

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

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

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

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

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

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- 1. CALL MEETING TO ORDER**
- 2. PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH**
- 3. DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**
- 4. SWEARING-IN OF SPEAKER(S)**
- 5. CONSENT ITEM(S) – GOVERNMENT CODE § 56857 NOTICE**

None.

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

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

- a. Annexation No. 52 to Los Angeles County Sanitation District No. 18.
- b. Annexation No. 733 to Los Angeles County Sanitation District No. 21.
- c. Annexation No. 410 to Los Angeles County Sanitation District No. 22.
- d. Annexation No. 412 to Los Angeles County Sanitation District No. 22.
- e. Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County.
- f. Approve Minutes of September 11, 2013.
- g. Operating Account Check Register for the month of September 2013.
- h. Receive and file update on pending applications.

**7. PUBLIC HEARING(S)**

- a. Annexation No. 57 to Los Angeles County Sanitation District No. 2; Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence (SOI).
- b. Annexation No. 89 to Los Angeles County Sanitation District No. 20; Amendment to Los Angeles County Sanitation District No. 20 Sphere of Influence (SOI) No. 2012-15.
- c. Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley.
- d. Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Compton.

**8. PROTEST 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; 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.
- b. Annexation No. 323 to Los Angeles County Sanitation District No. 14.
- c. Annexation No. 375 to Los Angeles County Sanitation District No. 14.

**9. OTHER ITEMS**

- a. Alternate Legal Counsel (Process)
- b. Alternate Legal Counsel for City of Palmdale Annexation No. 2011-19
- c. Presentation of Service Pins.

10. **COMMISSIONERS' REPORT**

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

11. **EXECUTIVE OFFICER'S REPORT**

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

12. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

13. **FUTURE MEETINGS**

November 13, 2013

~~December 11, 2013~~ (Meeting Canceled)

January 8, 2014

February 12, 2014

14. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission.

15. **ADJOURNMENT MOTION**

## **Staff Report**

**October 9, 2013**

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

#### **Annexation No. 52 to Los Angeles County Sanitation District No. 18**

The following is a proposal requesting annexation of 6.699± acres of uninhabited territory located in the unincorporated area of Los Angeles County known as Whittier Narrows into Los Angeles County Sanitation District No. 18.

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	6.699± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 18
Resolution or Petition:	February 22, 2012
Application Filed with LAFCO:	March 19, 2012
Location:	The affected territory is located south of Pellissier Road approximately 200 feet west of Pearson Avenue, all within the unincorporated Los Angeles County.
City/County:	Los Angeles County unincorporated territory known as Whittier Narrows.
Affected Territory:	The affected territory consists of two warehouses and is located within an industrial area. The topography is flat.
Surrounding Territory:	Surrounding territory is industrial, commercial, and residential.
Landowner(s):	Charles Bunn Equities II LLC
Registered Voters:	0 registered voters as of February 22, 2012
Purpose/Background:	Landowner of real property within the affected territory has requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.



Within SOI: Yes

Waiver of Notice/Hearing/Protest: Yes

CEQA Clearance: The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, as lead agency, on November 30, 2005.

Additional Information: None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 residents as of March 19, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 6.699+/- acres. The existing land use is industrial. The current land use will continue without change.

The assessed valuation is \$11,399,745 as of March 19, 2012. 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 flat.

The affected territory is bounded by the San Gabriel River located directly north of the affected territory. There are no drainage basins on or near the affected territory.

The nearest populated area is east of the affected territory. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory includes two warehouses 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 the respect to sanitary sewer disposal, other than service provided by the District, the only sewage disposal option currently available is private septic systems. The probable effect of the proposed action and of the alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas vary widely; and 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 of 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 of 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 of 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 County General Plan designation of Industrial.

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 18.

**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 Los Angeles County Sanitation District No. 18.

**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 County General Plan designation of Industrial.

The proposal is consistent with the existing County zoning designation of Manufacturing-Industrial Planned Zone (MPD).

**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.

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

The CEQA clearance is a Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, as lead agency, on November 30, 2005. Acting in its role as a responsible agency, and with respect to Annexation No. 52 to Los Angeles County Sanitation District No. 18, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

**WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:**

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed change of organization consisting solely of an annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed change of organization. Based thereon, the commission may make determination on the proposed change of organization without notice and hearing, and the Commission may waive protest proceedings.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 18.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 52 to Los Angeles County Sanitation District No. 18.

**RESOLUTION NO. 2013-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 52 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 18"**

WHEREAS, the Los Angeles County Sanitation District No. 18 (the "District") 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 District, all within the County of Los Angeles (the "County"); and

WHEREAS, the proposed annexation consists of approximately 6.699± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 52 to Los Angeles County Sanitation District No. 18"; 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 District to provide offsite sewage disposal to two warehouses; and

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

WHEREAS, on October 9, 2013, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the annexation is uninhabited;
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
  - c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 52 to Los Angeles County Sanitation District No. 18, 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 November 30, 2005 by the Los Angeles County Department of Regional Planning, 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 and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 6.699± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 52 to Los Angeles County Sanitation District No. 18".
5. Annexation No. 52 to Los Angeles County Sanitation District No. 18 is hereby approved, subject to the following terms and conditions:



- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the 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 57325) shall apply to this annexation.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District, subject to the terms and condition contained herein.
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.
8. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of this 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 9<sup>th</sup> day of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

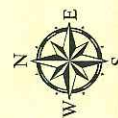
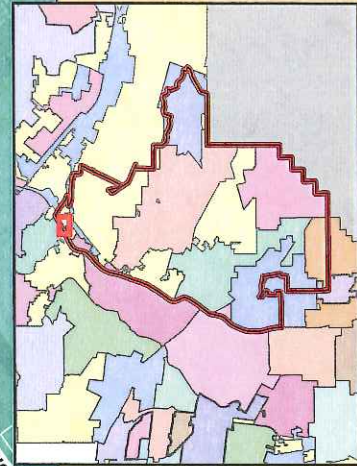
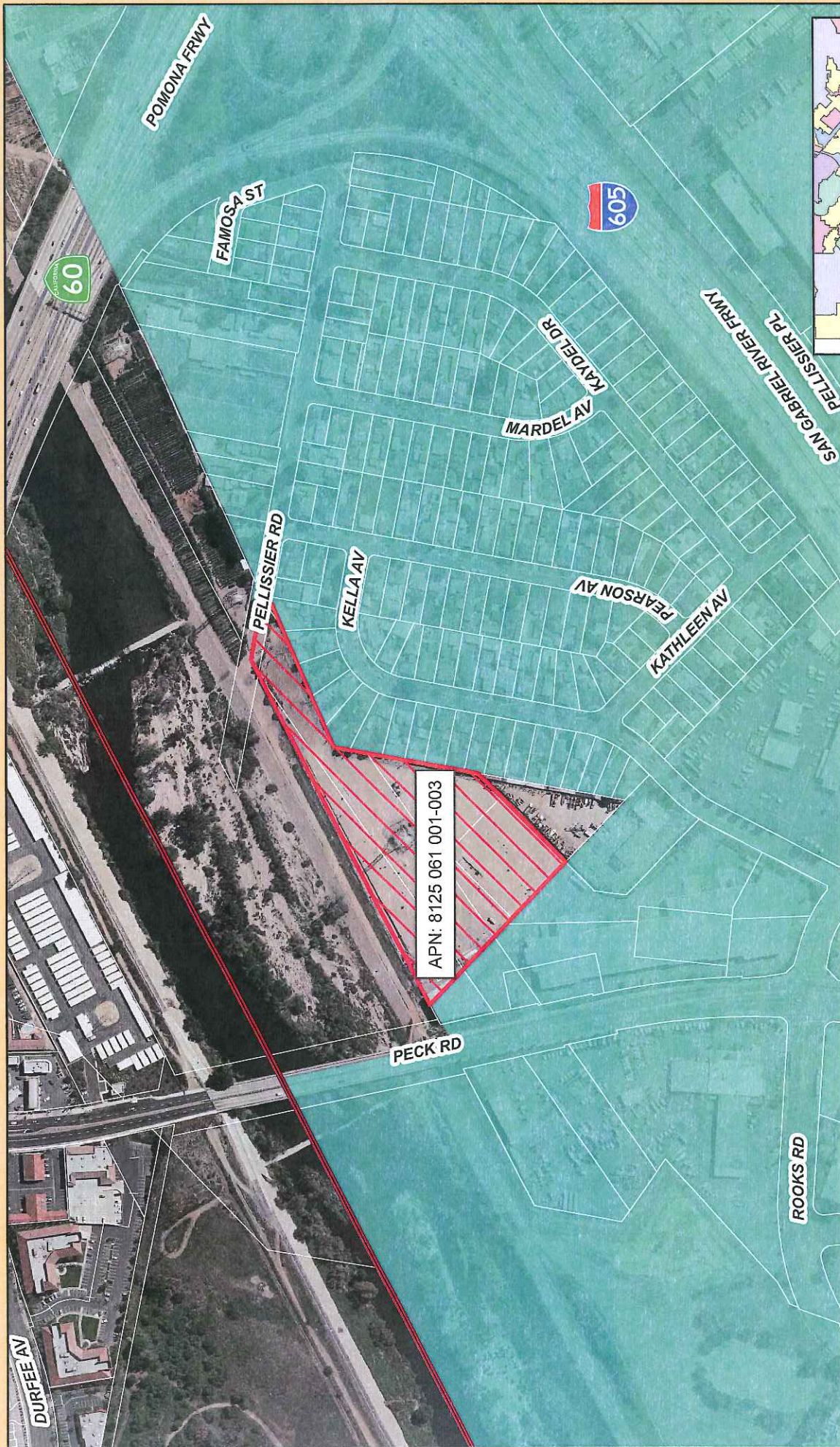
MOTION PASSES: 0/0/0

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

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









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

October 9, 2013

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## Annexation No. 52 to County Sanitation District No. 18

### Legend

-  Los Angeles County Sanitation District No. 18
-  County Unincorporated
-  CSD Annexation 18-52
-  Sphere of Influence, CSD 18





**Staff Report**

**October 9, 2013**

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

**Annexation No. 733 to Los Angeles County Sanitation District No. 21**

The following is a proposal requesting annexation of 1.195± acres of uninhabited territory located in the City of Claremont into Los Angeles County Sanitation District No. 21.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1.195± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	March 28, 2012
Application Filed with LAFCO:	April 16, 2012
Location:	The affected territory is located west of Towne Avenue between Hillsdale Drive and Syracuse Drive, all within the City of Claremont.
City/County:	City of Claremont
Affected Territory:	The affected territory consists of two single-family homes located in a residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is flat.
Landowner(s):	George K. Hernandez
Registered Voters:	2 registered voters as of April 16, 2012
Purpose/Background:	Landowner of real property within the affected territory has requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes

Waiver of Notice/Hearing/Protest: Yes

CEQA Clearance: The proposal is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 21, as lead agency, on March 28, 2012.

Additional Information: None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 7 residents as of April 16, 2012. The population density is .16 persons per acre.

The estimated future population is 7 residents.

The affected territory is 1.195+/- acres. The existing land use is residential. The current land use will continue without change.

The assessed valuation is \$434,848 as of April 16, 2012. The per capita assessed valuation is \$61,121. 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 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 two 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 the respect to sanitary sewer disposal, other than service provided by the District, the only sewage disposal option currently available is private septic systems. The probable effect of the proposed action and of the alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas vary widely; and 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 of 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 of 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 of 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's General Plan designation of Residential.

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 21.

**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 Los Angeles County Sanitation District No. 21.

**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.

The proposal is consistent with the existing City's zoning designation of Single-Family Residential on 10,000 sq.ft. lots (RS-10000).

**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.

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

The proposal is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 21, as lead agency, on March 28, 2012.



**WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:**

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed change of organization consisting solely of an annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c).

Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed change of organization. Based thereon, the commission may make determinations on the change of organization without notice and hearing, and the Commission may waive protest proceedings.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 21.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 733 to Los Angeles County Sanitation District No. 21.

**RESOLUTION NO. 2013-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 733 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the Los Angeles County Sanitation District No. 21 (the "District") 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 District, all within the County of Los Angeles (the "County"); and

WHEREAS, the proposed annexation consists of approximately 1.195± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 733 to Los Angeles County Sanitation District No. 21"; 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 District to provide offsite sewage disposal to two single-family homes; and

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

WHEREAS, on October 9, 2013, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the annexation is uninhabited;
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
  - c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1.195± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 733 to Los Angeles County Sanitation District No. 21".
5. Annexation No. 733 to Los Angeles County Sanitation District No. 21 is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.

- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the 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 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District, subject to the terms and condition contained herein.
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

8. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of this 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 9<sup>th</sup> day of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

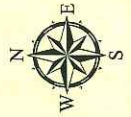
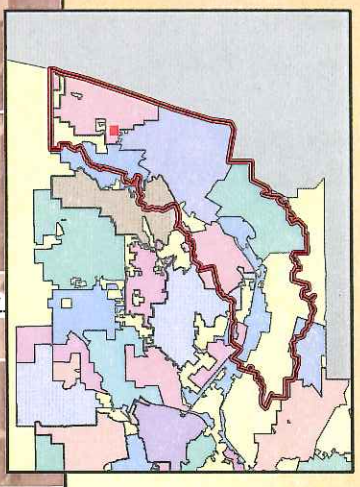
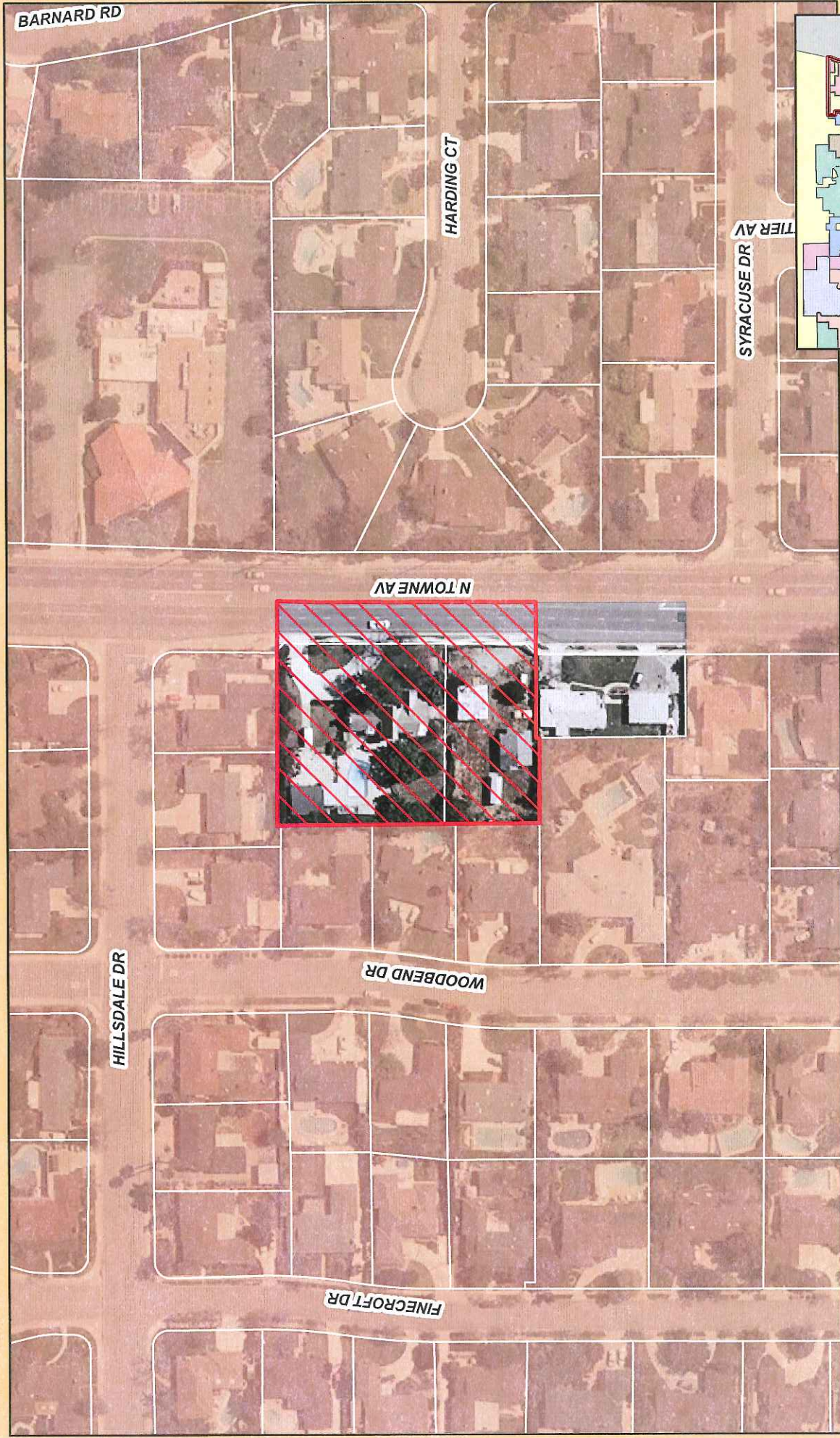
MOTION PASSES: 0/0/0

