



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  
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**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, February 12, 2014  
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. 416 to Los Angeles County Sanitation District No. 14.
- b. Annexation No. 28 to Los Angeles County Sanitation District No. 16.
- c. Annexation No. 706 to Los Angeles County Sanitation District No. 21.
- d. Annexation No. 1059 to Santa Clarita Valley Sanitation District of Los Angeles County.
- e. Annexation No. 1060 to Santa Clarita Valley Sanitation District of Los Angeles County.
- f. Approve Minutes of January 8, 2014.
- g. Operating Account Check Register for the month of December 2013 and January 2014.
- h. Receive and file update on pending applications.

7. **PUBLIC HEARING(S)**

- a. Annexation No. 55 to Los Angeles County Sanitation District No. 2 (Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence).

8. **PROTEST HEARING(S)**

- a. Annexation No. 713 to Los Angeles County Sanitation District No. 21.

9. **OTHER ITEMS**

- a. Commission Calendar 2014

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**

March 12, 2014

April 9, 2014

May 14, 2014 (Room 374-A)

June 11, 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**

**February 12, 2014**

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

**Annexation No. 416 to Los Angeles County Sanitation District No. 14**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	0.534± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 14
Resolution or Petition:	July 26, 2012
Application Filed with LAFCO:	August 7, 2012
Location:	The affected territory is located on 50 <sup>th</sup> Street West approximately 250 feet south of Columbia Way.
City/County:	Los Angeles County unincorporated territory (Quartz Hill).
Affected Territory:	The affected territory is commercial with one existing hair salon. The topography is flat.
Surrounding Territory:	Surrounding land use is commercial.
Landowner(s):	Yongkap & Yonghee Kim
Registered Voters:	0 registered voters as of January 13, 2014
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 proposal 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 an existing structure developed to the density allowed by current zoning.

**Additional Information:**

None

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

***a. Population:***

The existing population is 0 residents as of August 7, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents (no anticipated change).

The affected territory is 0.534 +/- acres. The existing land use is commercial. The affected territory consists of one existing hair salon.

The assessed valuation is \$356,398 as of January 14, 2014. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On February 19, 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 flat.

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

The nearest populated area is 750 feet to the west 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 hair salon which requires 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 proposed action concerning the one existing hair salon 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 Antelope Valley Area 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. 14.

**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. 14.

**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 Antelope Valley Area Plan designation of Commercial.

The proposal is consistent with the existing Antelope Valley Area Plan zoning designation of C-3 (General Commercial).

**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 CEQA pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation with an existing structure developed to the density allowed by current zoning.

**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 make determinations on the proposed annexation 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 Los Angeles County Sanitation District No. 14.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 416 to Los Angeles County Sanitation District No. 14.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 416 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the Los Angeles County Sanitation District No. 14 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 unincorporated territory of Quartz Hill; and

WHEREAS, the proposed annexation consists of approximately 0.534± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 416 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 one existing hair salon; and

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

WHEREAS, the Commission has determined that the Proposal meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest

proceedings entirely, pursuant to Government Code Section 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 12, 2014 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2014, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the 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 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 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 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 an area containing an existing structure 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 0.534± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 416 to Los Angeles County Sanitation District No. 14".
5. Annexation No. 416 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 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.*

Resolution No. 2014-00RMD

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PASSED AND ADOPTED this 12<sup>th</sup> day of February 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

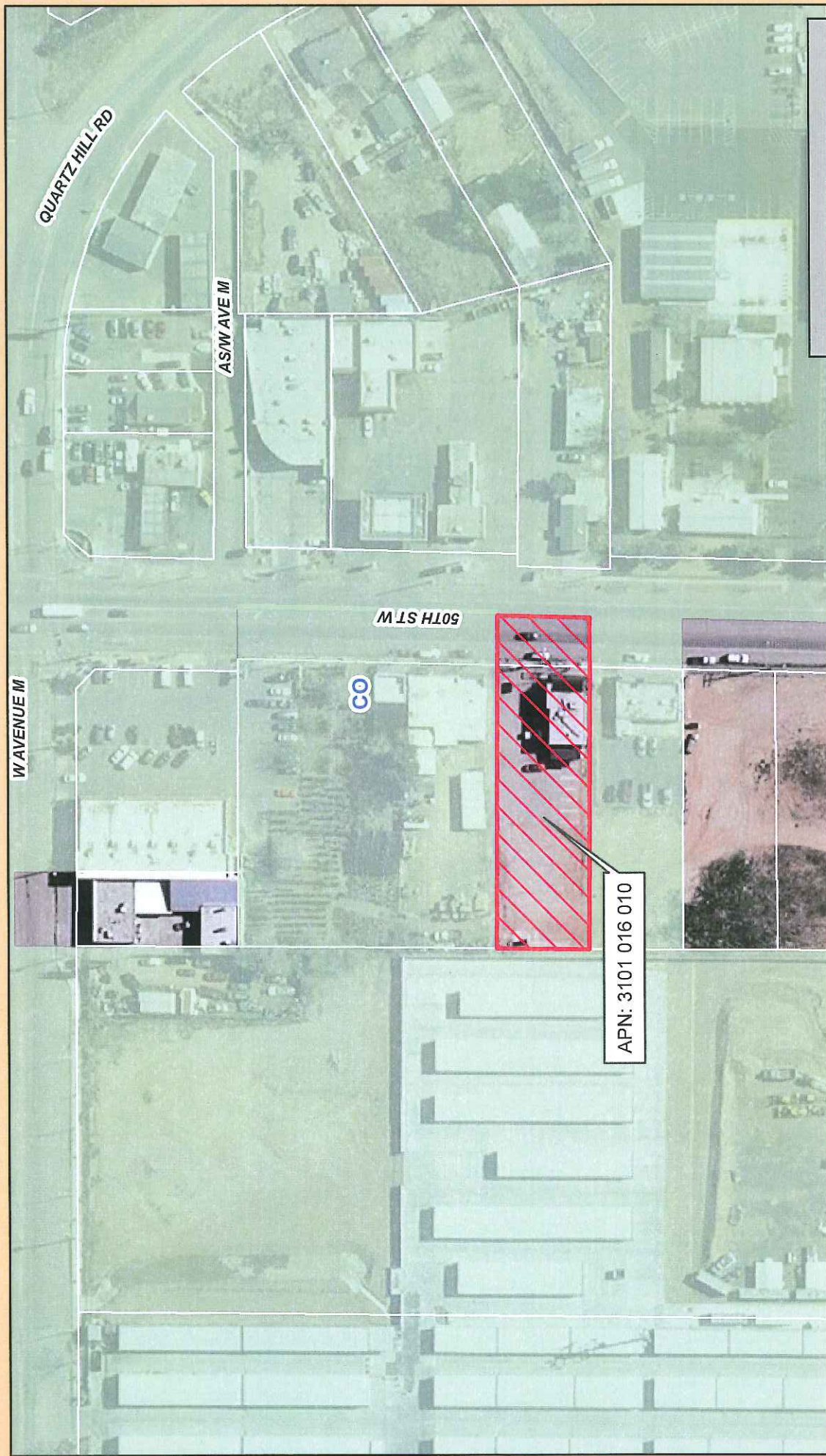
ABSENT:

