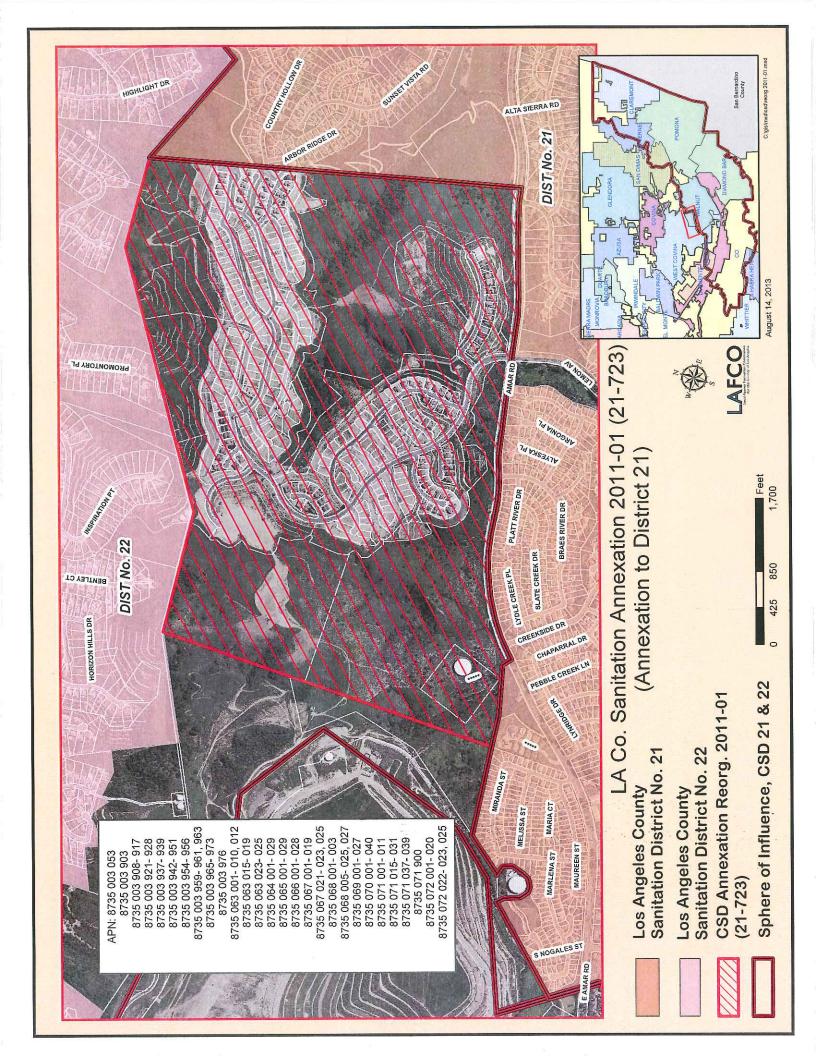
ABSTAIN:

ABSENT:

MOTION PASSES:

LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

PAUL A. NOVAK, AICP Executive Officer



Staff Report

August 14, 2013

Agenda Item No. 8.b.

Protest Hearing on Annexation No. 2011-23 to the City of Santa Clarita (Norland - Robinson Ranch)

On June 12, 2013 your Commission approved a request for the annexation of approximately 204.32+/- acres of uninhabited territory into the boundaries of the City of Santa Clarita. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, et seq.

BACKGROUND:

Annexation No:

Annexation No. 2011-23 to the City of Santa Clarita

(Norland – Robinson Ranch)

City/District:

City of Santa Clarita

Inhabited/Uninhabited:

Uninhabited

Applicant:

City of Santa Clarita

Resolution or Petition:

Resolution No. 11-16 adopted April 12, 2011

Application Filed with LAFCO:

September 19, 2011

Location:

The affected territory is generally located south of State

Route 14 and east of Lost Canyon Road.

City/County:

Los Angeles County unincorporated territory immediately

north and east of the City of Santa Clarita's community

known as Sand Canyon.

Affected Territory:

Currently there is 1 single family home and vacant land

with future development of 40 residential lots.