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

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



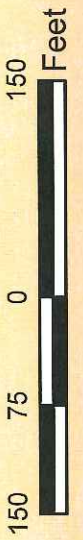


**LAFCO**  
 Local Agency Formation Commission  
 for the County of Los Angeles

# Annexation No. 733 to County Sanitation District No. 21

## Legend

- Los Angeles County Sanitation District No. 21
- City of La Verne
- CSD Annexation 21-733
- Sphere of Influence, CSD 21





**Staff Report**

**October 9, 2013**

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

**Annexation No. 410 to Los Angeles County Sanitation District No. 22**

The following is a proposal requesting annexation of 4.720± acres of uninhabited territory located in the City of San Dimas into Los Angeles County Sanitation District No. 22.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	4.720± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 22
Resolution or Petition:	October 26, 2011
Application Filed with LAFCO:	December 6, 2011
Location:	The affected territory is located south of Arrow Highway and east of Cataract Avenue, all within the City of San Dimas.
City/County:	City of San Dimas
Affected Territory:	The affected territory consists of one single-family home used as office space and one office building located in a commercial area on two separate annexation parcels. The topography is generally flat with slight southerly slope.
Surrounding Territory:	Surrounding territory is commercial and residential.
Landowner(s):	Spanish Trails Girl Scout Council, Inc. and Mei L. Kao
Registered Voters:	0 registered voters as of July 29, 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: Yes

Waiver of Notice/Hearing/Protest: Yes

CEQA Clearance: For annexation parcel 1, the California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of San Dimas, as lead agency, on November 9, 2006.

For annexation parcel 2, the annexation is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the portion of the project consisting of the existing single-family home. The Categorical Exemption was adopted by Los Angeles County Sanitation District No 22, as lead agency, on October 26, 2011.

Additional Information: None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 residents as of December 6, 2011. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 4.720+/- acres. The existing land use is commercial. The current land use will continue without change.

The assessed valuation is \$764,461 as of December 6, 2011. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On February 7, 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 generally flat with a slight southerly slope.

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

The nearest populated area is 100 feet north of annexation parcel 2. 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 one single-family home used as office space and one office building, 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 the respect to sanitary sewer disposal, other than service provided by the District, the only sewage disposal option currently available is private septic systems. The probable effect of the proposed action and of the alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas vary widely; and 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 of 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 of 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 of 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's General Plan designation of Commercial.

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 22.

**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 Los Angeles County Sanitation District No. 22.

**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 Commercial.

The proposal is consistent with the existing City's zoning designation of Light Industrial (M-1).

**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.

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

For annexation parcel 1 the CEQA clearance is a Mitigated Negative Declaration adopted by the City of San Dimas, as lead agency, on November 9, 2006. Acting in its role as a responsible agency, and with respect to Annexation No. 410 to Los Angeles County Sanitation District No. 22, 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 San Dimas, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

For annexation parcel 2, the annexation is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the portion of the project consisting of the existing single-family home. The Categorical Exemption was adopted by Los Angeles County Sanitation District No 22, as lead agency, on October 26, 2011.

**WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:**

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed change of organization consisting solely of an annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c).

Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed change of organization. Based thereon, the commission may make determinations on the change of organization without notice and hearing, and the Commission may waive protest proceedings.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 22.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 410 to Los Angeles County Sanitation District No. 22.

**RESOLUTION NO. 2013-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 410 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 (the "District") 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 District, all within the County of Los Angeles (the "County"); and

WHEREAS, the proposed annexation consists of approximately 4.720± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 410 to Los Angeles County Sanitation District No. 22"; 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 District to provide offsite sewage disposal to one single-family home and one office building; and

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

WHEREAS, on October 9, 2013, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the annexation is uninhabited;
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
  - c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The Commission, acting in its role as a responsible agency with respect to the annexation of parcel 1, 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 November 9, 2006 by the City of San Dimas, 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 and the Mitigation Monitoring Plan previously adopted by the lead agency in connection with its approval of the project.
3. The Commission finds that annexation parcel 2 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the portion of the project consisting of the existing single-family home. The Categorical Exemption was adopted by Los Angeles County Sanitation District No 22, as lead agency, on October 26, 2011.



4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 4.720± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 410 to Los Angeles County Sanitation District No. 22".
6. Annexation No. 410 to Los Angeles County Sanitation District No. 22 is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the 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 57325) shall apply to this annexation.
- 7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District, subject to the terms and condition contained herein.
- 8. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.
- 9. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of this 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 9<sup>th</sup> day of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

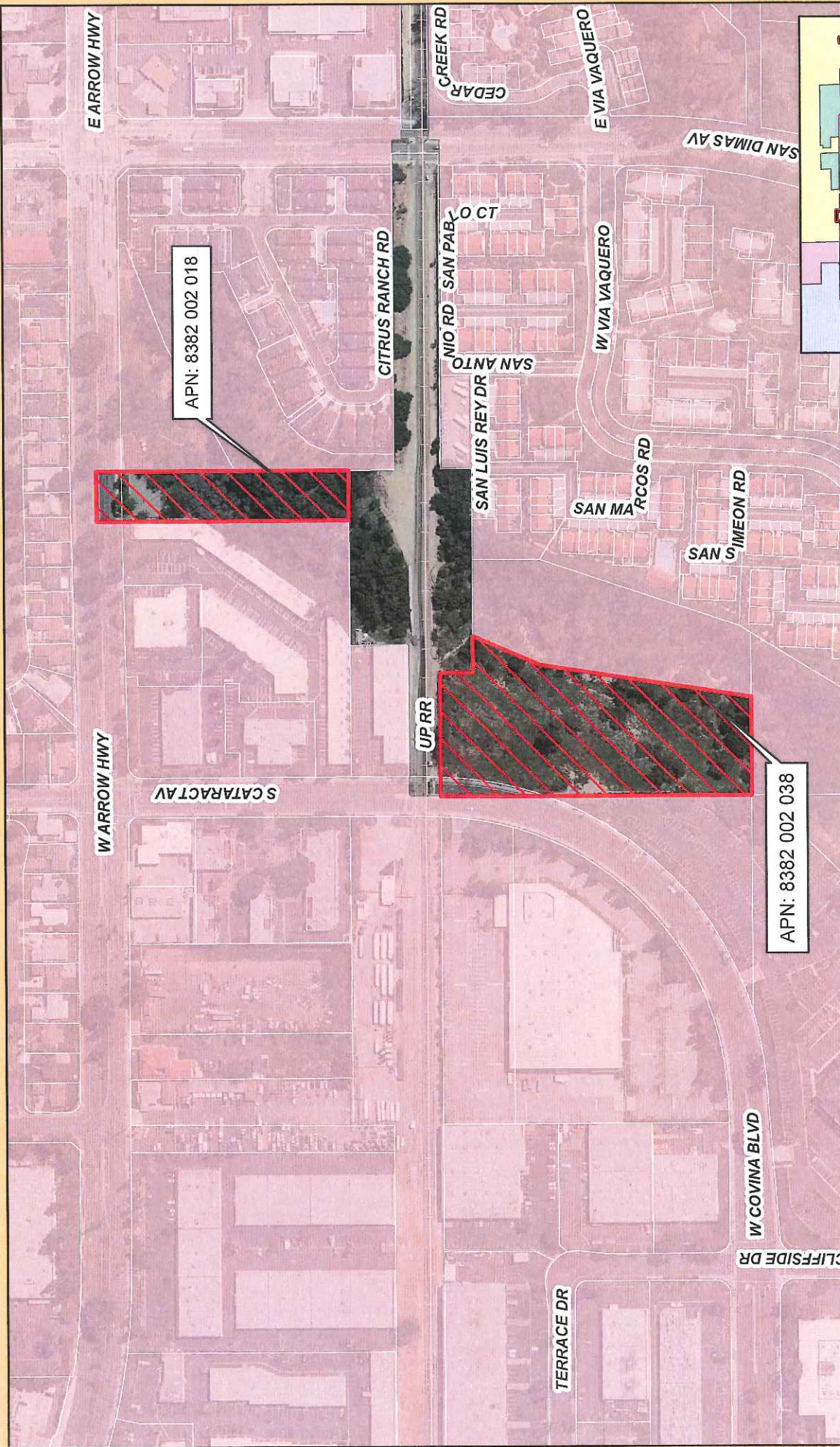
MOTION PASSES: 0/0/0

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

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

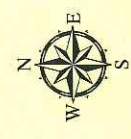




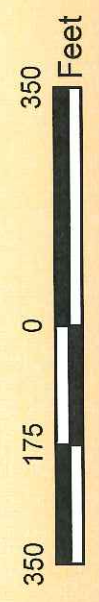
# Legend

- Los Angeles County Sanitation District No. 22
- City of San Dimas
- CSD Annexation 22-410
- Sphere of Influence, CSD 22

## Annexation No. 410 to County Sanitation District No. 22



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





**Staff Report**

**October 9, 2013**

**Agenda Item No. 6.d.**

**Annexation No. 412 to Los Angeles County Sanitation District No. 22.**

The following is a proposal requesting annexation of 1.069± acres of uninhabited territory located in the City of La Verne into Los Angeles County Sanitation District No. 22.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1.069± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 22.
Resolution or Petition:	October 26, 2011
Application Filed with LAFCO:	December 6, 2011
Location:	The affected territory is located on Base Line Road approximately 200 feet north of Foothill Boulevard.
City/County:	City of La Verne.
Affected Territory:	The affected territory consists of a day care center within a commercial area.
Surrounding Territory:	Surrounding territory is commercial and residential.
Landowner(s):	Steven Paul & Paul Pieroth
Registered Voters:	0 registered voters as of July 25, 2013.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	N/A
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

**CEQA Clearance:**

The proposal is categorically exempt from the provisions of the California Environmental Quality pursuant to State CEQA Guidelines Section 15332 because it consists of in-fill development within the city limits of five acres or less, which is consistent with the City's General Plan.

**Additional Information:**

None

**FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 as of October 11, 2011.

The estimated future population is 0.

The affected territory is 1.069± acres. The existing land use is a day care center within a commercial area.

The assessed valuation is \$339,866 as of August 22, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On February 7, 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 flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory. Puddingstone Channel is immediately north of the affected territory.

The nearest populated area is 100 feet to the east of the affected territory. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory includes a day care center within a commercial area which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is 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, and 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 alternate action for sewage disposal is private septic system. 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's General Plan designation of Low Density Residential.

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of District No. 22.

**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. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

**k. *Timely Availability of Water Supplies:***

There are no known 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 Low Density Residential.

The proposal is consistent with the existing City's zoning designation of Planned Residential.

**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.

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

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

**WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:**

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

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the District.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 412 to Los Angeles County Sanitation District No. 22.

**RESOLUTION NO. 2013-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 412 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a day care center within a commercial area; and

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

WHEREAS, the territory consists of 1.069± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 412 to County Sanitation District No. 22"; and

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

WHEREAS, on October 9, 2013, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited; and
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
  - c. The proposal was accompanied by satisfactory proof that all the owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The proposal is categorically exempt from the provisions of the California Environmental Quality pursuant to State CEQA Guidelines Section 15332 because it consists of in-fill development within the city limits of five acres or less, which is consistent with the City's general plan.
3. 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 1.069± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 412 to Los Angeles County Sanitation District No. 22"

5. Annexation No. 412 to Los Angeles County Sanitation District No. 22 is hereby approved subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.

- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the Los Angeles County Sanitation District No. 22.
  - e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 22.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No 22.
  - 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 57325) shall apply to this reorganization.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 22.
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.
8. The Executive Officer is directed to transmit a certified copy of this resolution to 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. 2013-00RMD

Page 5

PASSED AND ADOPTED 9<sup>th</sup> day of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

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

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






## Annexation No. 412 to County Sanitation District No. 22

**Legend**

- Los Angeles County Sanitation District No. 22
- City of La Verne
- CSD Annexation 22-412
- Sphere of Influence, CSD 22



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

160

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Feet

October 9, 2013 C:\GIS\MXDs\Annexations\CSD\22-412.mxd



**Staff Report**

**October 9, 2013**

**Agenda Item No. 6.e.**

**Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County**

The following is a proposal requesting annexation of 4.162± acres of uninhabited territory located in the City of Santa Clarita into the Santa Clarita Valley Sanitation District of Los Angeles County.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	4.162± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	October 12, 2011
Application Filed with LAFCO:	December 6, 2011
Location:	The affected territory is located on Placerita Canyon Road between Aden Avenue and Cast Avenue.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is vacant land and one existing church. The topography is flat.
Surrounding Territory:	Surrounding land use is residential and commercial.
Landowner(s):	Placerita Baptist Church
Registered Voters:	2 registered voters as of July 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:	Yes

Waiver of Notice/Hearing/Protest: Yes  
CEQA Clearance: The California Environmental Quality Act (CEQA)  
clearance is a Mitigated Negative Declaration adopted by  
the City of Santa Clarita, as lead agency, on February 23,  
2010.

Additional Information: None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 residents as of September 16, 2013. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 4.162+/- acres. The existing land use is vacant and institutional. The affected territory consists of vacant land and one existing church.

The assessed valuation is \$617,304 as of September 16, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On February 7, 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 flat.

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

The nearest populated area is 80 feet to the north of the affected territory. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory currently consists of one existing church 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 annexation of vacant land and one existing church will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. 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 Santa Clarita General Plan designation of Urban Residential (UR1).

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Santa Clarita Valley Sanitation District of Los Angeles County.

**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 Santa Clarita Valley Sanitation District of Los Angeles County.

**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 Santa Clarita General Plan designation of Urban Residential (UR1).

The proposal is consistent with the existing City of Santa Clarita zoning designation of Urban Residential, up to 2 dwelling units per acre.

**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.

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

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Santa Clarita, as lead agency, on February 23, 2010. Acting in its role as a responsible agency, and with respect to Annexation No. 1056, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Santa Clarita, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby

adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connect with its approval of the project.

**WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:**

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

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Santa Clarita Valley Sanitation District of Los Angeles County.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2013-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1056 TO SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County (the "District") adopted a resolution of application to initiate proceedings 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 District, all within the City of Santa Clarita; and

WHEREAS, the proposed annexation consists of approximately 4.162± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County"; 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 District to provide off-site sewage disposal service to one existing church; and

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

WHEREAS, on October 9, 2013, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comments on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

- a. The territory encompassed by the annexation is uninhabited;
- b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County, 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 February 23, 2013 by the City of Santa Clarita, as lead agency, and has determined that the document adequately addresses the environmental impacts of the



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

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

4. The affected territory consists of 4.162± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County".

5. Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges,

assessments or taxes as may be legally imposed by the District.