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**

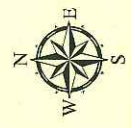


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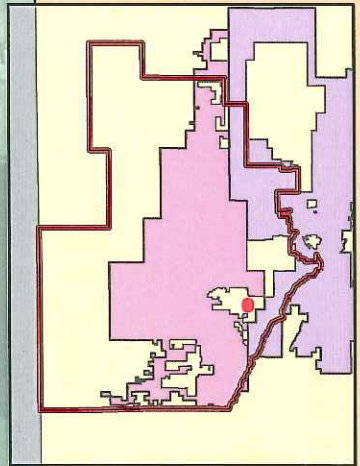
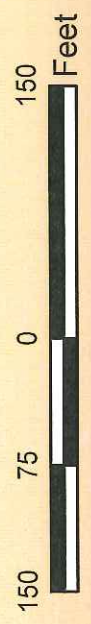
### Legend

-  Los Angeles County Sanitation District No. 14
-  County Unincorporated
-  City of Lancaster
-  City of Palmdale
-  CSD Annexation 14-416
-  Sphere of Influence, CSD 14

## Annexation No. 416 to County Sanitation District No. 14



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



**Staff Report**

**February 12, 2014**

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

**Annexation No. 28 to Los Angeles County Sanitation District No. 16;**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1.680± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 16
Resolution or Petition:	January 25, 2012
Application Filed with LAFCO:	February 12, 2012
Location:	The affected territory is located southeast of the intersection of Villa Knolls Drive and Edgecliff Lane.
City/County:	Los Angeles County unincorporated territory of Kinneloa Mesa
Affected Territory:	The affected territory consists of vacant land within a residential area. The topography is hilly.
Surrounding Territory:	The surrounding territory is residential.
Landowner(s):	Treva, LLC
Registered Voters:	0 registered voters as of February 12, 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:	None
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 (CEQA) pursuant to State CEQA Guidelines Section 15319(b) because it consists of the annexation of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 16, as lead agency, on January 25, 2012.

**Additional Information:**

None

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

***a. Population:***

The existing population is 0 residents as of February 12, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 6 residents.

The affected territory is 1.680+/- acres. The existing land use is vacant land.

The assessed valuation is \$1,012,700 as of February 12, 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 hilly.

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 modest growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

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

The affected territory will be developed into one single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. With 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 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. 16.



**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. 16.

**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 Residential.

The proposal is consistent with the existing County zoning designation of Single-Family Residential (R-1-2000).

**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 (CEQA) pursuant to State CEQA Guidelines Section 15319(b) because it consists of the annexation of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 16, as lead agency, on January 25, 2012.



**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 make determinations on the proposed annexation 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. 16.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 28 to Los Angeles County Sanitation District No. 16.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 28 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 16"**

WHEREAS, the Los Angeles County Sanitation District No. 16 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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; and

WHEREAS, the proposed annexation consists of approximately 1.680± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 28 to Los Angeles County Sanitation District No. 16"; 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 service; and

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

WHEREAS, on February 12, 2014, 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; 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 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(b) because the proposal consists of the annexation of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

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 1.680± acres, is uninhabited, and is assigned the following short form designation:

" Annexation No. 28 to Los Angeles County Sanitation District No. 16".

5. Annexation No. 28 to Los Angeles County Sanitation District No. 16 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 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 12<sup>th</sup> day of February 2014.

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**







**Staff Report**

**February 12, 2014**

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

**Annexation No. 706 to Los Angeles County Sanitation District No. 21**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	0.779± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	March 28, 2012
Application Filed with LAFCO:	March 30, 2012
Location:	The affected territory is located on Foothill Boulevard approximately 200 feet north of Towne Center Drive.
City/County:	City of La Verne
Affected Territory:	The affected territory consists of an 11-unit apartment complex located within a residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and commercial.
Landowner(s):	La Verne Partners LP, City of La Verne
Registered Voters:	10 registered voters as of December 4, 2013
Purpose/Background:	For the District to 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 (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (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 25 residents as of March 30, 2012. The population density is 32.09 persons per acre.