Surrounding Territory:

Surrounding territory is residential, national forest, and

open space.

Landowner(s):

There are 6 landowners within the affected territory.

Registered Voters:

0 registered voters as of October 26, 2011

Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch) Agenda Item No. 8.b. Page 2 of 7

Purpose/Background:

Landowners within the affected territory approached the City of Santa Clarita for annexation. The property owners cite that the quality of services provided by the City and the desire for local government representation are the reason

for the annexation.

Related Jurisdictional Changes:

Detachment from County Road District No. 5 and withdrawal from the County Public Library System.

Within SOI:

Yes

Waiver of Notice/Hearing/Protest

No

CEQA Clearance:

The California Environmental Quality Act clearance is a Negative Declaration adopted by the City of Santa Clarita

on October 12, 2010.

Additional Information:

None.

FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 3 as of October 11, 2011. The population density is 68 persons per acre.

The estimated future population is 125.

The affected territory is 204.32+/- acres. The existing land use consists of 1 single-family home and vacant land.

The assessed valuation of land is \$2,958,563 for Assessor roll year 2010. The per capita assessed valuation is 493,094. On April 9, 2013, the negotiated tax exchange resolution was adopted by all affected agencies.

The topography of the affected territory is generally flat. The Santa Clara River runs through the northern 57 acres of the affected territory.

The affected territory is bounded by the Angeles National Forest located to the east. There are no drainage basins on or near the affected territory.

The nearest populated area is 100 feet to the north of the affected territory. The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

b. Governmental Services and Controls:

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

Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch) Agenda Item No. 8.b. Page 4 of 7

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

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

The County manages several special assessment districts within the proposed annexation area, including County Road Maintenance District No. 5, and County Public Library. As part of this annexation request, the affected territory will be detached from special assessment districts and the City of Santa Clarita will assume responsibility for funding and providing the services. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$29 per single-family residence per year, Stormwater Facility Maintenance District \$22.45 per single-family residence per year, Landscape Maintenance District \$58.89 per single-family residence per year, and Street Light Maintenance District - \$57.27 per single-family residence per year.

c. Proposed Action and Alternative Actions:

There is no effect of the proposed action on adjacent areas. There is no effect of the proposed action on mutual social and economic interests. The effect of the proposed action on the local governmental structure of the County of Los Angeles (County) is zero. The relatively small area of unincorporated territory being annexed by Santa Clarita will not impact, to any significant degree, the governmental structure of the County.

The only known alternative action is for the existing unincorporated territory to remain as unincorporated territory. The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is zero.

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.

The proposal does not 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 the City of Santa Clarita General Plan.

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No.11-08 was adopted by the City of Santa Clarita City Council on April 26, 2011. The pre-zoning designation of the affected territory is consistent with the City of Santa Clarita General Plan.

h. Sphere of Influence:

The affected territory is within the Sphere of Influence of the City of Santa Clarita.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The City of Santa Clarita indicated they will be able to provide service to the affected territory. Upon annexation the City will receive a portion of the property tax and will receive special district assessments.

k. Timely Availability of Water Supplies:

The affected territory is within Santa Clarita Water Division. There is no change in water service. Santa Clarita Water indicated they will be able to serve the proposed development.

l. Regional Housing:

The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 46 very low income, 29 low

income, 32 moderate income, and 76 above moderate income units from the County to the City.

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 County General Plan designations of HM, TC, W and N1.

The proposal is consistent with the existing County zoning designations of A-1-2000 and A-2-1.

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Negative Declaration adopted by the City of Santa Clarita on October 12, 2010. Acting in its role as a responsible agency, and with respect to Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch), and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Negative Declaration adopted by the City of Santa Clarita, 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 connect with its approval of the project.

CONCLUSION: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch) Agenda Item No. 8.b. Page 7 of 7

RECOMMENDED ACTION:

- 1. Open the protest hearing and receive written protests;
- 2. Close the protest hearing;
- 3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results;
- 4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 2011-23 to the City of Santa Clarita (Norland Robinson Ranch) if written protests have been filed and not withdrawn by owners of land who own less than 50% of the total assessed value of land within the affected territory.