- e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the 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 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to District.
7. The Executive Officer is directed to transmit a certified copy of this resolution to 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 9<sup>th</sup> day of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

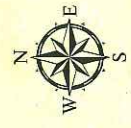
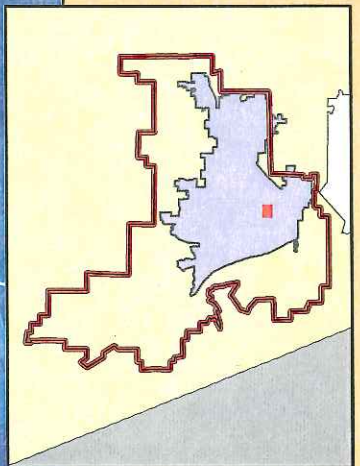
MOTION PASSES: 0/0/0

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

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





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

# **Annexation No. 1056 to the Santa Clarita Valley Sanitation District of Los Angeles County**

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







Local Agency Formation Commission  
for the County of Los Angeles

Commission  
Jerry Gladbach  
Chair

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

Alternates  
Lori Brogin  
Don Knabe  
Paul Krekorian  
Gerard McCallum  
Judith Mitchell

Staff  
Paul A. Novak, AICP  
Executive Officer

June D. Savala  
Deputy  
Executive Officer

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

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

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



**DRAFT**

## MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

### FOR THE COUNTY OF LOS ANGELES

September 11, 2013

#### Present:

Jerry Gladbach, Chair

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

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

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

#### Absent:

David Spence

Paul Krekorian, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:02 a.m. in Room 381-B of the County Hall of Administration.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

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

4 SWEARING-IN OF SPEAKER(S)

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

5 CONSENT 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. 730 to Los Angeles County Sanitation District No. 21, Resolution No. 2013-42RMD.
- b. Approved and Ordered Annexation No. 735 to Los Angeles County Sanitation District No. 21, Resolution No. 2013-43RMD.
- c. Approved and Ordered Annexation No. 413 to Los Angeles County Sanitation District No. 22, Resolution No. 2013-44RMD.
- d. Approved Minutes of August 14, 2013.
- e. Approved Operating Account Check Register for the month of August 2013.
- f. Received and filed update on pending applications.

MOTION:	FINLAY
SECOND:	DEAR
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, MITCHELL (ALT. FOR SPENCE), MOLINA, PELLISSIER, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	SPENCE, YAROSLAVSKY
MOTION PASSES:	8/0/0

[Supervisor Yaroslavsky arrived at 9:04 a.m.]

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15; Amendments to the Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 22 Sphere of Influence (SOI), Detachment from Los Angeles County Sanitation District No. 22; and Annexation to Los Angeles County Sanitation District No. 15.

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

The Commission took the following action:

- Approved Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15; Amendments to the Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 22 Sphere of Influence (SOI), Detachment from Los Angeles County Sanitation District No. 22; and Annexation to Los Angeles County Sanitation District No. 15; Resolution No. 2013-45RMD.
- Pursuant to Government Code Section 57002, set November 13, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION:	PELLISSIER
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, MITCHELL (ALT. FOR SPENCE), MOLINA, PELLISSIER, YAROSLASKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	SPENCE
MOTION PASSES:	9/0/0

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Reorganization No. 2006-01 (28-6) to Los Angeles County Sanitation District No. 28; Amendments to the Los Angeles County Sanitation District No. 16 and Los Angeles County Sanitation District No. 28 Sphere of Influence (SOI), Detachment from Los Angeles County Sanitation District No. 16; and Annexation to Los Angeles County Sanitation District No. 28.

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

The Commission took the following action:

- Reorganization No. 2006-01 (28-6) to Los Angeles County Sanitation District No. 28; Amendments to the Los Angeles County Sanitation District No. 16 and Los Angeles County Sanitation District No. 28 Sphere of Influence (SOI), Detachment from Los Angeles County Sanitation District No. 16; and Annexation to Los Angeles County Sanitation District No. 28; Resolution No. 2013-46RMD.
- Pursuant to Government Code Section 57002, set November 13, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION:	DEAR
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, MITCHELL (ALT. FOR SPENCE), MOLINA, PELLISSIER, YAROSLAVSKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	SPENCE
MOTION PASSES:	9/0/0

## 8 PROTEST HEARING(S)

(None).

## 9 OTHER ITEMS

- a. Election of Commission Officers.

The Commission took the following actions:

- Nominated and elected Commissioner Gladbach to serve as LAFCO Chair for the term ending September 2014.

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



- Nominated and elected Commissioner Dear to serve as LAFCO First Vice-Chair for the term ending September 2014.

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

- Nominated and elected Commissioner Pellissier to serve as LAFCO Second Vice-Chair for the term ending September 2014.

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

## 9 OTHER ITEMS

### b. As-Needed Alternate Legal Counsel.

The EO presented a staff report identifying the need to retain Alternate Legal Counsel relative to City of Palmdale Annexation No. 2011-19, and further requested authorization for the Chair and EO to retain Alternate Legal Counsel for future issues.

Commissioner Finlay moved approval of the staff recommendation. Commissioner Dear seconded the motion.

Supervisor Yaroslavsky asked for an example of a timing issue whereby hiring legal counsel had been or could be delayed. The EO identified delays in hiring alternate legal counsel for an issue that arose on the proposed incorporation of East Los Angeles, and mentioned potential litigation as a future issue that could require retaining counsel expeditiously. Supervisor Yaroslavsky stated his preference for a process whereby the decision to retain Alternate Legal Counsel is made by the Commission as an agenda item at a Regular Meeting; in the event of a sensitive legal issue requiring immediate action in between Commission meetings, the EO could confer with the Chair about alternate legal counsel and seek Commission approval at the next Regular Meeting.

Commissioner Mitchell suggested the possibility of scheduling a Special Meeting if there arose an urgent need to hire Alternate Legal Counsel.

Commissioner Close asked for the reason that Alternate Legal Counsel is required relative to City of Palmdale Annexation No. 2011-19. The EO stated that the County CEO had written a letter to LAFCO opposing the annexation, and that County Counsel had advised the CEO on the letter; for this reason, it was felt that the County Counsel's Office had a potential conflict of interest in representing both the County and LAFCO.

Supervisor Yaroslavsky reiterated his feeling that the hiring of Alternate Legal Counsel should be a Commission decision, made at a Commission meeting and agendized in advance. He indicated that

Commissioner Finlay withdrew her motion to approve the staff recommendation.

The Commission took the following action:

- Directed the EO to bring back to the Commission a recommendation for a process/policy for retaining As-Needed Alternate Legal Counsel as well as a recommendation for retaining Alternate Legal Counsel relative to City of Palmdale Annexation No. 2011-19.

MOTION:	YAROSLAVSKY
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, MITCHELL (ALT. FOR SPENCE), MOLINA, PELLISSIER, YAROSLAVSKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	SPENCE
MOTION PASSES:	9/0/0

## 9 OTHER ITEMS

### c. Presentation of Service Pins.

Chair Gladbach presented service pins to two Commissioners. Supervisor Molina, who was appointed in 2008, received a 5-year service pin. Supervisor Yaroslavsky, who was appointed in 1996, received a 15-year service pin.

[Supervisor Knabe arrived at 9:36 a.m.]

## 10 COMMISSIONERS' REPORT

Commissioner Dear attended the 2013 CALAFCO Conference (Conference) held in South Lake Tahoe. He attended and commented on a general session titled, California's Liquid Gold: What are the Prospects? He highlighted two conclusions about the session: water and improvements of the Delta, and addressing issues regarding transporting water to Southern California. He stated the panel was excellent.

Commissioner Dear attended and commented on a general session titled, Rosenberg's Rules of Order for Commissioners – Here Comes the Judge! He stated that "Rosenberg's Rules of Order" is a simplified version compared to the more complex version of "Robert's Rules of Order".

“Rosenberg’s Rules of Order” are procedures geared toward a smaller 5-member body with few members of the public in attendance. There are about two hundred local governments, homeowner associations, and private corporations who have adopted “Rosenberg’s Rules of Order”.

Commissioner Mitchell also attended the Conference. She attended a breakout session titled, Land Use Patterns: Current Conditions and Future Trends. The panel discussed land use and how two types of demographics: “baby boomers” and “millennials” will impact the State of California. As “baby boomers” age and “millennials” arise, theoretical models predict and suggest that the two demographics will want to live in urban areas, not suburban areas, due to accessibility to public transportation, health care, and shopping. Millennials are not obtaining drivers licenses and choose walking, biking, or public transport as their primary mode of transportation. LAFCOs will need to look at the changing dynamic of land use patterns due to demographic mobility and demographic behavior. Commissioner Mitchell also mentioned about California’s Liquid Gold: What are the Prospects? The panel discussed the Delta controversy and that 30% of our water comes from the Delta and how it impacts Southern California.

Commissioner Pellissier, who also attended the Conference, commented on the Land Use Patterns breakout session. He believes the \$40 million should help fund construction of a new tunnel to transport water to the southern regions of California.

Chair Gladbach stated the E.O. did an excellent job as speaker at a breakout session titled, Breaking Up is Hard to Do: Commission-Initiated Consolidations, Dissolutions, and Mergers. Paul Novak discussed the recent Dissolution of Huntington Municipal Water District.

Commissioner Pellissier stated that the 2014 CALAFCO Conference will be held in Ontario and Commissioners should make plans to attend the local conference.

## 11 EXECUTIVE OFFICER’S REPORT

The E.O. thanked Commissioners Dear, Gladbach, Mitchell, Pellissier, Spence and Legal Counsel, Helen Parker and Bob Cartwright, for attending the 2013 CALAFCO Conference.

The E.O. stated Chair Gladbach received the Outstanding Commissioner Award and Commissioner Pellissier received the Lifetime Achievement Award. Only six Lifetime Achievement Awards have been awarded since CALAFCOs inception.

The E.O. and Legal Counsel will review “Rosenberg’s Rules of Order” to see whether or not it would be a set of appropriate rules for LAFCO to adopt. It may be on a future Agenda.

The E.O. stated LAFCO will hold an Independent Special District Selection Committee election on October 7<sup>th</sup>, in the City of Glendale, to fill the vacancy for the late Lillian Kawasaki. A mailed noticed was sent to 53 Independent Special Districts. The E.O. has received some phone calls from Special Districts who will attend the election. He does not know if there will be a quorum.

The E.O. requested that the Commission cancel its meeting scheduled for December 11, 2013; consistent with cancellations in previous years.

The Commission took the following action:

- Canceled the Commission Meeting of December 11, 2013.

MOTION: YAROSLAVSKY  
SECOND: FINLAY  
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MITCHELL (ALT. FOR  
SPENCE), MOLINA, PELLISSIER, YAROSLAVSKY,  
GLADBACH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: SPENCE  
MOTION PASSES: 9/0/0

12 PUBLIC COMMENT  
(None.)

13 FUTURE MEETINGS

October 9, 2013  
November 13, 2013  
~~December 11, 2013~~ (Canceled)  
January 8, 2014

14 FUTURE AGENDA ITEMS  
(None.)

15 ADJOURNMENT MOTION

On motion of Commissioner Yaroslavsky, seconded by Commissioner Finlay, the meeting was adjourned at 9:43 a.m.

Respectfully submitted,



Paul A. Novak, AICP  
Executive Officer

**PRELIMINARY**  
**LAFCO 03**

9/26/2013 12:59 PM

Register: 10000 Cash Unrestricted:10003 Operating Account

From 09/01/2013 through 09/26/2013

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
			50020 Payroll Taxes	9-15-13	-335.15			
			20003 Federal Withhol...	9-15-13	-3,536.74			
			20005 Medicare Withh...	9-15-13	-335.15			
09/13/2013	DM	ADP	50000C Professional S...	September 15, ...	122.78			137,012.69
09/19/2013	6833	Accountemps	20000 Payables:20001 ...	Cust#00490-00...	224.56			136,788.13
09/19/2013	6834	Certified Records Ma...	20000 Payables:20001 ...	Cust#00271, St...	401.24			136,386.89
09/19/2013	6836	Los Angeles County ...	20000 Payables:20001 ...	Annexation No...	75.00			136,311.89
09/19/2013	6837	Mail Finance	20000 Payables:20001 ...	Lease#N07061...	126.42			136,185.47
09/19/2013	6838	Office Depot*	20000 Payables:20001 ...	Acct#32368442	156.11			136,029.36
09/19/2013	6839	Robert Half Internati...	20000 Payables:20001 ...	Cust#00490-00...	403.75			135,625.61
09/19/2013	6840	TelePacific Commun...	20000 Payables:20001 ...	Acct#120143, ...	542.56			135,083.05
09/19/2013	6841	Tropical Interior Plants	20000 Payables:20001 ...	Service: Augus...	100.00			134,983.05
09/19/2013	6842	Daily Journal	20000 Payables:20001 ...		113.75			134,869.30
09/26/2013	6843	80 South Lake LLC	20000 Payables:20001 ...	NO000758-1	6,498.17			128,371.13
09/26/2013	6844	Accountemps	20000 Payables:20001 ...	Cust#00490-00...	182.46			128,188.67
09/26/2013	6845	ATT	20000 Payables:20001 ...	Acct#9905667...	344.20			127,844.47
09/26/2013	6846	Bank of America*	20000 Payables:20001 ...		6,169.37			121,675.10
09/26/2013	6847	Daily Journal	20000 Payables:20001 ...		79.75			121,595.35
09/26/2013	6848	Henri Pellissier	20000 Payables:20001 ...	Milege Reimbu...	518.34			121,077.01
09/26/2013	6849	LACERA	20000 Payables:20001 ...	September 201...	10,106.72			110,970.29
09/26/2013	6850	Motor Parks	20000 Payables:20001 ...	Cust#025-001, ...	595.00			110,375.29

PRELIMINARY  
LAFCO 03

9/26/2013 12:59 PM

Register: 10000 Cash Unrestricted:10003 Operating Account

From 09/01/2013 through 09/26/2013

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u> C	<u>Deposit</u>	<u>Balance</u>
09/26/2013	6851	Office Depot*	20000 Payables:20001 ...	Acct#32368442	29.42		110,345.87