The estimated future population is 25 residents (no change).

The affected territory is 0.779+/- acres. The existing land use consists of an 11-unit apartment complex located within a residential area.

The assessed valuation is \$134,597 as of January 7, 2014. The per capita assessed valuation is \$5,383.88. 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 nearest populated area is 300 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 includes an 11-unit apartment complex which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. 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 a 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 High 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 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 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 Commercial/Business Park.

The proposal is consistent with the existing City's zoning designation of Public (P).

**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 (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (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 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 make determinations on the proposed annexation 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. 706 to Los Angeles County Sanitation District No. 21.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 706 TO LOS ANGELES COUNTY  
SANITATION DISTRICT NO. 21"**

WHEREAS, the Los Angeles County Sanitation District No. 21 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 La Verne; and

WHEREAS, the proposed annexation consists of approximately 0.779± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 706 to the 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 off-site sewage disposal to an 11-unit apartment complex; and

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

WHEREAS, on February 12, 2014, 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; 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 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), (annexation 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 0.779± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 706 to Los Angeles County Sanitation District No. 21".
5. Annexation No. 706 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 District.
7. The Executive Officer is directed to transmit a 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 12<sup>th</sup> day of February 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

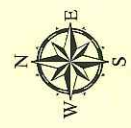
**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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



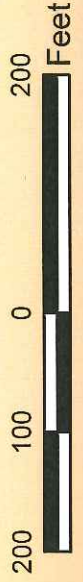
# **Annexation No. 706 to County Sanitation District No. 21**



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

## **Legend**

- Los Angeles County Sanitation District No. 21
- City of La Verne
- CSD Annexation 21-706
- Sphere of Influence, CSD 21





**Staff Report**

**February 12, 2014**

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

**Annexation No. 1059 to Santa Clarita Valley Sanitation District of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	802.540± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	January 11, 2012
Application Filed with LAFCO:	January 17, 2012
Location:	The affected territory is located approximately 3,900 feet north of Soledad Canyon Road and directly west of Sierra Highway.
City/County:	Unincorporated Los Angeles County and City of Santa Clarita
Affected Territory:	The territory consists of vacant land and is located within a vacant residential area. The territory is being developed to include 1,260 proposed single-family homes and a proposed elementary school. The topography is hillside sloping 25% or less.
Surrounding Territory:	Surrounding territory is residential and open space.
Landowner(s):	Pardee homes; Pardee Construction Co.
Registered Voters:	0 registered voters as of December 3, 2013
Purpose/Background:	For the District to 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 an Environmental Impact Report (EIR) for lead agency Los Angeles County and adopted by the Santa Clarita Valley Sanitation District on January 11, 2012.

Additional Information: None

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

***a. Population:***

The existing population is 0 residents as of January 17, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 4,160 residents.

The affected territory is 802.540+/- acres. The existing land use consists of vacant land and is located adjacent to residential and open space uses. The proposed/future land use is being developed to include 1,260 proposed single-family homes and a proposed elementary school.

The assessed valuation is \$9,126,932 as of January 17, 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 hillside sloping 25% or less.

There are no natural boundaries. The Plum Canyon Channel bisects the property.

The nearest populated area is immediately adjacent to the affected territory on the south and west. The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience significant growth in the next ten years.

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

The affected territory will be developed to include 1,260 proposed single-family homes and a proposed elementary school which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. 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 a 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).

The Northern 1,378 acres will be preserved as open space.

**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 portion of the proposal within the County is consistent with the General Plan designation of Single-Family Residence (R-1).

The portion of the proposal within the City is consistent with the General Plan designation of Non-Urban 2.

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 not currently 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 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan and EIR.

**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 portion of the proposal within the County is consistent with the General Plan designation of Single-family residence (R-1).

The portion of the proposal within the City is consistent with the General Plan designation of Non-Urban 2.

The portion of the proposal within the County is consistent with the Zoning designation of Heavy Agricultural, Light Agricultural and Light Agricultural Zone.

The portion of the proposal within the City is consistent with the Zoning Plan designation of Non-Urban 2.

**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 an Environmental Impact Report for the Los Angeles County as lead agency. Acting in its role as a responsible agency, and with respect to Annexation No. 1059, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report for Los Angeles County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, including the Statement of Overriding Considerations, and the Mitigation Monitoring Program previously adopted by the lead agency in connect with its approval of the project.

**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 make determinations on the proposed annexation 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. 1059 to Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1059 TO SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 Unincorporated Los Angeles County and City of Santa Clarita; and

WHEREAS, the proposed annexation consists of approximately 802.540± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1059 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 offsite sewage disposal for 1,260 proposed Single-Family homes and a proposed Elementary School; and

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

WHEREAS, on February 12, 2014, 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; 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 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.

3. The Commission, acting in its role as a responsible agency with respect to Annexation No. 1059 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 Environmental Impact Report prepared for Los Angeles County, 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, including the Mitigation Monitoring Plan, and Statement of Overriding Considerations previously adopted by the lead agency in connection with its approval of the project.