RESOLUTION NO. 2013-00PR

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR LOS ANGELES COUNTY ORDERING "ANNEXATION NO. 2011-23 TO THE CITY OF SANTA CLARITA (NORLAND – ROBINSON RANCH)"

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for the County of Los Angeles (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City, and detachment of said territory from County Road District No. 5 and withdrawal from County Public Library System, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 204.32± acres of uninhabited territory and is assigned the following distinctive short form designation:

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

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

WHEREAS, on June 12, 2013, the Commission approved Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch); and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for August 14, 2013 at 9:00 a.m., and the Executive Officer has given notice thereof pursuant to Government Code Sections 57025 and 57026, published on July 17, 2013; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1. The Commission finds that the number of registered voters residing within the boundary of the territory is $\underline{0}$ and the number of landowners is $\underline{6}$.
- 2. The Commission finds that the total assessed valuation of land is \$2,958,563.
- 3. The Commission finds that the number of written protests filed in opposition to Annexation No. 2011-23 to the City of Santa Clarita (Norland Robinson Ranch) and not withdrawn is <u>0</u> landowners. Therefore the annexation will be approved since the valid protests received and not withdrawn, represent less than 50 percent of the number of landowners owning at least 50 percent of the total assessed value of land within the affected territory.
- 4. Pursuant to Government Code section 56886, Annexation No. 2011-23 to the City of Santa Clarita (Norland – Robinson Ranch) is hereby approved, and ordered, subject to the following terms and conditions:

- a. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
- b. Detachment of the affected territory from County Road Maintenance District No.5.
- c. Withdrawal of affected territory from the County Public Library System.
- d. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- e. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- f. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

g. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- h. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- i. The effective date of the annexation shall be the date of recordation.
- j. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- k. The regular County assessment roll shall be utilized by the City.
- 1. The territory will not be taxed for existing bonded indebtedness of the City.
- m. Except to the extent in conflict with a through 1, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Santa Clarita, upon the City's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, et seq.

Resolution No. 2013-04PR Page 6

PASSED AND ADOPTED this 14th day of August 1 2013.

MOTION:

SECOND:

AYES:

NOES:

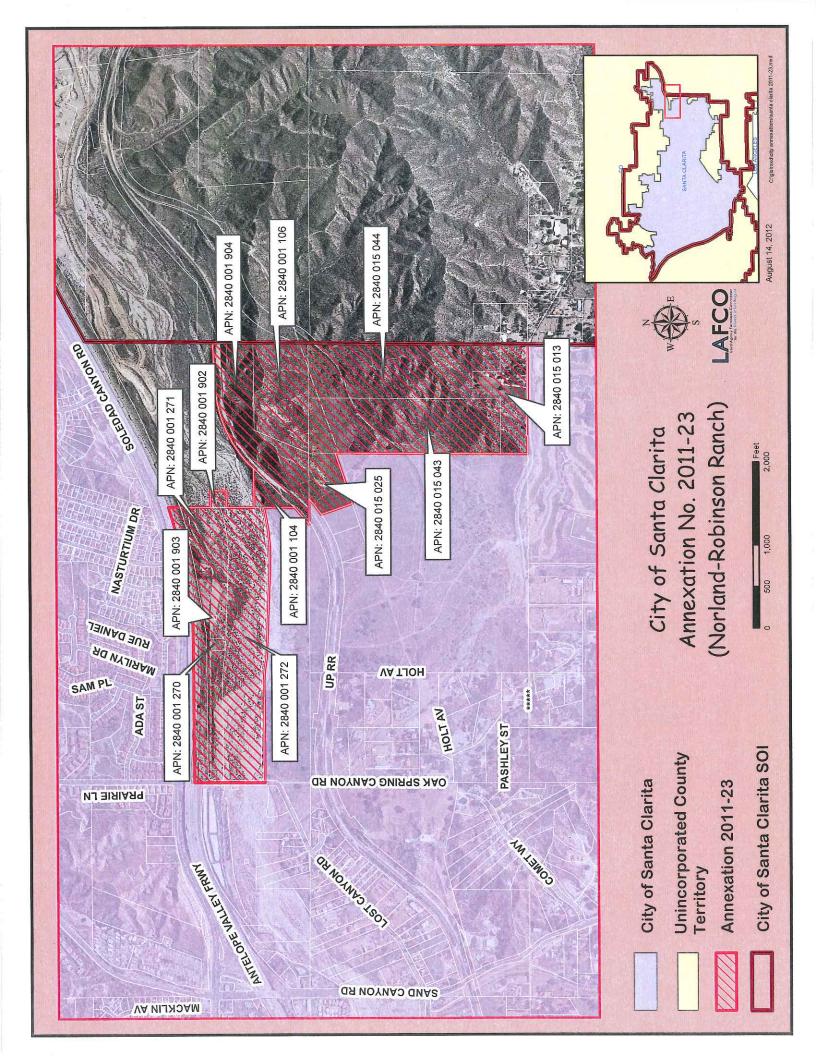
ABSTAIN:

ABSENT:

MOTION PASSES:

LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP Executive Officer



Staff Report

August 14, 2013

Agenda Item No. 9.b.

Process for Selection of Commission Representatives for the Independent Special Districts

The passing of Lillian Kawasaki creates an unanticipated vacancy on the Commission (Alternate Member representing the Independent Special Districts). Lillian Kawasaki was serving a four-year term of office that would have ended on Monday, May 5th, 2014. There are approximately eight months remaining on her term.

Government Code Section 56332 governs the process to select two (2) voting members and one (1) alternate member representing independent special districts by an "Independent Special District Selection Committee," or "ISDSC," composed of the presiding officer of each independent special district. In the event that a presiding officer is unable to attend a meeting to make the selection, the district's legislative body may appoint one of its members to attend the meeting in the presiding officer's place.

In the event of a vacancy, Government Section 56332(b) directs the Executive Officer to call a meeting for the purposes of selecting a new representative, and to give written notice to all members of the ISDSC. If the Executive Officer determines that a meeting of the ISDSC "is not feasible," Government Code Section 56332(c)(1) further authorizes the Executive Officer to conduct an election of the committee in writing.

Because Lillian Kawasaki's office is vacant and has roughly eight months remaining, the Executive Officer plans to give notice and call a meeting of the ISDSC to select a representative to serve the balance of the unexpired term. The Committee has 50 voting members, representing the 50 independent special districts in Los Angeles County. A majority of the members (26 members), or their authorized designees, must be present to establish a quorum. Assuming a quorum is obtained, the Executive Officer conducts the meeting by soliciting nominations, calling for votes, and tabulating the results. Because there are 50 members from various locations around Los Angeles County, it may be infeasible to get a quorum in a timely manner.

In the past, the Executive Officer has delegated the conduct of ISDSC elections to a designee, Bill Kruse (an attorney with Lagerlof, Senecal, Gosney and Kruse). These elections have been conducted by certified mail as authorized. Mr. Kruse provides his services at no cost to LAFCO.

In addition to this upcoming selection of the Alternate Member to fill the balance of the unexpired term, the Executive Officer plans to conduct an additional meeting or elections in early 2014 to fill anticipated vacancies due to the end of terms. In May of 2014, the full term of office of two independent special district positions conclude and will be open: a new four-year term for the position of Voting Member position (currently held by Jerry Gladbach of the Castaic Lake Water Agency) as well as a new four-year term for the position of Alternate Member

(Lillian Kawasaki's seat).

Government Code Section 56332(f) defines Executive Officer as "executive officer or designee as authorized by the commission." If the Executive Officer determines that a meeting of the ISDSC is infeasible, staff is requesting authorization to continue to use a designee, Bill Kruse, to conduct the election by written ballot as authorized by law.

Recommendation:

Authorize the Executive Officer, if he determines that a written ballot proceeding is necessary either to select representatives or to fill any vacancies for the representation of the independent special districts on the commission, to conduct the proceedings, either now or in the future, at his discretion, with the assistance of a designee (Bill Kruse of Lagerlof, Senecal, Gosney & Kruse) as authorized by law.