**AGENDA ITEM NO. 6h - October 9, 2013  
PENDING APPLICATIONS AS OF October 9, 2013**

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	The City and County have been involved in ongoing negotiations. There has been no agreement to date 7-29-12. Troy Helling indicated the City Engineer wants to move forward. Working with Industry, Pomona, and County to amend the location.	1/4/2007	Unknown
2	DD	Annexation No. 2007-05 City of Long Beach (Rancho Dominguez)	City of Long Beach	Request for annexation of 880 acres to the City of Long Beach. The proposed area is located in the Rancho Dominguez/Alameda Industrial area, east of Alameda Street, north of Del Amo Blvd., west of the 710 Freeway, and south of the 91 Freeway.	The City and County have been involved in ongoing negotiations. There has been no agreement to date. \$1500 assessor check never cashed.	1/10/2007	Unknown
3	AAO	Annexation No. 2003-08(40-23/4-103) to Los Angeles County Waterworks District No. 40	LA County Waterworks District 40	Annex 19.69 acres of land located at the NE corner of Ave N and 55th St W in the City of Palmdale. 43 single family homes have been constructed.	District been providing service since 2003. Need to send approved Map & Legal to request new register voter/address info. Received tax transfer reso. on 09/18/12.	11/4/2003	Unknown
4	AAO	Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Missing "will serve" letter. Pending tax transfer resolution.	5/15/2006	Unknown
5	AAO	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family homes.	Missing "will serve" letter. Pending tax transfer resolution.	10/5/2006	Unknown
6	AAO	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Karmyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes.	Missing "will serve" letter. Pending tax transfer resolution.	12/1/2006	Unknown
7	AAO	Annexation No. 2007-18 to Los Angeles County Waterworks District No. 40	Michael Roach/ LACWD	Annex 130.29 acres of inhabited located between Avenue K & K-8 and between 30th and 35th Streets East, in the City of Lancaster.	District has been serving area since 90's. Have tax resolution. Deemed Categorical Exemption. Map & Legal pending review. Need to send approved Map & Legal to request new register voter/address info.	8/10/2007	Unknown
8	AAO	Annexation No. 2007- 29 to Quartz Hill Water District - SOI amendment	Kimberly Juday	Annex 5.08 acres of vacant land located at NEC of Avenue L-12 & 37th Street West, in the City of Lancaster. Future development of 7 single family homes	Applicant working on CEQA with city, pending approval of tax resolution, in redevelopment area.	1/4/2008	Unknown
9	AAO	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Pending approval of tax resolution. Missing "will serve" letter. Sent email to M.Roach re: status of tax resolution 12/17/12.	9/22/2008	Unknown
10	AAO	Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	Missing CEQA. Missing "will serve" letter. Sent email to M. Roach re: status of tax resolution 12/31/13.	12/5/2008	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	AAO	Reorganization 2009-16 to County Waterworks District No. 29	M.H.A.B. Trust/ Water works Dist. 29	Detach 56 acres of uninhabited territory from Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of 5 homes. The project site is located north of Palm Canyon Lane between Cross Creek Road and Serra Road. In unincorporated county territory adjacent to Malibu.	Missing "will serve" letter. Pending approval of tax resolution.	12/28/2009	Unknown
12	DD	City of Calabasas Annexation 2010-03 (Mountain View Estates)	City of Calabasas	840 acres located between Ventura County Boundary on the north & the Ventura Freeway (State Route 101) on the south, east of Las Virgenes Rd. & west of the City of Hidden Hills. Major streets & highways are Mureau Rd. & the Ventura Freeway on the south & Thousand Oaks Blvd. which enters the proposed area from the west.	Pending approval of tax resolution	3/22/2010	Unknown
13	AAO	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Missing "will serve" letter. Received Tax Resolution 12-29-11. Pete McCawley is working on EIR (3-6 month lead time) 09/25/12.	6/9/2010	Unknown
14	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Pending approval of tax resolution	10/25/2010	Unknown
15	DD	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	20 acres of uninhabited land east of 11th Street West, between Avenue O-4 and Avenue N-12, in the unincorporated area adjacent to the City of Palmdale.	Pending approval of tax resolution. County want city to annex entire island, landowner not interested	4/13/2011	Unknown
16	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 negotiations. No agreement yet. 09/19/12	5/5/2011	Unknown
17	AD	Reorganization No. 1-2000 (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.	Protest Hearing- October 2013	7/18/2011	Oct-2013
18	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	Protest Hearing-November 2013	8/29/2011	Nov-2013
19	DD	City of Los Angeles Annexation 2011-27	Forestar Group	685 acres of uninhabited territory located east of Browns Canyon Road and northwest of Mason Ave, in the unincorporated area just north of the City of Los Angeles.	Received incomplete application 12-8-11, received more 2-13-12, sent out notice 2-15-12, City of LA is working on CEQA	12/8/2011	Unknown
20	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. (C)	Hearing-October 2013	12/6/2011	Nov-2013
21	AD	Annexation 410 District No. 22	Sanitation Districts	4,720 Acres Parcel 1, is located approx. 700 ft Southeast from intersection of Arrow Hwy. & Cataract Ave; Parcel 2 is located on Arrow Hwy. approx. 60 feet east of Cataract Avenue, all within the City of San Dimas. (C)	Hearing-October 2013	12/6/2011	Oct-2013
22	AD	Annexation 411 District No. 14	Sanitation Districts	27,498 Acres located on the northwest corner of Avenue N-8 and 50th Street West, all within the City of Palmdale. (H)	Hearing-November 2013	12/6/2011	Jan-2014
23	DD	City of Glendora Annexation 2011-08a	City of Glendora	68 acres located south of Sierra Madre Blvd., east of the City of Azusa limits, west of Barranca Ave., and north of the BNSF Railroad.	Hearing-August 2013	12/22/2011	Sep-2013
24	DD	City of Carson Annexation 2011-25 (Rancho Dominguez)	City of Carson	1,710 acres located south of the 91 Freeway, west of the 710 Freeway, north of Del Amo Blvd., and east of Wilmington Ave.	New application.	12/27/2011	Unknown
25	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. (H)	Hearing-November 2013	1/3/2012	Jan-2014
26	AD	Annexation 703 District No. 21	Sanitation Districts	3,714 acres located on Puddingstone Drive approximately 200 feet east of Reading Waters Drive, all within the City of San Dimas. (H)	Hearing-November 2013	1/3/2012	Jan-2014



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
27	AD	Annexation 713 District No. 21	Sanitation Districts	1.291 acres located on Puddingstone Drive approximately 800 feet west of Walnut Avenue, all within the City of San Dimas. (H)	Pending	1/3/2012	Unknown
28	AAO	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. (C)	Hearing-November 2013	1/3/2012	Nov-2013
29	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1059	Sanitation Districts	802.540 acres located approximately 3,900 feet north of Soledad Canyon Road and directly west of Sierra Highway, within unincorporated Los Angeles County and the City of Santa Clarita. (H)	Pending	1/24/2012	Unknown
30	AAO	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. (C)	Hearing-November 2013	2/6/2012	Nov-2013
31	AD	Annexation 28 District No. 16	Sanitation Districts	1.680 acres located at the terminus of Trevan Road approximately 200 feet south of Villa Knolls Drive, all within unincorporated Los Angeles County. (C)	Pending	2/6/2012	Unknown
32	AD	Annexation 291 District No. 15	Sanitation Districts	6.782 acres located on Ringrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County. (H)	Pending	3/19/2012	Unknown
33	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. (C)	Pending	3/19/2012	Unknown
34	DD	City of Palmdale Annexation 2011-19	City of Palmdale	405 acres of uninhabited territory located between Palmdale Blvd and Ave S and 80th and 85th Street East.	Sent out Notice 3-22-12, pending approval of tax resolution.	3/8/2012	Unknown
35	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. (H)	Pending	4/16/2012	unknown
36	AD	Annexation 55 District No. 2	Sanitation Districts	1.108 acres located at the southeast corner of the intersection of Noakes Street and Indiana Street, all within the City of Los Angeles. (C)	Pending	4/16/2012	unknown
37	AD	Annexation 733 District No. 21	Sanitation Districts	1.195 acres located on Towne Avenue approximately 150 feet south of Hillsdale Drive, all within the City of Claremont. (C)	Pending	4/16/2012	unknown
38	AD	Annexation 416 District No. 22	Sanitation Districts	1.390 acres located on De Anza Heights Drive approximately 700 feet east of Walnut Avenue, all within the City of San Dimas. (C)	Pending	4/16/2012	unknown
39	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. (C)	Pending	4/16/2012	unknown
40	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. (H)	Pending	6/7/2012	Unknown
41	AD	Annexation 89 District No. 20	Sanitation Districts	6.287 acres: Joshua Ranch Road which serves as the access road to the Joshua Ranch development, located within the City of Palmdale. (H)	Hearing-October 2013	6/7/2012	Nov-2013
42	AD	Annexation 398 District No. 14	Sanitation Districts	2.531 acres located on 10th Street West approximately 500 feet north of Avenue O all within unincorporated Los Angeles County. (C)	Pending	6/7/2012	Unknown
43	AD	SOI Amendment 2012-15 District No. 20 (assoc. annexation 20-89)	Sanitation Districts	438.64 acres located north of the intersection of Elizabeth Lake Road and Ranch Center Drive and southwest of the California Aqueduct, all within the City of Palmdale. (H)	Hearing-October 2013	6/7/2012	Nov-2013
44	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1026	Sanitation Districts	70.876 acres located on Sierra Hwy approx 3,000 feet NW of the intersection of Soledad Canyon Road and Sand Canyon Road, within the City of Santa Clarita. (H)	Pending	6/25/2012	Unknown
45	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1060	Sanitation Districts	2905 acres located on Sierra Hwy between Raquet Club Court & Dolan Way, within the City of Santa Clarita. (C)	Pending	6/26/2012	Unknown
46	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1061	Sanitation Districts	1,621 Acres located on Newhall Ave approx 600 feet NW of Meadow Ridge Drive, within the City of Santa Clarita. (H)	Pending	6/26/2012	Unknown
47	AD	Annexation 416 District No. 16	Sanitation Districts	0.534 Acres located on 50th Street West approximately 250 feet south of Columbia Way, all within unincorporated Los Angeles County. (C)	Pending	8/7/2012	Unknown
48	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1062	Sanitation Districts	1.394 Acres located on Oak Avenue approximately 200 feet north of Soledad Canyon Road, all within the City of Santa Clarita. (C)	Pending	9/24/2012	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
49	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1063	Sanitation Districts	0.252 Acres located on Alderbrook Drive at its intersection with 12th Street, Placeritos Boulevard, and Hacienda Lane, all within the City of Santa Clarita. (C)	Pending	9/24/2012	Unknown
50	AD	Annexation 14-415 (reorg 2012-02)	Sanitation Districts	15,298 Acres located at the intersection of Rancho Vista Boulevard/ Avenue P and 25th Street West, all within the City of Palmdale. (H)	Pending	10/30/2012	Unknown
51	AD	Annexation 21 District No. 734	Sanitation Districts	1.376 acres located on the NW corner of Padua Ave and Miramar Dr, all within the City of Claremont. (C)	Pending	11/8/2012	Unknown
52	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1064	Sanitation Districts	266 acres located on Sand Canyon Rd at intersection with Mandalay Rd, in City of Santa Clarita. (C)	Pending	11/29/2012	Unknown
53	AD	Annexation 2 District No. 1	Sanitation Districts	0.0152 acres located on 93rd street approximately 200 feet East of Broadway in the City of Los Angeles. (H)	Pending	11/29/2012	Unknown
54	AAO	Annexation 2012-19 Walnut Valley Water District	Walnut Valley Water District	550.52 acres: Northwestern portion of City of Walnut, Recently developed hillside surrounded by housing developments to the North and East, fronted by Amar Rd on the South and an existing closed landfill on the West	Pending approval of tax resolution	1/3/2013	Unknown
55	AD	Annexation 417 District No. 22	Sanitation Districts	1.158 acres located on Via Romales approximately 200 feet south of Camino Del Sur, all within the city of San Dimas. (H)	Pending	1/9/2013	Unknown
56	AAO	Annexation 2012-09 County Waterworks District No. 40	LA County Waterworks District 40	239.85 acres in the location of the Antelope Valley Fairgrounds. Bordered by commercial properties and vacant land. The remainder of the proposed annexation area consists of residential tracts of single family homes, and are bordered by other residential tracts and by vacant land	Hearing-October 2013	1/31/2013	Nov-2013
57	AAO	Annexation 2012-10 County Waterworks District No. 40	LA County Waterworks District 40	The area is bordered on the North, South and West by existing residential tracts comprised of single family residences. Directly to the east is a corridor of vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
58	AAO	Annexation 2012-11 County Waterworks District No. 40	LA County Waterworks District 40	The proposed annexation areas consists of residential tracts of single family homes, and are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
59	AAO	Annexation 2012-12 County Waterworks District No. 40	LA County Waterworks District 40	The proposed annexation areas consists of residential tracts of single family homes, are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
60	AAO	Annexation 2012-13 County Waterworks District No. 37	LA County Waterworks District 37	The proposed annexation areas consists of residential tracts of single family homes on large lots, are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
61	AAO	Annexation 2012-01 County Waterworks District No. 40 (Antelope Valley Christian Ctr)	LA County Waterworks District 40	Southwest corner of 30th St. East and Avenue K-8, APN 3170-008-001. Also known as the North 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 11 West, San Bernardino Meridian.	Pending approval of tax resolution	2/20/2013	Unknown
62	AD	Annexation 57, District 2	Sanitation Districts	Located on Indiana Street Approximately 300 Feet South of its intersection with Cheesebrough's Lane, all within the City of Los Angeles. (H)	Hearing-October 2013	3/4/2013	Nov-2013
63	AD	Annexation 418 District No. 22	Sanitation Districts	Located on Hicrest Road approximately 200 feet North of Yucca Ridge Road, all within the City of Glendora. (C)	Pending	3/11/2013	Unknown
64	AAO	Reorganization No. 2013-01 to Newhall County Water District (Castaic High School)	Newhall County Water District	Detach from Los Angeles County Waterworks District No. 36, Val Verde and annex to Newhall County Water District. Located at the northwest corner of Romero Canyon Road and Canyon Hill Road, in the unincorporated community of Castaic.	Pending approval of tax resolution	4/3/2013	Unknown
65	AD	Annexation 736 District No. 21	Sanitation Districts	475.28 acres located on Stephens Ranch Road north of the intersection with Golden Hills Road, all within unincorporated Los Angeles County. (H)	Pending	4/15/2013	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
66	AD	Annexation 737 District No. 21	Sanitation Districts	1.491 acres has two parcels. Parcel 1 is located on the northeast corner of Moraine Avenue and Lamondette Street; Parcel 2 is located at the terminus of Moraine Avenue, all within the City of Claremont. (C)	Pending	5/16/2013	unknown
67	DD	City of Santa Clarita Annexation 2013-03 (North Saugus)	City of Santa Clarita	The application involves approximately 826.23 acres of uninhabited, unincorporated territory. The subject territory is generally located north of Copperhill Drive, and adjacent to Blue Cloud Road with a portion of the site within the Angeles National Forest.	Pending approval of tax resolution	5/7/2013	unknown
68	DD	Reorganization No. 2013-04 City of Rolling Hills	City of Rolling Hills	The application involves approximately .54 acres of uninhabited territory. The subject territory is generally located at the intersection of Silver Spur 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
69	AD	Santa Clarita Valley Sanitation District of Los Angeles County 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. (C)	Pending	7/3/2013	Unknown
70	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1036	Sanitation Districts	7.392 acres has two parcels. Parcel 1 is on Sand Canyon Road at its intersection with Comet Way, Parcel 2 is located on Sand Canyon Road approximately 400 feet south of Comet Way, all within the City of Santa Clarita. (C)	Pending	7/3/2013	Unknown
71	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1058	Sanitation Districts	3.043 acres located on Sand Canyon Road approximately 400 feet north of Comet Way, all within the City of Santa Clarita. (C)	Pending	7/3/2013	Unknown
72	AD	Annexation 738 District No. 21	Sanitation Districts	4.035 acres located at the southwest intersection of Baseline Road and Monte Vista Avenue, all within the City of Claremont. (H)	Pending	7/9/2013	Unknown
73	DD	Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)	City of Los Angeles	41.72 acres located along Alameda St between East 97th Street and East 103rd Street, adjacent to the City of Los Angeles.	Sent out notice 9-3-13	8/28/1931	Unknown

**Staff Report**

**October 9, 2013**

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

**Annexation No. 57 to Los Angeles County Sanitation District No. 2;  
Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence (SOI)**

The following is a proposal requesting annexation of 0.154± acres of uninhabited territory located in the City of Los Angeles into Los Angeles County Sanitation District No. 2.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	.0154± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 2.
Resolution or Petition:	February 13, 2013
Application Filed with LAFCO:	March 4, 2013
Location:	The affected territory is located on Indiana Street approximately 300 feet south of its intersection with Cheesbrough's Lane.
City/County:	City of Los Angeles
Affected Territory:	The affected territory is vacant.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	County Sanitation District No. 2.
Registered Voters:	1 registered voter as of September 4, 2013
Purpose/Background:	Sanitation District No. 2 purchased the property to house an emergency generator for the Indiana Street Pumping Plant. The single-family home formerly on the subject property has been demolished.
Related Jurisdictional Changes:	There are no related jurisdictional changes.

Within SOI:	No, a sphere of influence amendment to Los Angeles County Sanitation District No. 2 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 proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(b) because it is an annexation of an individual small parcel of the minimums size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.
Additional Information:	None

**FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 as of September 4, 2013. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0.

The affected territory is 0.154+/- acres. The existing land use is vacant. Sanitation District No. 2 plans to develop an emergency generator on the subject property.

The assessed valuation is \$142,200 as of September 5, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On August 6, 2013, the affected agencies adopted a zero tax exchange 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 growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory is vacant. Once the emergency generator is constructed—essentially becoming Sanitation District No. 2 infrastructure that is not staffed—the affected territory will require relatively little in the way of organized governmental services beyond electrical power. The present cost and adequacy of government services and controls is adequate. The effect of the proposed action (annexation and SOI amendment) and of any alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

***c. Proposed Action and Alternative Actions:***

The proposed action and any alternative actions will have no effect on mutual social and economic interests. The proposal and any alternative action have no impact on the local governmental structure of the County.

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

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

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

***e. Agricultural Lands:***

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

***f. Boundaries:***

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

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

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

***g. Consistency with Plans:***

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

The proposal is consistent with the existing City's General Plan designation of Low Medium Residential.

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

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

***h. Sphere of Influence:***

The affected territory is not within the Sphere of Influence of the District, but a concurrent Sphere of Influence Update is being processed with this application.

***i. Comments from Public Agencies:***

Staff did not receive any significant comments from public agencies.

***j. Ability to Provide Services:***

Sanitary sewer service is not being provided to the affected territory, as the subject property is only being used for infrastructure for Sanitation District No. 2 (an emergency generator).