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 802.540± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 1059 to Santa Clarita Valley Sanitation District of Los Angeles County".
6. Annexation No. 1059 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.
7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.
8. The Executive Officer is directed to transmit a 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.*

Resolution No. 2014-00RMD

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PASSED AND ADOPTED this 12<sup>th</sup> day of February 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

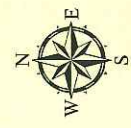
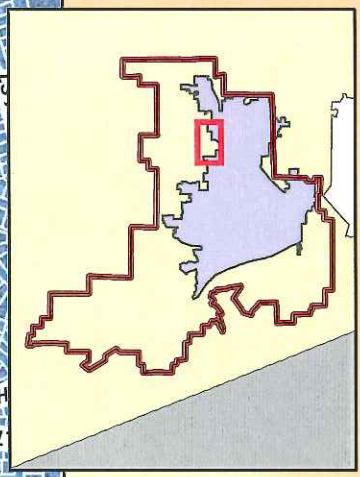
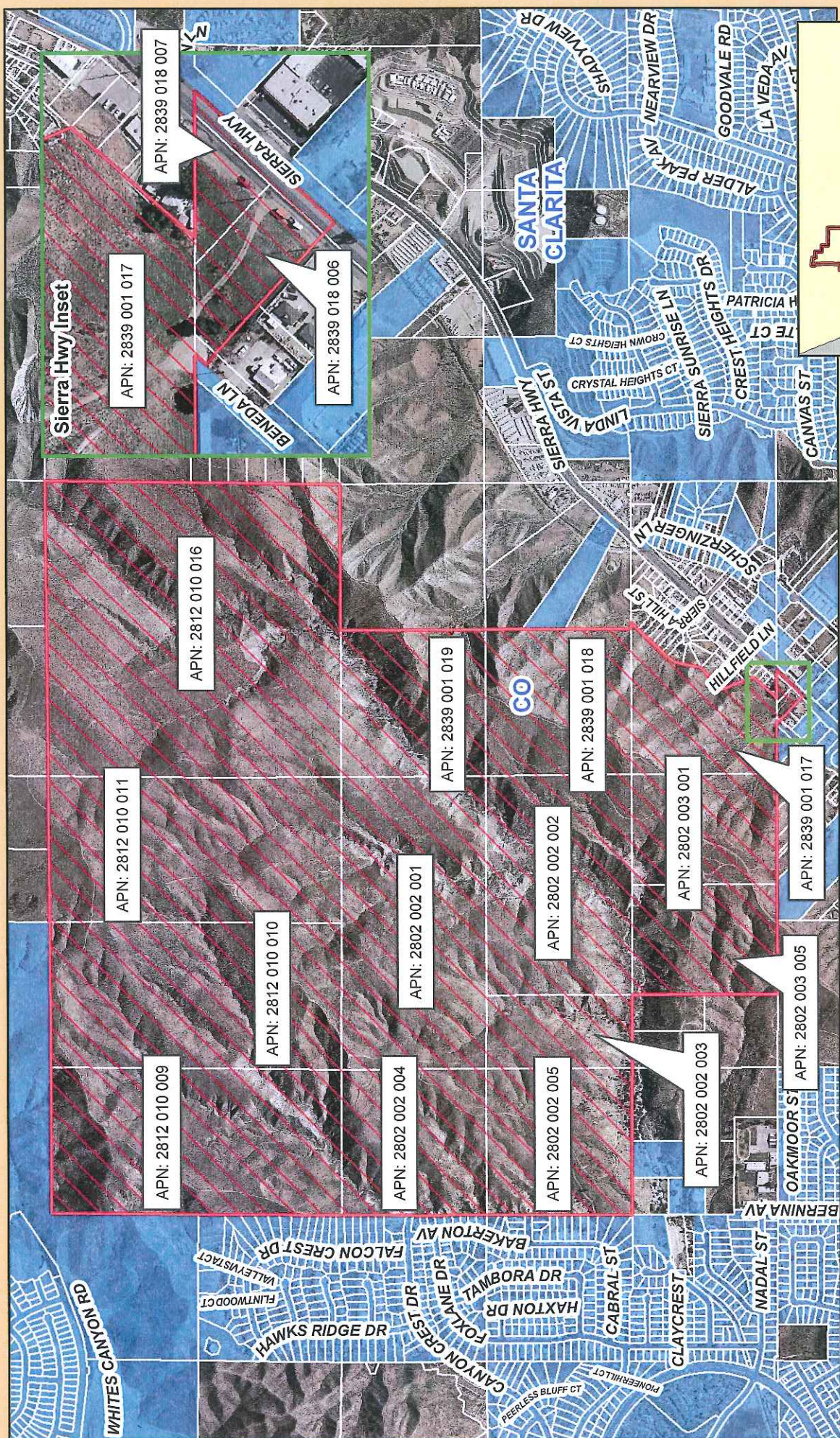
MOTION PASSES: 0/0/0

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

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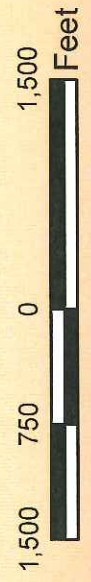
**Paul A. Novak, AICP  
Executive Officer**





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

# Annexation No. 1059 to the Santa Clarita Valley Sanitation District of Los Angeles County



**Legend**

- Santa Clarita Valley Sanitation District of Los Angeles County
- County Unincorporated
- City of Santa Clarita
- SCV-1059
- Sphere of Influence, CSD SCV



**Staff Report**

**February 12, 2014**

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

**Annexation No. 1060 to Santa Clarita Valley Sanitation District of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	2.905± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	June 13, 2012
Application Filed with LAFCO:	June 26, 2012
Location:	The affected territory is located on Sierra Highway between Racquet Club Court and Dolan Way.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is commercial with one existing church. The topography is flat.
Surrounding Territory:	Surrounding land use is commercial and residential.
Landowner(s):	Southern California Conference of Seventh-Day Adventist Church
Registered Voters:	0 registered voters as of January 13, 2014
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 proposal 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 an existing structure developed to the density allowed by current zoning.

**Additional Information:**

None

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

***a. Population:***

The existing population is 0 residents as of June 26, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents (no anticipated change).

The affected territory is 2.905 +/- acres. The existing land use is commercial. The affected territory consists of one existing church.

The assessed valuation is \$910,350 as of January 13, 2014. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On February 19, 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 flat.

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

The nearest populated area is to the north and northeast 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 requires 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 proposed action concerning the 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 Community 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 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 Community Commercial (CC).

The proposal is consistent with the existing City of Santa Clarita zoning designation of Community Commercial (CC).

**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 CEQA pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation with an existing structure developed to the density allowed by current zoning.

**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 make determinations on the proposed annexation 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 Santa Clarita Valley Sanitation District of Los Angeles County.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1060 to Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1060 TO SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 2.905± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1060 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, the Commission has determined that the Proposal meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code Section 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 12, 2014 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2014, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the 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 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 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 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 an area containing an existing structure 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 2.905± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 1060 to Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1060 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.*

Resolution No. 2014-00RMD

Page 5

PASSED AND ADOPTED this 12<sup>th</sup> day of February 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

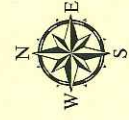
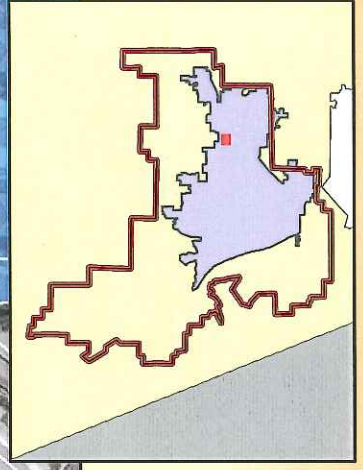
MOTION PASSES: 0/0/0

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

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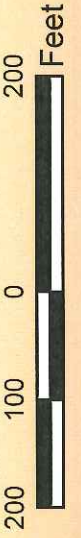
**Paul A. Novak, AICP  
Executive Officer**






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


## Annexation No. 1060 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

 SCV-1060

 Sphere of Influence, CSD SCV





Local Agency Formation Commission  
for the County of Los Angeles

 **DRAFT**

Commission

Jerry Gladbach  
Chair

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

Alternates

Lori Brogin  
Don Knabe  
Paul Krekorian  
Gerard McCallum  
Judith Mitchell

Staff

Paul A. Novak, AICP  
Executive Officer

June D. Savala  
Deputy  
Executive Officer

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

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

January 8, 2014

**Present:**

Donald L. Dear, First Vice-Chair

Margaret Finlay  
Tom LaBonge  
Gloria Molina  
Henri F. Pellissier  
David Spence  
Zev Yaroslavsky

Lori Brogin-Falley, Alternate  
Don Knabe, Alternate  
Judith Mitchell, Alternate

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

**Absent:**

Jerry Gladbach, Chair

Richard H. Close  
Paul Krekorian, Alternate  
Gerard McCallum, Alternate

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

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

1 CALL MEETING TO ORDER

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

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by First Vice-Chair Donald Dear.

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 E.O. noted that there was an error in the November 13, 2013 Draft Minutes which included an incorrect tabulation of votes for the Municipal Service Review and Sphere of Influence Update for the City of Compton (Item No. 7.a.). The Commission was provided a revised strikethrough version of page 11 of the Minutes showing the correct tabulation.

The Commission took the following actions under Consent Items:

- a. Approved Minutes of November 13, 2013 (as revised on Page 11).
- b. Approved Operating Account Check Register for the month of November 2013.
- c. Received and filed update on pending applications.

MOTION:	FINLAY
SECOND:	PELLISSIER
AYES:	BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER, SPENCE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	CLOSE, YAROSLAVSKY, GLADBACH
MOTION PASSES:	7/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 713 to Los Angeles County Sanitation District No. 21.

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

The Commission took the following action:

- Approved Annexation No. 713 to Los Angeles County Sanitation District No. 21; Resolution No. 2014-01RMD.
- Pursuant to Government Code Section 57002, set February 12, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

MOTION:	SPENCE
SECOND:	FINLAY
AYES:	BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER, SPENCE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	CLOSE, YAROSLAVSKY, GLADBACH
MOTION PASSES:	7/0/0

[Supervisor Knabe arrived at 9:06 a.m.]

## 8 PROTEST HEARING(S)

The following items were called up for consideration:

- a. Annexation No. 56 to Los Angeles County Sanitation District No. 2.
- b. Annexation No. 411 to Los Angeles County Sanitation District No. 14.
- c. Annexation No. 703 to Los Angeles County Sanitation District No. 21.
- d. Annexation No. 414 to Los Angeles County Sanitation District No. 22.
- e. Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley.

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

The Commission took the following actions under Protest Hearings:

- Ordered Annexation No. 56 to Los Angeles County Sanitation District No. 2; Resolution No. 2014-01PR.
- Ordered Annexation No. 411 to Los Angeles County Sanitation District No. 14; Resolution No. 2014-02PR.
- Ordered Annexation No. 703 to Los Angeles County Sanitation District No. 21; Resolution No. 2014-03PR.

- Ordered Annexation No. 414 to Los Angeles County Sanitation District No. 22; Resolution No. 2014-04PR.
- Ordered Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2014-05PR.

MOTION: PELLISSIER  
SECOND: FINLAY  
AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY,  
KNABE (ALT. FOR YAROSLASKY), LaBONGE, MOLINA,  
PELLISSIER, SPENCE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: CLOSE, YAROSLASVKY, GLADBACH  
MOTION PASSES: 8/0/0

## 9 OTHER ITEMS

### a. 2016 CALAFCO Staff Workshop.

Commissioner Spence asked who pays for the Staff Workshop. The E.O. responded that there is no cost to Los Angeles LAFCO. The workshop is financed through participants, registration fees, and sponsorships.