***k. Timely Availability of Water Supplies:***

There are no known 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 Low Medium Residential.

The proposal is consistent with the existing City's zoning designation of Single-Family Residential (R-1).

***o. Environmental Justice:***

There are no substantive issues with respect to environmental justice, in that the subject property is planned to be used solely for infrastructure for Sanitation District No. 2 (an emergency generator). Sanitary sewer service is not being provided to the affected territory.

The affected territory is not within a DUC. The unincorporated territory across Indiana Street (to the east), is within a DUC. However, sanitary sewer service is not being provided to the affected territory, as the subject property is only being used for infrastructure for Sanitation District No. 2 (an emergency generator). In this regard, the SOI amendment has no substantive impact upon the present and probable need for services and facilities within the adjoining DUC.



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

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(b) because it is an annexation of an individual small parcel of the minimums size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

**WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:**

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

**PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):**

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

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

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

***1. Present and Planned Land Uses in the Area***

The affected territory is vacant. Sanitation District No. 2 purchased the property to house an emergency generator for the Indiana Street Pumping Plant, which will be installed at a future date. The single-family home formerly on the subject property has been demolished.

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

The affected territory is vacant. Once the emergency generator is constructed—essentially becoming Sanitation District No. 2 infrastructure that is not staffed—the affected territory will require relatively little in the way of organized governmental services beyond electrical power.

***3. Present Capacity of Public Facilities and Services:***

The current permitted capacity of the JOS is 592.7 million gallons per day (mgd). On July 12, 1995, the Board of Directors of District No. 2 approved the 2010 Masters 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 630.2 mgd by 2010.

**4. *Social or Economic communities of interest:***

There are no substantive issues with respect to social or economic communities of interest, in that the subject property is planned to be used solely for infrastructure for Sanitation District No. 2 (an emergency generator). Sanitary sewer service is not being provided to the affected territory.

**5. *Disadvantaged Unincorporated Communities:***

The affected territory is not within a DUC. The unincorporated territory across Indiana Street (to the east), is within a DUC. However, sanitary sewer service is not being provided to the affected territory, as the subject property is only being used for infrastructure for Sanitation District No. 2 (an emergency generator). In this regard, the SOI amendment has no substantive impact upon the present and probable need for sewer services and facilities within the adjoining DUC.

**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. 2 and can establish the nature, location and extent of its classes of service and that it provides services within its boundary.

**CONCLUSION:**

Staff recommends approval of the sphere of influence amendment and of this annexation request as a logical and reasonable extension of services by the Los Angeles County Sanitation District No. 2.

**Recommended Action:**

1. Open the public hearing and receive testimony on the proposed Sphere of Influence Amendment;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Amending the Sphere of Influence and Approving and Ordering Annexation No. 57 to Los Angeles County Sanitation District No. 2.

**RESOLUTION NO. 2013-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS AMENDING LOS ANGELES COUNTY SANITATION**  
**DISTRICT NO. 2 SPHERE OF INFLUENCE (SOI); AND**  
**APPROVING AND ORDERING "ANNEXATION NO. 57 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 2"**

WHEREAS, the County Sanitation District No. 2 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Los Angeles; and

WHEREAS, the principal reason for the proposed annexation is to construct an emergency generator on the subject property; 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 .0154± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 57 to Los Angeles County Sanitation District No. 2; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(b) because it is an annexation of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.
2. The Commission hereby amends the spheres of influence of Los Angeles County Sanitation District No. 2 to include the territory described in Exhibit "A" and "B" in Los Angeles County Sanitation District No. 2; and makes the following determinations in accordance with Government Code Section 56425:

a. Present and planned land uses in the area:

The affected territory is vacant. Sanitation District No. 2 purchased the property to house an emergency generator for the Indiana Street Pumping Plant, which will be installed at a future date. The single-family home formerly on the subject property has been demolished;

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

The affected territory is vacant. Once the emergency generator is constructed—essentially becoming Sanitation District No. 2 infrastructure that is not staffed—the affected territory will require relatively little in the way of organized governmental services beyond electrical power.

c. The present capacity of public facilities:

The current permitted capacity of the JOS is 592.7 million gallons per day (mgd). 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 630.2 mgd by 2010.

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

There are no substantive issues with respect to social or economic communities of interest, in that the subject property is planned to be used solely for infrastructure for Sanitation District No. 2 (an emergency generator). Sanitary sewer service is not being provided to the affected territory.

e. Disadvantaged Unincorporated Communities:

The affected territory is not within a DUC. The unincorporated territory across Indiana Street (to the east), is within a DUC. However, sanitary sewer service is not being provided to the affected territory, as the subject property is only being used for infrastructure for Sanitation District No. 2 (an emergency generator). In this regard, the SOI amendment has no substantive impact upon the present and probably need for ser services and facilities within the adjoining DUC.

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 0.154± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 57 to Los Angeles County Sanitation District No. 2"

5. Annexation No. 57 to Los Angeles County Sanitation District No. 2. is hereby approved subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the Los Angeles County Sanitation District No. 2.
  - e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 2
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No 2.

- 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 57325) shall apply to this reorganization.
- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District, subject to the terms and conditions contained herein.
  - 7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.
  - 8. The Executive Officer is directed to transmit a certified copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 9<sup>th</sup> day of October 2013.

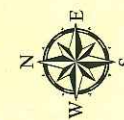
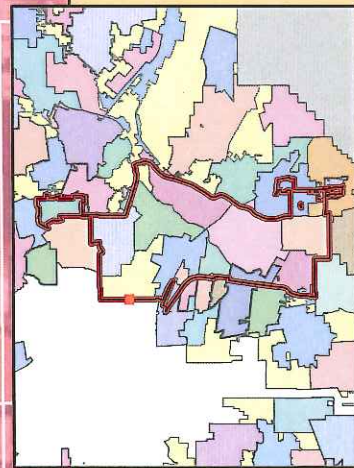
MOTION:  
SECOND:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:  
MOTION PASSES:

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

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





# **Annexation No. 57 to County Sanitation District No. 2 (with SOL Amendment)**

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

## **Legend**

Los Angeles County Sanitation  
District No. 2

City of Los

CSD Annexation 2-57

Sphere of Influence, CSD 2





**Staff Report**

**October 9, 2013**

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

**Annexation No. 89 to Los Angeles County Sanitation District No. 20;  
Amendment to Los Angeles County Sanitation District No. 20  
Sphere Of Influence (SOI) No. 2012-15**

The following is a proposal requesting annexation of 6.287± acres (annexation) & 438.64± acres (SOI amendment) of uninhabited territory located in the City of Palmdale into Los Angeles County Sanitation District No. 20.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	6.287± acres (annexation) & 438.64± acres (SOI amendment)
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 20.
Resolution or Petition:	May 24, 2012
Application Filed with LAFCO:	June 7, 2012
Location:	The affected territory is located north of the intersection of Elizabeth Lake Road and Ranch Center Drive and southwest of the California Aqueduct.
City/County:	City of Palmdale
Affected Territory:	The affected territory consists of vacant residential land. The topography is hilly terrain with evidence of natural drainage courses.
Surrounding Territory:	Surrounding territory is vacant to the north, south, east & west.
Landowner(s):	CV Communities LLC
Registered Voters:	0 registered voters as of August 6, 2013
Purpose/Background:	For the District to provide off-site sewage disposal service.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Within SOI: No, requires Amendment to District No. 20 SOI.

Waiver of Notice/Hearing/Protest: Yes

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 a Mitigated Negative Declaration adopted by the City of Palmdale on August 2, 2001.

Additional Information: None

**FACTORS OF CONSIDERATION PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 as of May 30, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0.

The affected territory is 6.287+/- acres. The existing land use is vacant. The proposed/future land use is an access road.

The assessed valuation is \$0. 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 with evidence of natural drainage courses.

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

The nearest populated area is one mile east of the affected territory. 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 an access road which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is 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, and 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 alternate action for sewage disposal is private septic system. 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.

**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's General Plan Designation of SFR 1 (Single Family Residential).

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. 20, but a concurrent Sphere of Influence Update is being processed with this application.

**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 serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in Palmdale Water Reclamation Plant 2025 Facilities Plan.

**k. Timely Availability of Water Supplies:**

There are no known 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 SFR 1 (Single Family Residential).

The proposal is consistent with the existing City's zoning designation of Single Family Residential.

**o. Environmental Justice:**

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

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are DUCs within the Spheres of Influence for Sanitation District No. 20, the nearest of which is more than one mile to the east of the affected territory. In this regard, the proposed action will have no impact upon the present and probable need for sewers in these areas.

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

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Palmdale on August 2, 2001. Acting in its role as a responsible agency, and with respect to Annexation No. 89, 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.

**WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:**

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

**PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):**

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

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

**SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO GOVERNMENT CODE 56425(e):*****1. Present and Planned Land Uses in the Area***

The present land use is vacant land. The future planned land use is residential.

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

The affected territory is located within the City of Palmdale. The affected territory is not currently being serviced by District No. 20. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in Palmdale Water Reclamation Plant 2025 Facilities Plan.

The affected territory will require governmental facilities and services indefinitely.

**3. *Present Capacity of Public Facilities and Services:***

The current permitted capacity of the PWRP is 15 million gallons per day (mgd). On October 6, 2005, the Board of Directors of District No. 20 approved the Palmdale Water Reclamation Plan 2025 Facilities Plan and certified the associated EIR. The 2025 Plan addresses the sewerage needs of the PWRP service area through the year 2025 and the services planned to meet those needs. The 2025 plan allows the capacity of the PWRP to increase to 22.4 mgd by 2025.

**4. *Social of Economic communities of interest***

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

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

**5. *Disadvantaged Unincorporated Communities:***

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are DUCs within the Spheres of Influence for Sanitation District No. 20, the nearest of which is more than one mile to the east of the affected territory. In this regard, the proposed action will have no impact upon the present and probable need for sewers in these areas.



**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. 20 and can establish the nature, location and extent of its classes of service and that it provides services within its boundary.

**CONCLUSION:**

Staff recommends approval of the sphere of influence amendment and of this annexation request as a logical and reasonable extension of the Los Angeles County Sanitation District No. 20.

**Recommended Action:**

1. Open the public hearing and receive testimony on the proposed Sphere Of Influence Amendment;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Amending the Sphere of Influence and Approving and Ordering Annexation No. 89 to Los Angeles County Sanitation District No. 20.

**RESOLUTION NO. 2013-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AMENDING LOS ANGELES COUNTY SANITATION  
DISTRICT NO. 20 SPHERE OF INFLUENCE (SOI) NO. 2012-15; AND  
APPROVING AND ORDERING "ANNEXATION NO. 89 TO  
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

WHEREAS, the County Sanitation District No. 20 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed access road; 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 6.287± acres (annexation) & 438.64± acres (SOI amendment) and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 89 to Los Angeles County Sanitation District No. 20"; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 89, 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 mitigation monitoring report 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. 20 to include the territory described in Exhibit "A" and "B" in Los Angeles County Sanitation District No. 20; 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 land. The future planned land use residential.

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

The affected territory is located within the City of Palmdale. The affected territory is not currently being serviced by District No. 20. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in Palmdale Water Reclamation Plant 2025 Facilities Plan.

The affected territory includes an access road which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

c. The present capacity of public facilities:

The current permitted capacity of the PWRP is 15 million gallons per day (mgd). On October 6, 2005, the Board of Directors of District No. 20 approved the Palmdale Water Reclamation Plan 2025 Facilities Plan and certified the associated EIR. The 2025 plan addresses the sewerage needs of the PWRP service area through the year 2025 and the services planned to meet those needs. The 2025 plan allows the capacity of the PWRP to increase to 22.4 mgd by 2025.

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

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

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

e. Disadvantaged Unincorporated Communities:

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

for Sanitation District No. 20, the nearest of which is more than one mile to the east of the affected territory. In this regard, the proposed action will have no impact upon the present and probable need for sewers in these areas.

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein
4. The affected territory consists of 6.287± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 89 to Los Angeles County Sanitation District No. 20"

5. Annexation No. 89 to Los Angeles County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.

- c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the Los Angeles County Sanitation District No. 20.
  - e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 20.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No 20.
  - 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 57325) shall apply to this reorganization.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District, subject to the terms and conditions contained herein.
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.
8. The Executive Officer is directed to transmit a certified copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 9<sup>th</sup> day of October 2013.

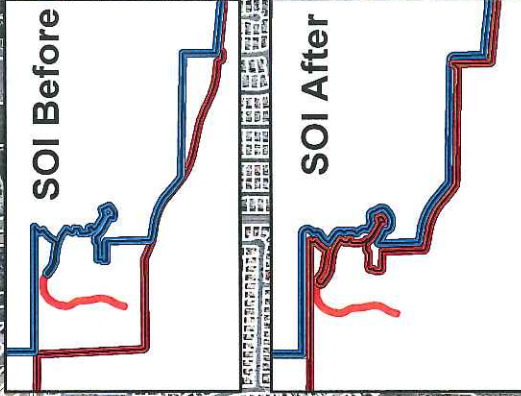
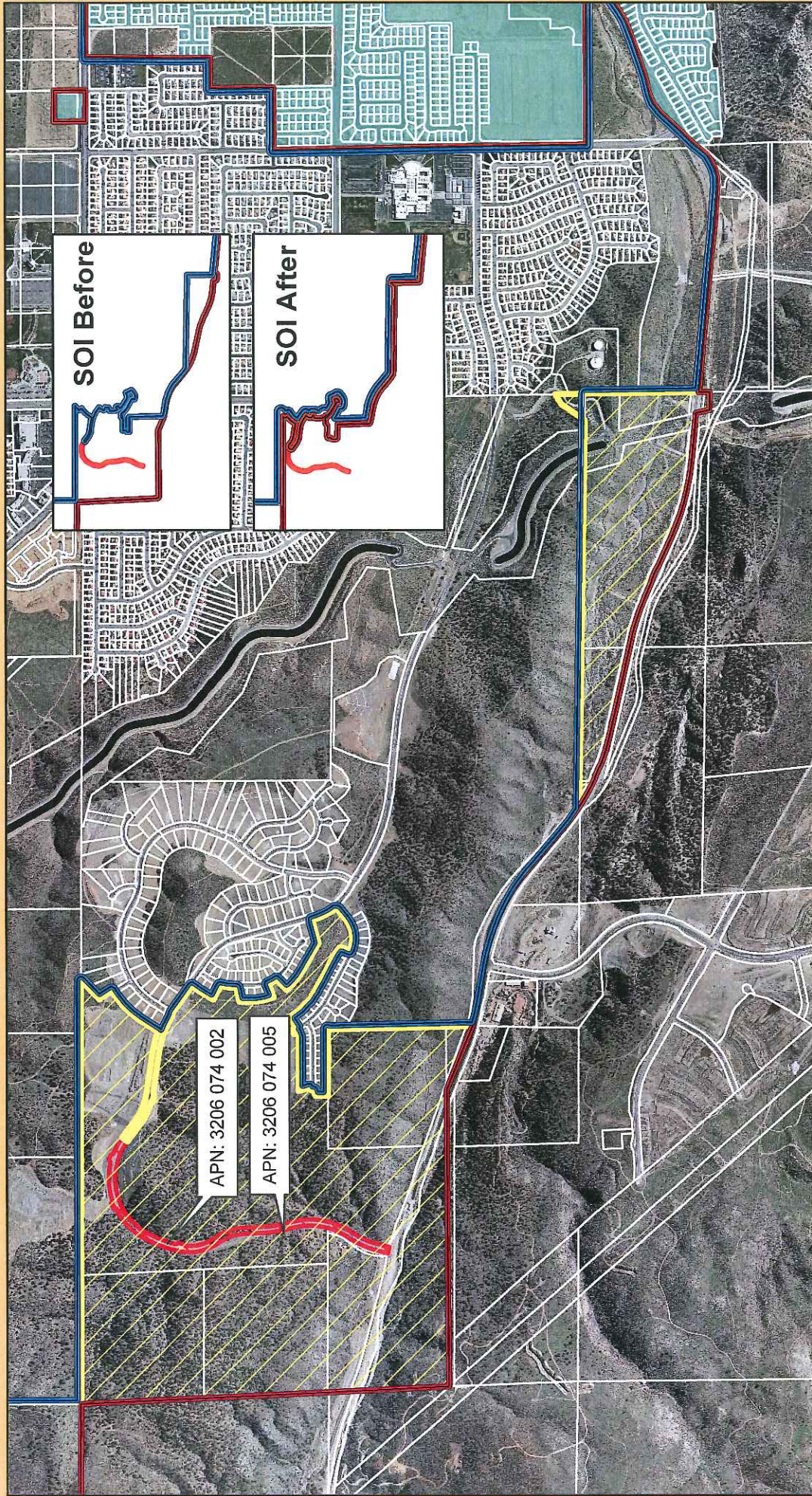
MOTION:  
SECOND:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:  
MOTION PASSES:

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

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





## Legend

Los Angeles County Sanitation District No. 20

City of Lancaster

City of Palmdale

CSD Annexation 20-89

Sphere of Influence, CSD 14

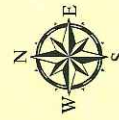
Sphere of Influence, CSD 20

SOI Addition to District 20

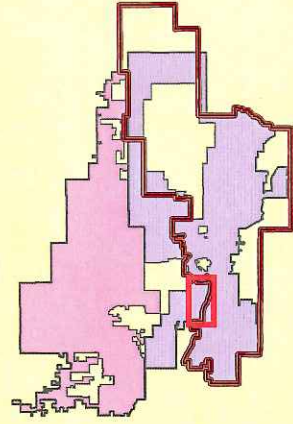
## Annexation No. 89 to County Sanitation District No. 20 (with SOI Amendment)

1,500 750 0 1,500

Feet



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





**Staff Report**

**October 9, 2013**

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

**Annexation No. 2012-09 (40-144/4-206) to Los Angeles County Waterworks District No. 40,  
Antelope Valley**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	239.85± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Waterworks District No. 40, Antelope Valley
Resolution or Petition:	June 6, 2012
Application Filed with LAFCO:	January 31, 2013
Location:	The affected territory consists of 4 parcels. Parcel 1 is located at the southeast corner of Avenue J-4 and 42 <sup>nd</sup> Street West. Parcel 2 is located at the southeast corner of Newgrove Street and 38 <sup>th</sup> Street West. Parcel 3 is located at the southeast corner of Lancaster Boulevard and 32 <sup>nd</sup> Street West. Parcel 4 is located between 27 <sup>th</sup> Street West and the Antelope Valley Freeway, and between Avenue H and G-8.
City/County:	City of Lancaster.
Affected Territory:	The affected territory consists of residential and commercial areas. Parcel 1 thru Parcel 3 consists of 384 existing single-family homes and Parcel 4 is the existing Antelope Valley Fairgrounds. The topography is generally flat with gently sloped terrain.
Surrounding Territory:	Surrounding land use is residential, commercial, and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	659 registered voters as of September 12, 2013

Purpose/Background:	Los Angeles County Waterworks District No. 40, Antelope Valley, ("the District") to provide water service to 384 existing single-family homes and the existing Antelope Valley Fairgrounds.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The proposal is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. The Categorical Exemption was adopted by the Los Angeles County Waterworks District No. 40, Antelope Valley, as lead agency, on February 26, 2013.
Additional Information:	None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 1,390 residents as of January 31, 2013. The population density is 5.80 persons per acre.

The estimated future population is 1,390 residents (no anticipated change).

The affected territory is 239.85+/- acres. The existing land uses are residential and commercial.

The assessed valuation is \$82,967,210 as of October 2012. The per capita assessed valuation is \$59,688. On September 10, 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 generally flat with gently sloped terrain.

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

Parcel 1 thru Parcel 3 is surrounded by populated areas on all sides. Parcel 4 is surrounded by commercial and vacant land. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory includes 384 existing single-family homes and the existing Antelope Valley Fairgrounds which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is adequate. The probable effect of the proposed action is for Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water service to 384 existing single-family homes and the existing Antelope Valley Fairgrounds at in-district rates. The alternative course of action is for residents to pay higher out-of-district rates and remain outside the District boundary.

***c. Proposed Action and Alternative Actions:***

The 384 existing single-family homes and existing fairgrounds 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 governmental structure of the County.

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

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

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

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

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

**g. *Consistency with Plans:***

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

The proposal is consistent with the existing City of Lancaster General Plan designation of UR (Urban Residential) for the 384 single-family homes and Specific Plan – Fox Field Industrial Corridor for the existing Antelope Valley Fairgrounds.

The Antelope Valley Fairgrounds is consistent with the existing City of Lancaster, Fox Field Industrial Corridor Specific Plan designation of Commercial.

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

**h. *Sphere of Influence:***

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

**i. *Comments from Public Agencies:***

Staff did not receive any significant comments from public agencies.

***j. Ability to Provide Services:***

The affected territory is already being serviced by the Los Angeles County Waterworks District No. 40, Antelope Valley.

***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 Lancaster General Plan designation of UR (Urban Residential) and Specific Plan – Fox Field Industrial Corridor.

The proposal is consistent with the existing City of Lancaster zoning designation of R-7000 (single-family residential with a minimum lot size of 7,000 square feet) and Specific Plan – Fox Field Industrial Corridor.

***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 proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning.

**CONCLUSION:**

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

**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. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley.
4. Pursuant to Government Code Section 57002, set November 13, 2013, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2013-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING  
"ANNEXATION NO. 2012-09 (40-144/4-206) TO LOS ANGELES COUNTY WATERWORKS  
DISTRICT NO. 40, ANTELOPE VALLEY"**

WHEREAS, the Los Angeles County Waterworks District. No. 40, Antelope Valley, (the "District") adopted a resolution of application to initiate proceedings 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 District, all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 239.85± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide water service to 384 existing single-family homes and the existing Antelope Valley Fairgrounds; and

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

WHEREAS, on October 9, 2013, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony,

objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by current zoning.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
3. The affected territory consists of 239.85± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40,  
Antelope Valley".

4. Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or



annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the 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 57325) shall apply to this annexation.
5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for November 13, 2013 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

7. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to District.

PASSED AND ADOPTED this 9<sup>th</sup> day of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

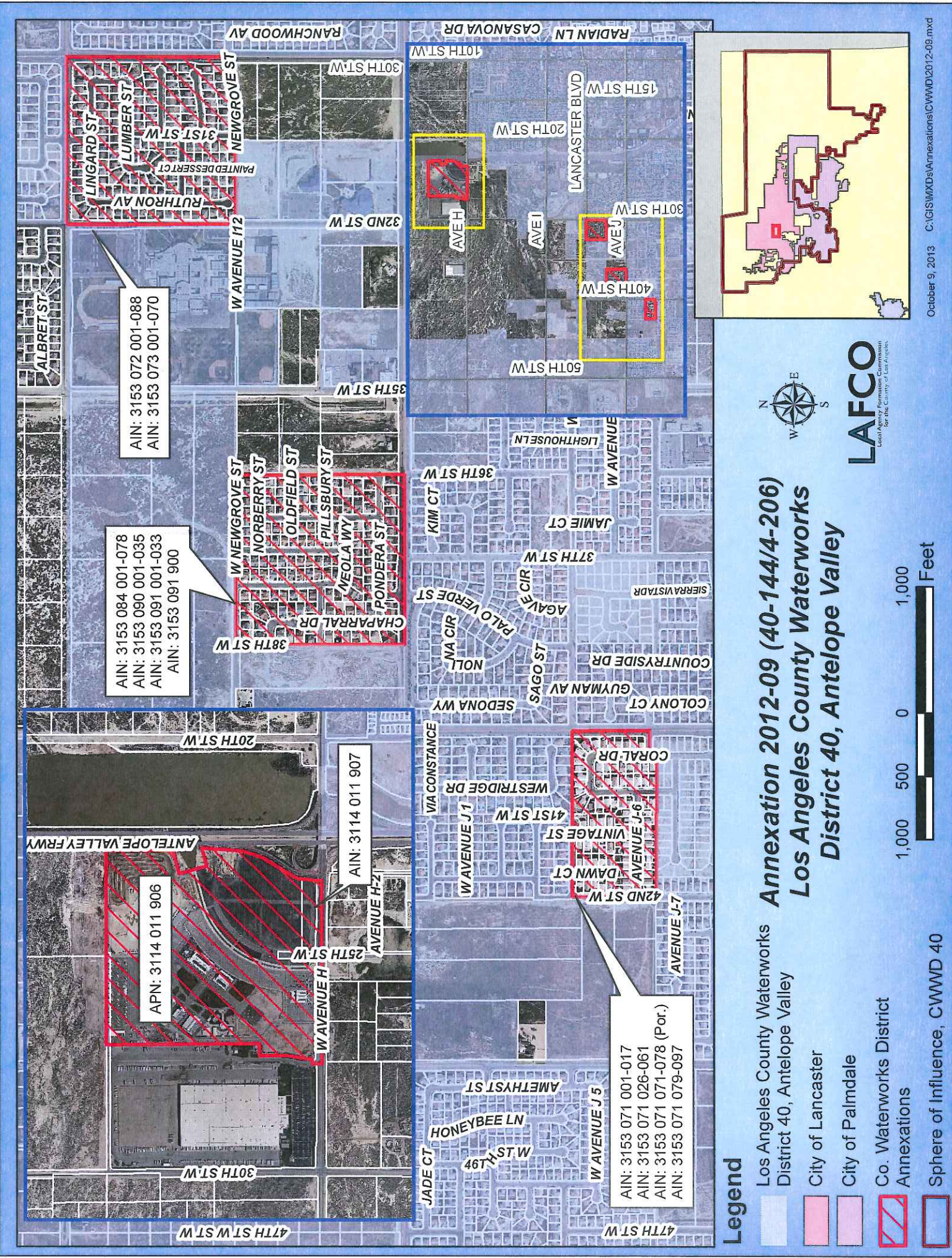
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**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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





# Annexation 2012-09 (40-144/4-206)

## Los Angeles County Waterworks District 40, Antelope Valley





## **Staff Report**

**October 9, 2013**

### **Agenda Item No. Number 7.d.**

#### **Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Compton**

##### Background

Since 1971, LAFCOs have been required to develop and adopt a Sphere of Influence for each city and special district. Government Code Section 56076 defines an SOI as “a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.”

Developing SOIs is central to the Commission’s purpose. As stated in Government Code Section 56425:

“In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to the jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities, the Commission shall develop and determine the Sphere of Influence of each city and each special district, as defined by Section 56036, within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.”

Section 56425(g) further requires that the Commission review and update SOIs “every five years, as necessary.”

Pursuant to Section 56425(e), the Commission is required to “consider and prepare a written statement of its determinations” prior to adopting or updating an SOI. Staff has prepared the following recommended determinations:

- A. Present and planned land uses in the area: Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors. Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%. Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase. Given a relatively stable population, the demand for services for the city’s

residential population is unlikely to increase in any significant fashion. With the elimination of its redevelopment agency, and the city's on-going budgetary challenges, increased demand associated with new construction and/or redevelopment of underutilized parcels is also anticipated to be relatively minimal.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: Due to various factors and circumstances, Compton is facing serious and long-term challenges relative to the City's ability to provide the same level of services it has provided in the past. The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard. The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest. Over time, the recent change in how members of the City Council are elected may impact how individuals or groups feel about being "connected" to City Hall by having "districted" representation on the City Council.
- E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities; because these areas within the SOI will not be changed, there is no impact upon the present and probable need for public facilities related to sewers, municipal and industrial water, and fire protection. The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has one small DUC. This DUC, which is distant from the City of Compton's boundaries, is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).

These recommended SOI determinations are addressed in Section 2 of the attached Resolution Making Determinations No. 2013-00RMD (beginning on Page 3).

In order to prepare and to update a district SOI, the Commission is required, pursuant to Section 56430, to conduct a review of the municipal services in that particular district, and, further, to "consider and prepare a written statement of its determinations." Staff has prepared the following recommended determinations:

Growth and Population:

- Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area

in the southern portion of the city, and several commercial corridors.

- Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.
- Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

*Disadvantaged Unincorporated Communities:*

- Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.
- The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC. This DUC is distant from the City of Compton's boundaries, and it is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).
- Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. In some instances, these other cities have filed applications to annex these areas or expressed an interest in doing so. In this regard, were these areas to be removed from Compton's SOI, they may actually be more likely to be annexed by the other cities.
- Given the City's large SOI, its failure to initiate any efforts to annex surrounding territory within its SOI—including many areas that qualify as DUCs—consideration should be given to reducing Compton's existing SOI. Because many of the areas within Compton's SOI are Joint SOIs with other cities, removal from Compton's SOI does not impair other cities from annexing these areas. To some extent, eliminating or reducing the Joint SOIs may make it more likely that a single city annex these areas, as conflicts over "competing" SOIs are thereby avoided. In this regard, removal of these areas from Compton's SOI is in no way inconsistent with the intent of State law relative to DUCs.

*Present and Planned Capacity of Public Facilities:*

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.

*Financial Ability of Agencies to Provide Services:*

- Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.
- Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.
- There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.
- Many of the financial remedies available—pension reform, possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.

*Status of, and Opportunities for, Shared Facilities:*

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- There are no apparent opportunities for additional shared facilities.

*Accountability for Community Service Needs:*

- City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made improvements. In dealing with LAFCO inquiries, city staff responded slowly to requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.
- City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.
- The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.

Other Matters

(No determinations).

Discussion

Compton, the eighth oldest city in the County of Los Angeles, was incorporated as a Charter City on May 11<sup>th</sup>, 1888.

As discussed at length in the MSR, the City of Compton is facing serious budgetary challenges. These include the loss of its redevelopment agency, budget shortfalls, staff reductions, complications involving the preparation of audits and financial statements, and even some public speculation about the potential for bankruptcy. Staff's efforts to analyze the City of Compton were complicated by the lack of recent audits and financial statements, as well as, at least initially, a lack of cooperation from City officials.

To the City's credit, and as discussed in the MSR, the City does seem to be making a dent in addressing these challenges. The Fiscal Year 2013-2014 budget adopted by the City Council is balanced. Of late, staff has been more responsive and cooperative in responding to LAFCO requests for information. Nevertheless, and as discussed in more detail in the MSR, Compton faces on-going and long-term fiscal challenges that may take several years to overcome.

With respect to the City's SOI, while the City of Compton itself is 10.01 square miles, the portion of the SOI that is outside of the city boundaries is 9.03 square miles. Compton's SOI, which is nearly as large as the City itself, is unusually large compared to other cities in the Los Angeles region. With the exception of the "North County" cities of Lancaster, Palmdale, and Santa Clarita, most cities in Los Angeles County have an SOI that is smaller—generally substantially smaller—than the SOI for the City of Compton.

Compton's existing Sphere of Influence (see Exhibit "A") is concentrated in the following four areas:

- Joint SOI with the City of Los Angeles to the northwest, added to the SOI in 1973;
- Several islands along the City's eastern boundary, added to the SOI in 1984, and known as East Compton;
- Joint SOI with the City of Carson and the City of Los Angeles, added to the SOI in 2006 as part of the Gateway Cities MSR; and
- Joint SOI with the City of Carson and City of Long Beach, added to the SOI in 2006 as part of the Gateway Cities MSR, and known as Rancho Dominguez.



Despite the fact that these areas have been within Compton's SOI for years, and in some instances, decades, the City has not undertaken any recent efforts to annex any of these areas.

Staff determined that Compton is the most logical jurisdiction to annex the "islands" in East Compton, as discussed in detail in the MSR. For this reason staff recommends that these areas remain in the City's SOI.

As noted, above, three of the four areas within Compton's SOI are "Joint SOI" areas, where unincorporated territory is located in the SOI for more than one city.

In reviewing two of these areas—the Joint SOI with Los Angeles added in 1973, and the Joint SOI with Carson and Los Angeles added in 2006—and due to the inactivity by Compton, staff was initially inclined to recommend that the Commission remove them from the Compton SOI. In further reviewing these areas, however, staff determined that the other involved cities (Los Angeles, relative to the first Joint SOI, above; and Carson and Los Angeles, relative to the second Joint SOI, above) had made no efforts to annex these territories. For this reason, staff is recommending that the Commission retain these areas within Compton's SOI. As noted in the MSR, staff recommends that the Commission consider Areas 1 and 6 in the next round of MSRs in 2018.

The last Joint SOI area is unincorporated Rancho Dominguez, located southerly of the City of Compton. This area is in the SOI for three cities: Carson, Compton, and Long Beach. Both the City of Carson (in 2011) and the City of Long Beach (in 2007) have filed applications to annex territory within the Rancho Dominguez area. Given the fact that two cities have filed applications with LAFCO—and Compton has not—staff is recommending that the Commission remove the Rancho Dominguez area from Compton's SOI.

Staff consulted with City representatives before finalizing the MSR that is before the Commission today. Based upon a review of the Draft MSR that was provided to the City, Compton's City Council adopted a resolution and letter (copies are attached) requesting that LAFCO not make any changes to its existing SOI. Staff does not believe that anything would be accomplished by delaying adoption of the MSR and SOI Update. Given that the most significant change to Compton's SOI is to remove the Rancho Dominguez area—for which there are two annexation applications from other cities pending before LAFCO—it is unlikely that this area will be annexed into Compton.

LAFCO staff has met with and spoken with City representatives, and considered all City input before finalizing the MSR and its recommendations concerning all areas within Compton's SOI.

Separate from Compton's SOI, staff is also recommending consideration of one future change to a neighboring jurisdiction's SOI. As noted in Chapter 5 ("City of Los Angeles -- Future Considerations" on Page 27), staff is recommending that a small area (that is within both Compton and Los Angeles' SOI) be removed from the City of Los Angeles SOI at a future date. Because the area is not directly contiguous to the boundaries of the City of Los Angeles, and

because it is surrounded by the City of Compton, it is unlikely to be annexed into the City of Los Angeles. Staff recommends that this issue be considered at a later date when LAFCO reviews the City of Los Angeles SOI.

#### California Environmental Quality Act (CEQA)

MSRs are feasibility and planning studies for possible future actions that have not been approved, adopted, or funded. The preparation and adoption of an MSR is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15262.

As set forth in State CEQA Guidelines section 15061, adoption of the SOI Update and Dissolution of the District is not subject to the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the Municipal Service Review and Sphere of Influence Update and Dissolution will have a significant effect on the environment. These recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment, pursuant to Section 15378(b) of the State CEQA Guidelines.

#### **Staff Recommendation:**

In consideration of information gathered and evaluated for the proposed actions relative to the City of Compton, staff recommends that the Commission:

- 1) Open the public hearing and receive testimony on the proposed Municipal Service Review and Sphere of Influence Update;
- 2) There being no further testimony, close the public hearing;
- 3) Adopt a finding that adoption of the Municipal Service Review and Sphere of Influence Update for the City of Compton are not subject to the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the adoption of the MSR and SOI Update will have a significant effect on the environment. These recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment, pursuant to Section 15378(b) of the State CEQA Guidelines.
- 4) Adopt the September 20, 2013 City of Compton Municipal Service Review;
- 5) Adopt the recommended determinations required for a Municipal Service Review as contained in both the staff report and the MSR pursuant to Government Code Sections 56430;

- 6) Adopt the recommended determinations required for the Update of the Sphere of Influence as contained in both the staff report and the MSR pursuant to Government Code Sections 56425;
- 7) Adopt the SOI Update for the City of Compton, pursuant to Government Code Section 56425, which includes the removal of the Rancho Dominguez area from the City of Compton SOI, as shown on the enclosed map (Exhibit "B");
- 8) Adopt Resolution No. 2013-00 RMD adopting the MSR and SOI Update for the City of Compton.

Attachments:

City of Compton Municipal Service Review

Exhibit "A" Existing Compton City Boundary/SOI Map

Exhibit "B" Proposed Compton City Boundary/SOI Map

Correspondence from the City of Compton

**RESOLUTION NO. 2013-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR THE COUNTY OF LOS ANGELES ADOPTING THE**  
**MUNICIPAL SERVICE REVIEW (MSR) AND THE SPHERE OF INFLUENCE**  
**(SOI) UPDATE FOR THE CITY OF COMPTON**

WHEREAS, the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code Section (Section) 56000 et seq) provides that a Local Agency Formation Commission (LAFCO) must adopt Spheres of Influence (SOIs) of each local governmental agency within its jurisdiction (Section 56425(a)) and that it must update, as necessary, each Sphere every five years (Section 56425(g));

WHEREAS, the SOI is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO;

WHEREAS, Section 56430 requires that in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review prior to or in conjunction with action to update or adopt a Sphere of Influence;

WHEREAS, the Commission has undertaken the MSR and SOI Update for the City of Compton;

WHEREAS, the Executive Officer has submitted to the Commission an MSR and SOI Update, including recommendations for changes to the SOI for the City of Compton;

WHEREAS staff previously shared a previous draft MSR with representatives of the City of Compton, and has considered input from City staff as it prepared the draft MSR presented to the Commission;

WHEREAS, the MSR and SOI Update for the City of Compton contain the determinations required by Section 56430 for the municipal services provided by the City

of Compton;

WHEREAS, a map of the updated SOI of the City of Compton is attached as Exhibit "B," attached hereto and incorporated by reference herein;

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set October 9<sup>th</sup>, 2013, as the hearing date on this MSR and SOI study proposal, and gave the required notice of public hearing pursuant to Section 56427;

WHEREAS, after being duly and proper noticed, the Commission held a public hearing on the proposal on October 9, 2013, and at the hearing the Commission heard and received all oral and written protests, 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;

WHEREAS, for the City of Compton, and pursuant to Section 56425(d)(5), the Commission has considered the impacts of the proposed MSR and SOI Update relative to Disadvantaged Unincorporated Communities (DUCs) that are within the City of Compton's SOI;

WHEREAS, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore will not recommend reorganization of the City of Compton;

WHEREAS, the proposed action consists of the adoption of the MSR and adoption of an SOI for the City of Compton; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the adoption of the MSR and adoption of an SOI Update for the City of Compton were

determined to be categorically exempt under Section 15061 of the State CEQA Guidelines because it can be seen with certainty that the recommended actions have no possibility of having a significant adverse effect on the environment, in that the one primary change to the SOI involves Rancho Dominguez, an unincorporated community that is also within the boundaries of the SOIs for the City of Carson and the City of Long Beach, both of which have applications to annex the area pending before LAFCO; and, in the alternative, that these recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment pursuant to Section 15378 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The recommended actions are exempt from CEQA as set out herein.
2. The Commission adopts the following written determinations and approves the

Sphere of Influence Update for the City of Compton:

- A. Present and planned land uses in the area: Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors. Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%. Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase. Given a relatively stable population, the demand for services for the city's residential population is unlikely to increase in any significant fashion. With the elimination of its redevelopment agency, and the city's on-going budgetary challenges, increased demand associated with new

construction and/or redevelopment of underutilized parcels is also anticipated to be relatively minimal.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: Due to various factors and circumstances, Compton is facing serious and long-term challenges relative to the City's ability to provide the same level of services it has provided in the past. The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard. The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
  - D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest. Over time, the recent change in how members of the City Council are elected may impact how individuals or groups feel about being "connected" to City Hall by having "districted" representation on the City Council.
  - E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities; because these areas within the SOI will not be changed, there is no impact upon the present and probable need for public facilities related to sewers, municipal and industrial water, and fire protection. The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has one small DUC. This DUC, which is distant from the City of Compton's boundaries, is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).
3. The Executive Officer's staff report and recommendations for adoption of the MSR and adoption of an SOI Update—including the removal of the Rancho Dominguez community from the City of Compton SOI—for the City of Compton are hereby incorporated by reference and adopted.
4. The Executive Officer is hereby directed to add the words "SOI Adopted on October 9<sup>th</sup>, 2013" to the official LAFCO map for the City of Compton.

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

PASSED AND ADOPTED this 9<sup>th</sup> day of October, 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

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PAUL A. NOVAK, Executive Officer



## **Staff Report**

**October 9, 2013**

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

**Protest Hearing on Reorganization No. 1-2000 (21-684) to  
Los Angeles County Sanitation District Nos. 15 and 21,  
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.**

On August 14, 2013, your Commission approved a request for the reorganization of approximately 5.741 ± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District Nos. 15 and 21. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is \_\_\_\_.

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	5.741± 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:	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.
Within SOI:	Yes
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 TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

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

The estimated future population is 8 residents.

The affected territory is 5.741± 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 within the Sphere of Influence of the Los Angeles County Sanitation District No's 15 and 21.

***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 reorganization, 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.

**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).

**CONCLUSION:**

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

**Recommended Action:**

1. Open the public 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 reorganization proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Reorganization No. 1-2000 (21-684) to Los Angeles County Sanitation District No.'s 15 and 21 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2013-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ORDERING  
"REORGANIZATION NO. 1-2000 (21-684) TO  
LOS ANGELES COUNTY SANITATION DISTRICT NO'S. 15 AND 21;  
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 Los Angeles County Sanitation District No's. 15 and 21 adopted a resolution of application to initiate proceedings 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 the Reorganization of territory herein described to the District, all within the City of West Covina; and

WHEREAS, the proposed reorganization consists of approximately 5.741± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 1-2000 (21-684)"; 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 reorganization is to provide offsite sewage disposal for an existing church and four existing single-family homes; and

WHEREAS, on August 14, 2013, the Commission approved Reorganization No. 1-2000 (21-684); and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for October 9, 2013 at 9:00 a.m., and the Executive Officer has given notice thereof pursuant to Government Code Sections 57025 and 57026, published on September 12, 2013;

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 proceeding if a majority protest exists or ordering the reorganization directly; 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 property owners is 5, and the total assessed value of land within the affected territory is \$1,748,005.00.
2. The Commission finds that the number of written protests filed in opposition to Reorganization No. 1-2000 (21-684) to the District and not withdrawn is \_\_\_\_, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within the affected territory.



3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 5.741± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 1-2000 (21-684)"

5. Reorganization No. 1-2000 (21-684) is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the Los Angeles County Sanitation District Nos. 15 and 21.
  - e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District Nos. 15 and 21.

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District Nos. 15 and 21.
  - g. Reorganization 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 57325) shall apply to this reorganization.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 9<sup>th</sup> day of October 2013.

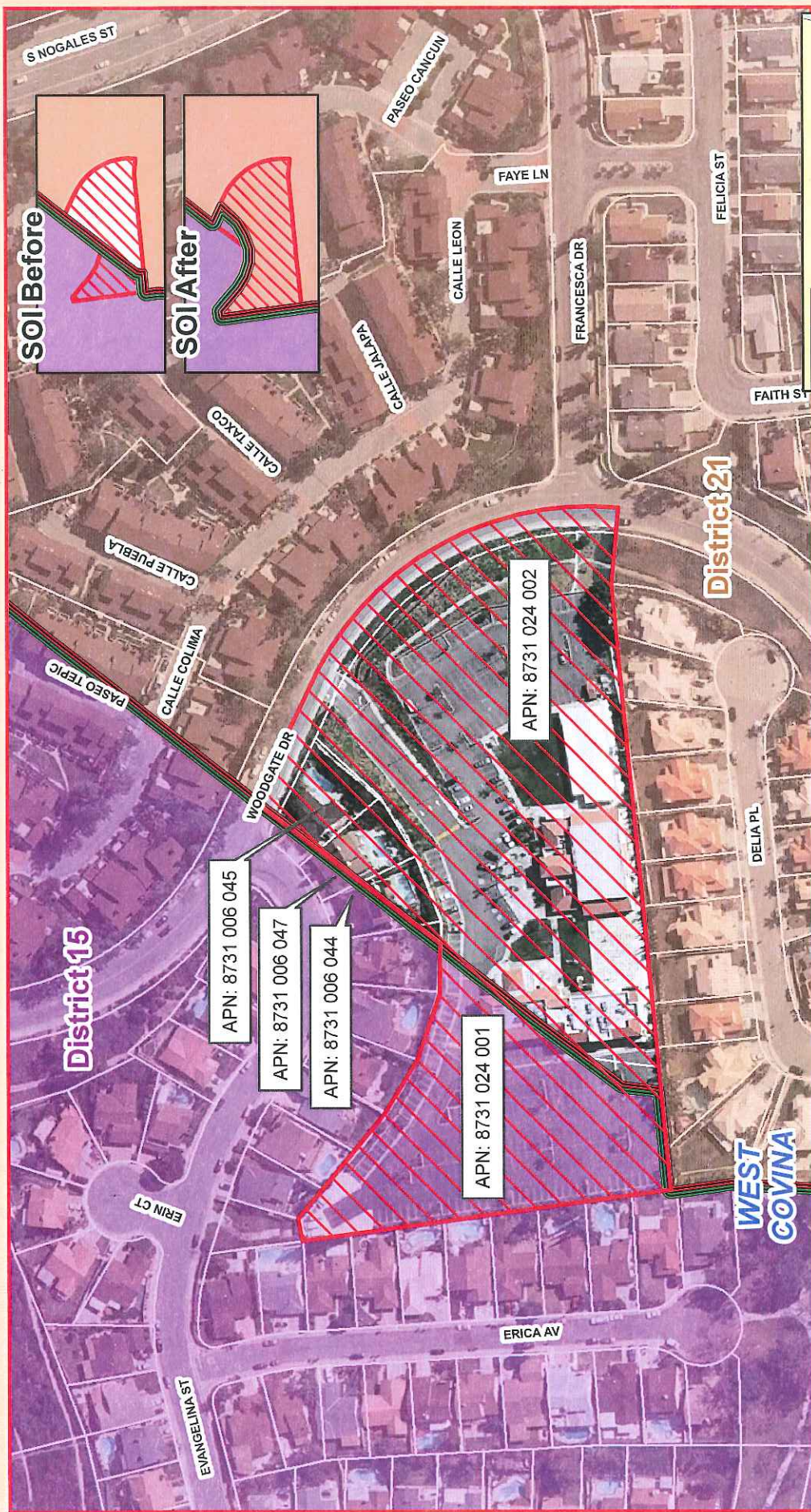
MOTION:  
SECOND:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:  
MOTION PASSES:

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

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





SOI Before

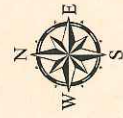
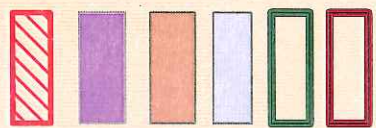
SOI After

District 15

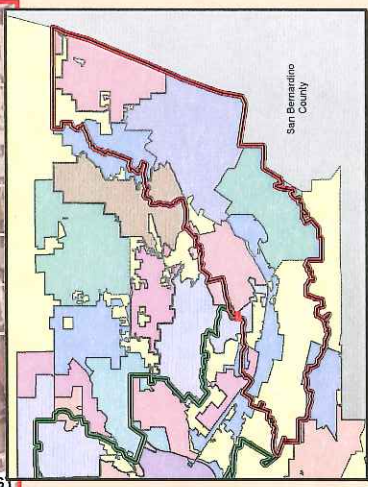
District 21

WEST COVINA

CSD Annexation  
 Reorg. 01-2000 (21-684)  
 Los Angeles County  
 Sanitation District No. 15  
 Los Angeles County  
 Sanitation District No. 21  
 City of West Covina  
 Sphere of Influence, CSD 15  
 Sphere of Influence, CSD 21



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



October 9, 2013

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## **Staff Report**

**October 9, 2013**

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

#### **Protest Hearing on Annexation No. 323 to Los Angeles County Sanitation District No. 14**

On August 14, 2013, your Commission approved a request for the annexation of approximately 261.062 ± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 14. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is \_\_\_\_.

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	261.062 ± 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:	Yes. Sphere of Influence Amendment No. 2012-14 was approved on August 14, 2013.
Waiver of Notice/Hearing/Protest:	No.
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of Palmdale, as lead agency, on October 4, 2007.
Additional Information:	None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

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

The estimated future population is 350 residents.

The affected territory is 261.062 ± 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).

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 14. Sphere of Influence Amendment No. 2012-14 was approved on August 14, 2013.

**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.

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

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Palmdale, as lead agency, 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.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 14.