The Commission took the following action:

- Authorized the Executive Officer to convey to the CALAFCO Executive Director that LAFCO is willing to host CALAFCO's 2016 Staff Workshop.

MOTION: SPENCE  
SECOND: BROGIN-FALLEY (ALT. FOR CLOSE)  
AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY,  
KNABE (ALT. FOR YAROSLASKY), LaBONGE, MOLINA,  
PELLISSIER, SPENCE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: CLOSE, YAROSLASVKY, GLADBACH  
MOTION PASSES: 8/0/0

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

## 9 OTHER ITEMS

### b. Fiscal Year 2012-2013 Independent Auditor's Report.

Commissioner Dear asked if the auditor was present at the meeting. The E.O. responded that a contract accountant is available for questions. The Commission had no questions for the contract accountant.

The Commission took the following action:

- Received and filed the Fiscal Year 2012-2013 Audited Financial Statements, prepared by White, Nelson, Diehl, and Evans LLP.

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

#### 10 COMMISSIONER'S REPORT

Commissioner LaBonge asked when the vacancy will be filled for the Independent Special District Alternate Member. First Vice-Chair Dear responded that the mail-in ballots are due the end of January and a newly seated Alternate Member will be at next month's meeting in February.

#### 11 EXECUTIVE OFFICER'S REPORT

The E.O. informed the Commission of Helen Parker's mother passed away last week and asked Commissioners to sign the condolence card.

The E.O. referred to a Memorandum that was included in the Agenda Package which addressed the Meeting schedule for 2014. Due to conflicting schedules with the Board of Supervisors, the E.O. was seeking approval to move the May 14<sup>th</sup> Regular Meeting to May 7<sup>th</sup> and move the November 12<sup>th</sup> Regular Meeting to November 19<sup>th</sup>. Supervisor Yaroslavsky stated that several Supervisors will be in Washington D.C. on May 7<sup>th</sup> and ask if the Commission can secure an alternate room for the May 14<sup>th</sup> Meeting. The E.O. responded that staff will check availability for the use of an alternate room for the May 14<sup>th</sup> Meeting.

The Commission took the following action:

- Instructed the Executive Officer to check availability for the use of an alternate room for the May 14, 2014 Regular Meeting.
- Approved moving the November 12<sup>th</sup> Regular Meeting to November 19<sup>th</sup>.

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



The E.O. noted that a CALAFCO Newsletter was included in the Agenda Package.

The E.O. also noted that a copy of letter from the General Manager of Newhall County Water District, which was included in the Agenda Package, addressed ongoing litigation with Castaic Lake Water Agency and their acquisition of Valencia Water Company. The E.O. stated that LAFCO is not a part of this litigation.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

February 12, 2014  
March 12, 2014

14 FUTURE AGENDA ITEMS

(None).

15 ADJOURNMENT MOTION

On motion of Commissioner Pellissier, seconded by Commissioner Finlay, the meeting was adjourned at 9:20 a.m.