**Recommended Action:**

1. Open the public 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. 323 to Los Angeles County Sanitation District No. 14 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

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

WHEREAS, the Los Angeles County Sanitation District No. 14 (the "District") adopted a resolution of application to initiate proceedings 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 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 District to provide off-site sewage disposal service to 112 proposed single-family homes; and

WHEREAS, on August 14, 2013, the Commission approved Annexation No. 323 to Los Angeles County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for October 9, 2013 at 9:00 a.m., and the Executive Officer has given notice thereof pursuant to Government Code Sections 57025 and 57026, published on September 18,

2013;

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 proceeding if a majority protest exists or ordering the annexation directly; 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 property owners is 2, and the total assessed value of land within the affected territory is \$2,827,960.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 323 to Los Angeles County Sanitation No. 14 and not withdrawn is \_\_\_\_, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within the affected territory.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 261.062± acres, is uninhabited, and is assigned the following short form designation:

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

5. Annexation No. 323 to Los Angeles County Sanitation District No. 14 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the 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

57325) shall apply to this annexation.

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

PASSED AND ADOPTED this 9<sup>th</sup> of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

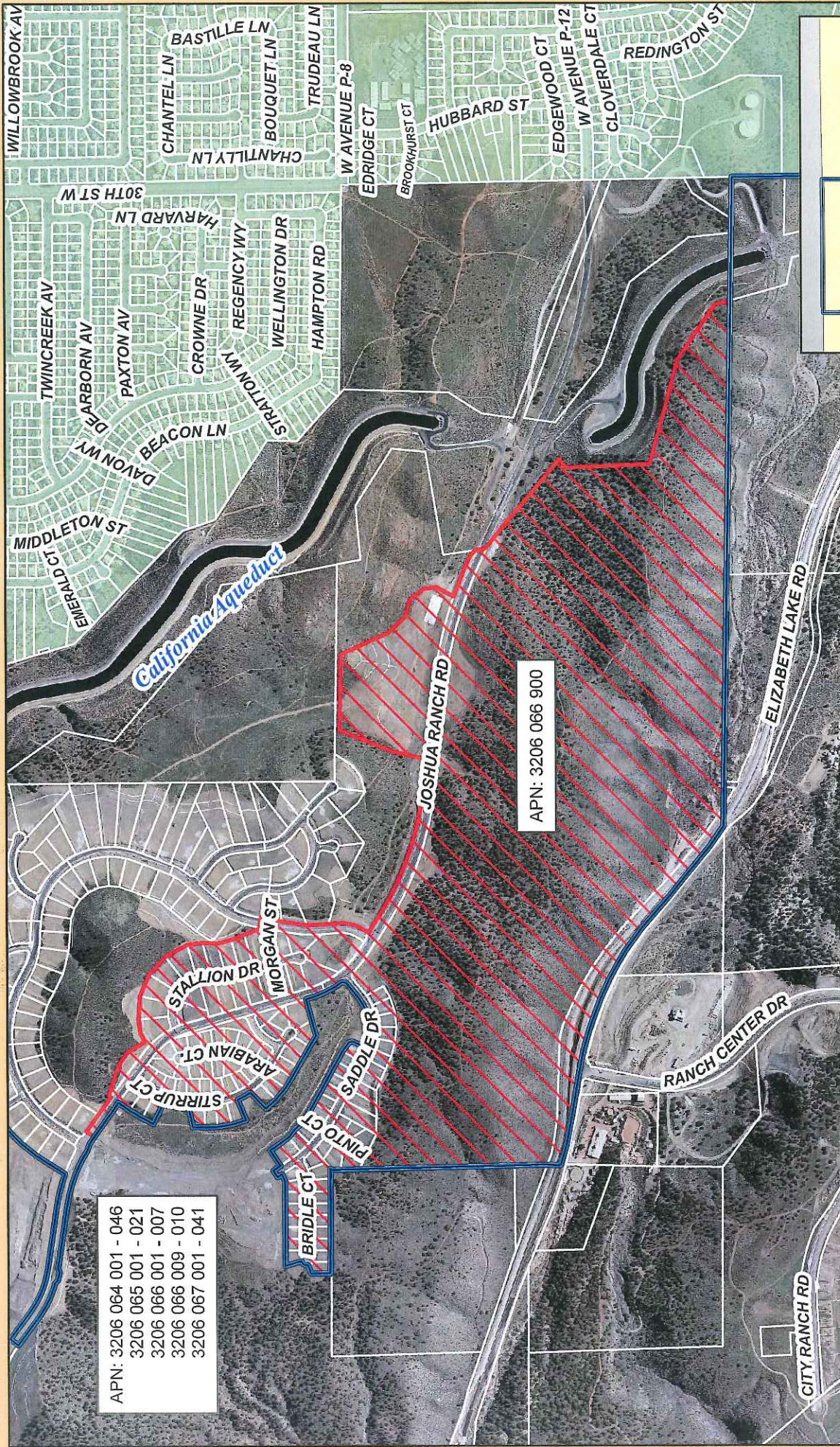
MOTION PASSES: 0/0/0

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






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

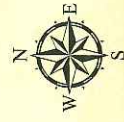




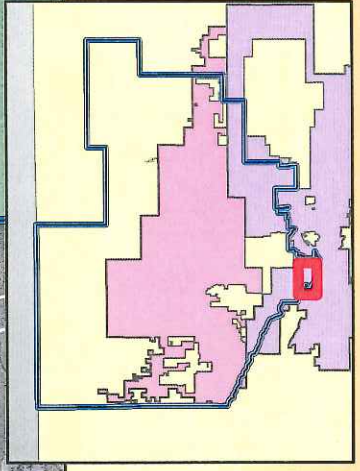
## Legend

-  Los Angeles County Sanitation District No. 14
-  City of Lancaster
-  City of Palmdale
-  CSD Annexation 14-323
-  Sphere of Influence, CSD 14

## Annexation No. 323 to County Sanitation District No. 14



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





**Staff Report**

**August 14, 2013**

**Agenda Item No. 8.c.**

**Protest Hearing on Annexation No. 375 to Los Angeles County Sanitation District No. 14**

On August 14, 2013, your Commission approved a request for the annexation of approximately 129.557 ± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 14. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is \_\_\_\_.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	129.557 ± 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; Rex & Carrol Parris; Andrew & Rula Eliopulos; Georgia Eliopulos; Aubrey Tice, Jr.
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:	Yes. Sphere of Influence Amendment No. 2012-14 was approved on August 14, 2013.
Waiver of Notice/Hearing/Protest:	No.
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of Palmdale, as lead agency, on October 4, 2007.
Additional Information:	None



**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

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

The estimated future population is 222 residents.

The affected territory is 129.557 ± 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).

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 14. Sphere of Influence Amendment No. 2012-14 was approved on August 14, 2013.

**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.

**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.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 14.

**Recommended Action:**

1. Open the public 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. 375 to Los Angeles County Sanitation District No. 14 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

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

WHEREAS, the Los Angeles County Sanitation District No. 14 (the "District") adopted a resolution of application to initiate proceedings 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 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 District to provide off-site sewage disposal service to 86 proposed single-family homes; and

WHEREAS, on August 14, 2013, the Commission approved Annexation No. 375 to Los Angeles County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for October 9, 2013 at 9:00 a.m., and the Executive Officer has given notice thereof pursuant to Government Code Sections 57025 and 57026, published on September 18,

2013;

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 proceeding if a majority protest exists or ordering the annexation directly; 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 property owners is 5, and the total assessed value of land within the affected territory is \$2,526,630.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 375 to Los Angeles County Sanitation No. 14 and not withdrawn is \_\_\_\_, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within the affected territory.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 129.557± acres, is uninhabited, and is assigned the following short form designation:

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

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

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the 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

57325) shall apply to this annexation.

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

PASSED AND ADOPTED this 9<sup>th</sup> of October 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

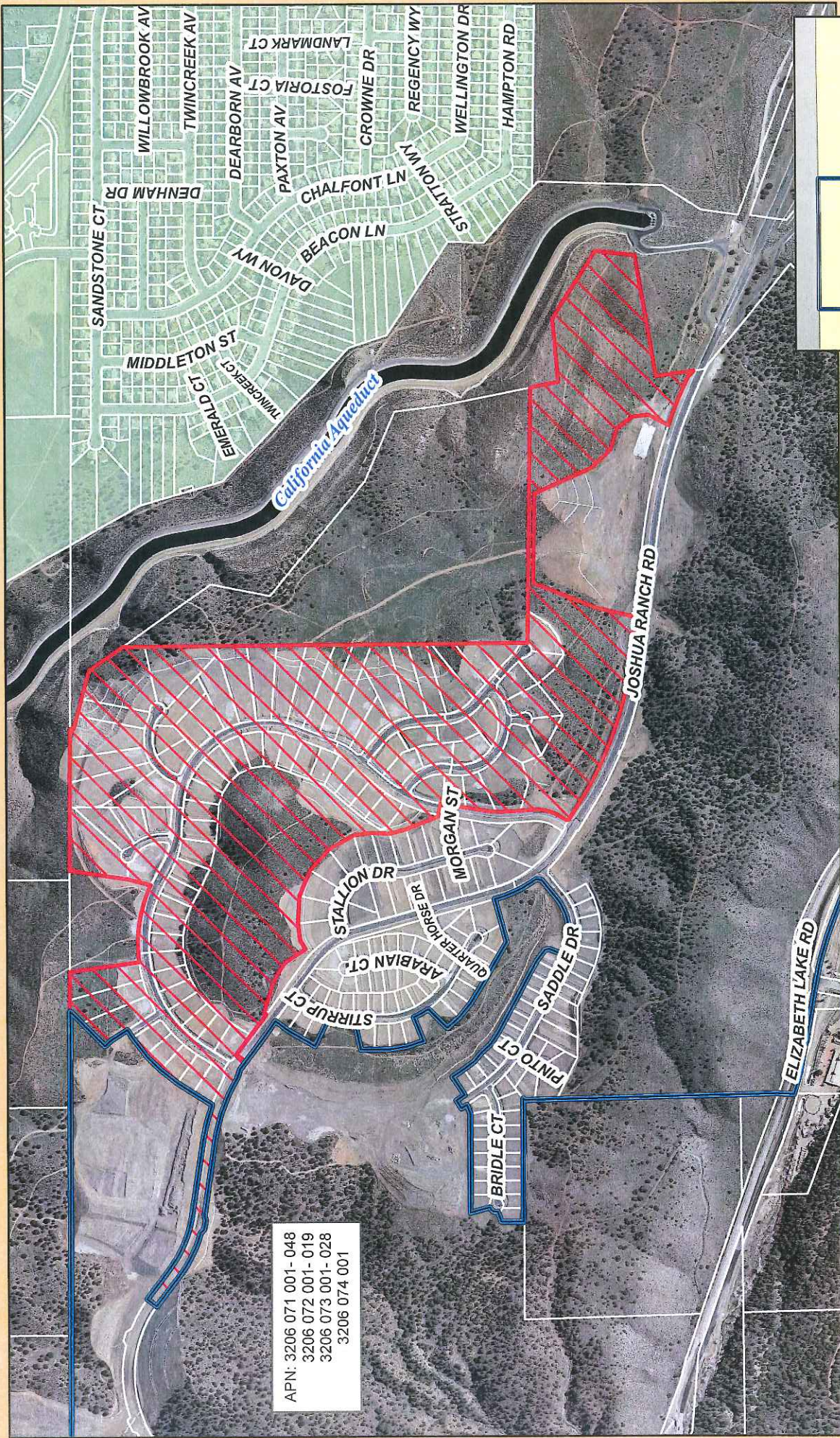
MOTION PASSES: 0/0/0

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

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





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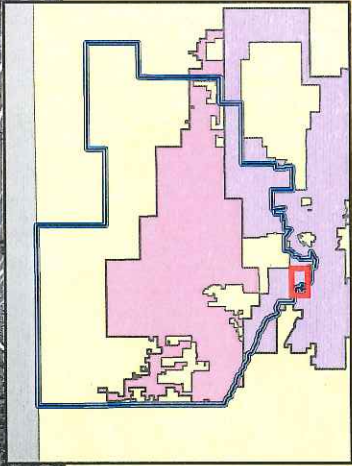
### Legend

- Los Angeles County Sanitation District No. 14
- City of Lancaster
- City of Palmdale
- CSD Annexation 14-375
- Sphere of Influence, CSD 14

## Annexation No. 375 to County Sanitation District No. 14



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





**Staff Report**

**October 9, 2013**

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

**As-Needed Alternate Legal Counsel**

At your September 11<sup>th</sup> meeting, the Commission discussed a procedure to be utilized when LAFCO seeks to engage Alternate Legal Counsel. In furtherance of the Commission discussion, staff has prepared the enclosed Alternate Legal Counsel Policy.

**Recommended Action:**

1. Adopt the Alternate Legal Counsel Policy.

Alternate Legal Counsel Policy  
(Adopted October 11, 2013)

Background

Attorneys with the County Counsel's Office serve as Regular Counsel to LAFCO. These attorneys serve as the day-to-day legal advisors to Commission and staff on all matters that come before LAFCO.

In anticipation of a situation in which LAFCO's Regular Counsel may have a conflict of interest, or the potential for a conflict of interest, the Commission has retained several firms to serve as As-Needed Alternate Legal Counsel.

Policy

In the event of an actual or potential conflict of interest that the Executive Officer (EO) determines should result in the engagement of Alternate Legal Counsel, or in the waiver of such conflict, the EO shall promptly notify the Chair of the Commission.

The EO shall also place an item regarding the matter on the Commission's next agenda, including, as applicable, a recommendation of which Alternate Legal Counsel to engage, or alternately, a recommendation to waive the apparent conflict, for approval by the Commission. Except as provided for below, Alternate Legal Counsel shall not be authorized to proceed until after the Commission acts.

If there is an urgent legal issue that requires that LAFCO have access to immediate legal representation on a particular matter, in between regular meetings of the Commission, the EO, in consultation with the Commission Chair, may engage Alternate Legal Counsel on a preliminary basis, or alternately waive the apparent conflict on behalf of the Commission, subject to review by the Commission at the next Commission meeting. Additionally, and in consultation with the Commission Chair, the EO may schedule a Special Meeting of the Commission if it is determined that the circumstances warrant immediate action.

In all cases, if the Chair is unavailable, the EO shall notify and consult the Commission First Vice Chair or Second Vice Chair, in that order.

## **Staff Report**

**October 9, 2013**

### **Agenda Item No. 9.b.**

#### **As-Needed Alternate Legal Counsel City of Palmdale Annexation No. 2011-19**

Miller & Owen is one of five law firms already under contract to LAFCO in the role of As-Needed Alternate Legal Counsel. Approval of this item authorizes the Executive Officer to engage Miller & Owen to represent LAFCO relative to all issues involving City of Palmdale Annexation No. 2011-19.

On March 8, 2012, staff of the City of Palmdale filed City of Palmdale Annexation No. 2011-19, a proposed annexation of 405 acres of uninhabited land located between Palmdale Boulevard and Avenue S and 80<sup>th</sup> Street East and 85<sup>th</sup> Street East. As reported by staff and discussed at last month's Commission meeting, LAFCO's Regular Counsel, attorneys from the Office of the County Counsel, have a potential conflict of interest because they previously advised the County CEO on this matter.

Established in Sacramento in 1978, Miller & Owen's eight attorneys specialize in public agency law. Areas of expertise include the California Environmental Quality Act (CEQA), Brown Act compliance, municipal law, and special district law. The firm represents cities, counties, special districts, joint powers authorities, and LAFCO's.

Nancy Miller, the Managing Shareholder of Miller & Owen, would be the primary contact and counsel advising staff concerning City of Palmdale Annexation No. 2011-19. Ms. Miller currently serves as the General Counsel to San Francisco LAFCO Sacramento LAFCO. She previously served as Special Counsel to Fresno LAFCO in the role of Facilitator in the negotiation of a new region-wide water agreement involving several cities, an irrigation district, and the County of Fresno.

The Executive Officer has spoken to Ms. Miller to confirm her availability and address any potential conflicts of interest. Miller & Owen is not currently performing any work for the County of Los Angeles, nor the City of Palmdale, nor the majority landowner in City of Palmdale Annexation No. 2011-19. Ms. Miller confirms that Miller & Owen does not have any potential conflicts of interest that would prevent the firm from representing LAFCO in this matter.

#### **Recommended Action:**

1. Authorize the Executive Officer to engage Nancy Miller of Miller & Owen as Alternate Legal Counsel to LAFCO relative to City of Palmdale Annexation No. 2011-19.