Respectfully submitted,



Paul A. Novak, AICP  
Executive Officer

12:56 PM

01/09/14

Accrual Basis

# LAFCO 03 REGISTER REPORT December 2013

Type	Date	Num	Name	Memo	Amount	Balance
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Deposit	12/2/2013			Deposit	100.00	100.00
Bill Pmt -Check	12/5/2013	6922	Accountemps		-421.04	-321.04
Bill Pmt -Check	12/5/2013	6923	Bank of America*		-1,053.01	-1,374.05
Bill Pmt -Check	12/5/2013	6924	CTS Glendale	LAFCO Monthly Service A...	-550.00	-1,924.05
Bill Pmt -Check	12/5/2013	6925	David Spence*	Mileage Reimbursement: J...	-48.45	-1,972.50
Bill Pmt -Check	12/5/2013	6926	Donald Dear*	Mileage reimbursement: J...	-77.40	-2,049.90
Bill Pmt -Check	12/5/2013	6927	Edward J. Gladbach	Mileage reimbursement: J...	-207.90	-2,257.80
Bill Pmt -Check	12/5/2013	6928	Gerard McCallum II*	Mileage reimbursement: J...	-46.30	-2,304.10
Bill Pmt -Check	12/5/2013	6929	Henri Pellissier	Mileage reimbursement: J...	-136.15	-2,440.25
Bill Pmt -Check	12/5/2013	6930	Judith Mitchell*	Mileage reimbursement: J...	-142.80	-2,583.05
Bill Pmt -Check	12/5/2013	6931	LACERA	Larry J. Calemine, Novem...	-540.39	-3,123.44
Bill Pmt -Check	12/5/2013	6932	Lori Brogin*	Mileage reimbursement: J...	-56.50	-3,179.94
Bill Pmt -Check	12/5/2013	6933	Margaret Finlay	Mileage reimbursement: J...	-125.95	-3,305.89
Bill Pmt -Check	12/5/2013	6934	Miller & Owen	File #LA945, Special Cou...	-590.00	-3,895.89
Bill Pmt -Check	12/5/2013	6935	Motor Parks	Cust ID 025-001, Unreser...	-85.00	-3,980.89
Bill Pmt -Check	12/5/2013	6936	Office Depot*		-425.11	-4,406.00
Bill Pmt -Check	12/5/2013	6937	Richard Close*	Mileage reimbursement: J...	-102.25	-4,508.25
Bill Pmt -Check	12/5/2013	6938	Robert Half Internatio...	Cust#00490-001923000, ...	-340.00	-4,848.25
Bill Pmt -Check	12/10/2013	6939	S.D.R.M.A.	7352	-2,324.57	-7,172.82
Bill Pmt -Check	12/12/2013	6940	Certified Records Ma...	Cust#00271, 12/01/13-12/...	-141.31	-7,314.13
Bill Pmt -Check	12/12/2013	6941	CoreLogic	Acct#200-694038-RR6575...	-28.92	-7,343.05
Bill Pmt -Check	12/12/2013	6942	ESRI	Cust#234970 1/9/2014-1/8...	-3,553.00	-10,896.05
Bill Pmt -Check	12/12/2013	6943	June Savala	travel reimbursement: CA...	-48.00	-10,944.05
Bill Pmt -Check	12/12/2013	6944	LACERA	Decemberr 2013	-11,061.58	-22,005.63
Bill Pmt -Check	12/12/2013	6945	Miller & Owen	File #LA945, Special Cou...	-88.50	-22,094.13
Bill Pmt -Check	12/12/2013	6946	Ricoh USA, Inc.	Cust#13725307, 07/26/13-...	-1,566.39	-23,660.52
Bill Pmt -Check	12/12/2013	6947	S.D.R.M.A.	7352	-3,573.00	-27,233.52
Bill Pmt -Check	12/12/2013	6948	Digitronix One*	Yellow and Black Toner	-276.86	-27,510.38
Check	12/13/2013	DM	Ambar De La Torre	Salary, December 13, 2013	-1,656.08	-29,166.46
Check	12/13/2013	DM	Douglass Dorado	Salary, December 13, 2013	-2,455.75	-31,622.21
Check	12/13/2013	DM	Michael E. Henderson	Salary, December 13, 2013	-1,934.70	-33,556.91
Check	12/13/2013	DM	Patricia Knoebl-Wood	Salary, December 13, 2013	-1,118.59	-34,675.50
Check	12/13/2013	DM	Paul Novak	Salary, December 13, 2013	-4,317.16	-38,992.66
Check	12/13/2013	DM	Alisha O'Brien	Salary, December 13, 2013	-1,837.70	-40,830.36
Check	12/13/2013	DM	June D. Savala	Salary, December 13, 2013	-3,709.82	-44,540.18
Check	12/13/2013	DM	Federal Tax Deposit	December 13, 2013 payroll	-4,143.96	-48,684.14
Check	12/13/2013	DM	State Income Tax	December 13, 2013 payroll	-1,056.18	-49,740.32
Check	12/13/2013	4289...	ADP	Processing period ending ...	-120.47	-49,860.79
Bill Pmt -Check	12/17/2013	6949	Accountemps	Cust#00490-001923000, ...	-112.28	-49,973.07
Bill Pmt -Check	12/17/2013	6950	Office Depot*	Acct#32368442	-562.36	-50,535.43
Bill Pmt -Check	12/17/2013	6951	Paul A. Novak	Reimbursement: CALAFC...	-66.00	-50,601.43
Bill Pmt -Check	12/17/2013	6952	Printing and Copy St...	Color copies	-97.01	-50,698.44
Bill Pmt -Check	12/17/2013	6953	Robert Half Internatio...	Cust#00490-001923000, ...	-340.00	-51,038.44
Bill Pmt -Check	12/17/2013	6954	TelePacific Communi...	Acct#120143, 12/9/13-01/...	-545.71	-51,584.15
Bill Pmt -Check	12/17/2013	6955	Tropical Interior Plants	Service: November 2013	-100.00	-51,684.15
Bill Pmt -Check	12/17/2013	6956	White Nelson Diehl E...	Service rendered for Nove...	-2,500.00	-54,184.15
Transfer	12/19/2013			Funds Transfer	150,000.00	95,815.85
Bill Pmt -Check	12/19/2013	6957	County of Los Angel...		-54,410.16	41,405.69
Bill Pmt -Check	12/19/2013	6958	Daily Journal		-111.50	41,294.19
Bill Pmt -Check	12/19/2013	6959	Mail Finance	Lease#N07061692D, 12-J...	-126.42	41,167.77
Bill Pmt -Check	12/19/2013	6960	Office Depot*	Acct#32368442	-60.05	41,107.72
Check	12/20/2013	4295...	ADP	EZ Labor Manager- Dece...	-52.50	41,055.22
Check	12/30/2013	DM	Ambar De La Torre	Salary, December 30, 2013	-1,656.08	39,399.14
Check	12/30/2013	DM	Douglass Dorado	Salary, December 30, 2013	-2,455.76	36,943.38
Check	12/30/2013	DM	Michael E. Henderson	Salary, December 30, 2013	-1,934.70	35,008.68
Check	12/30/2013	DM	Patricia Knoebl-Wood	Salary, December 30, 2013	-1,231.31	33,777.37
Check	12/30/2013	DM	Paul Novak	Salary, December 30, 2013	-4,317.15	29,460.22
Check	12/30/2013	DM	Alisha O'Brien	Salary, December 30, 2013	-1,837.71	27,622.51
Check	12/30/2013	DM	June D. Savala	Salary, December 30, 2013	-3,709.82	23,912.69
Check	12/30/2013	DM	Federal Tax Deposit	December 30, 2013 payroll	-4,168.73	19,743.96
Total 10003 Operating Account					19,743.96	19,743.96
Total 10000 Cash Unrestricted					19,743.96	19,743.96

	Type	Date	Num	Name	Memo	Amount	Balance
TOTAL						<u>19,743.96</u>	<u>19,743.96</u>

8:37 AM

02/04/14

Accrual Basis

# LAFCO 03 REGISTER REPORT January 2014

Type	Date	Num	Name	Memo	Amount	Balance
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Bill Pmt -Check	1/6/2014	6961	Alisha O'Brien*	Reimbursement: CCL GIS...	-59.60	-59.60
Bill Pmt -Check	1/6/2014	6962	ATT	Acct#990566760, 11/10/1...	-339.44	-399.04
Bill Pmt -Check	1/6/2014	6963	Bank of America*		-511.65	-910.69
Bill Pmt -Check	1/6/2014	6964	County Counsel	Legal Services: November...	-6,189.21	-7,099.90
Bill Pmt -Check	1/6/2014	6965	CTS Glendale	Acct#LAFCO, December ...	-550.00	-7,649.90
Bill Pmt -Check	1/6/2014	6966	Daily Journal		-61.00	-7,710.90
Bill Pmt -Check	1/6/2014	6967	LACERA	Decemberr 2013 Revised ...	-105.13	-7,816.03
Bill Pmt -Check	1/6/2014		Motor Parks	VOID: Cust#025-001, Unr...	0.00	-7,816.03
Bill Pmt -Check	1/6/2014		Office Depot*	VOID:	0.00	-7,816.03
Bill Pmt -Check	1/6/2014	6968	Robert Half Internatio...	Cust#00490-001923000, ...	-340.00	-8,156.03
Deposit	1/9/2014			Deposit	34.88	-8,121.15
Bill Pmt -Check	1/9/2014	6969	Accountemps		-449.12	-8,570.27
Bill Pmt -Check	1/9/2014	6970	CoreLogic	Acct#200-694038-RR6575...	-34.70	-8,604.97
Bill Pmt -Check	1/9/2014	6971	LACERA	Larry J. Calemine, Decem...	-540.39	-9,145.36
Bill Pmt -Check	1/9/2014	6972	LACMTA	Rental Fee-(Jan 27, 2014 ...	-400.00	-9,545.36
Bill Pmt -Check	1/9/2014	6973	Motor Parks	Cust#025-001, Unreserve...	-595.00	-10,140.36
Bill Pmt -Check	1/9/2014	6974	Office Depot*		-157.48	-10,297.84
Deposit	1/13/2014			Deposit	1,800.00	-8,497.84
Check	1/14/2014	4305...	ADP	Processing period ending:...	-166.00	-8,663.84
Check	1/15/2014	DM	Ambar De La Torre	Salary, January 15, 2014	-1,659.36	-10,323.20
Check	1/15/2014	DM	Douglass Dorado	Salary, January 15, 2014	-2,462.05	-12,785.25
Check	1/15/2014	DM	Michael E. Henderson	Salary, January 15, 2014	-1,937.46	-14,722.71
Check	1/15/2014	DM	Patricia Knoebi-Wood	Salary, January 15, 2014	-1,222.22	-15,944.93
Check	1/15/2014	DM	Paul Novak	Salary, January 15, 2014	-4,328.76	-20,273.69
Check	1/15/2014	DM	Alisha O'Brien	Salary, January 15, 2014	-1,844.62	-22,118.31
Check	1/15/2014	DM	June D. Savala	Salary, January 15, 2014	-6,515.92	-28,634.23
Check	1/15/2014	DM	Federal Tax Deposit	Payroll January 15, 2014	-4,809.72	-33,443.95
Check	1/15/2014	DM	State Income Tax	Payroll, January 15, 2014	-1,185.02	-34,628.97
Check	1/17/2014	4308...	ADP	Processing for period endi...	-145.01	-34,773.98
Check	1/17/2014	4310...	ADP	EZ Labor Manager-Januar...	-52.50	-34,826.48
Bill Pmt -Check	1/21/2014	6975	Accountemps	Cust#00490-001923000, ...	-112.28	-34,938.76
Bill Pmt -Check	1/21/2014	6976	Certified Records Ma...	Cust#00271, 01/01/14-01/...	-201.31	-35,140.07
Bill Pmt -Check	1/21/2014	6977	FedEx*	Acct# 1244-7035-8	-37.68	-35,177.75
Bill Pmt -Check	1/21/2014	6978	LA County Chief Ad...	Cust#C000766, July thru ...	-612.93	-35,790.68
Bill Pmt -Check	1/21/2014	6979	Los Angeles County ...	Annexation No: 2013-06, ...	-320.00	-36,110.68
Bill Pmt -Check	1/21/2014	6980	Miller & Owen	VOID: File #: LA945, Spec...	0.00	-36,110.68
Bill Pmt -Check	1/21/2014	6981	Office Depot*	Acct#32368442	-75.93	-36,186.61
Bill Pmt -Check	1/21/2014	6982	Patricia Knoebi-Wood*	Refund of LACERA overp...	-34.88	-36,221.49
Bill Pmt -Check	1/21/2014	6983	Ricoh Americas Corp	036-0027688-000	-1,566.39	-37,787.88
Bill Pmt -Check	1/21/2014	6984	TelePacific Communi...	Acct#120143, 01/09/14-02...	-542.51	-38,330.39
Bill Pmt -Check	1/23/2014	6985	Accountemps	Cust#00490-001923000, ...	-112.28	-38,442.67
Bill Pmt -Check	1/23/2014	6986	ATT	Acct#990566760, 12/10/1...	-344.59	-38,787.26
Bill Pmt -Check	1/23/2014	6987	Bank of America*		-1,090.88	-39,878.14
Bill Pmt -Check	1/23/2014	6988	CDS	Catering: 1/27/14	-489.15	-40,367.29
Bill Pmt -Check	1/23/2014	6989	County Counsel	Legal Services: December...	-1,833.84	-42,201.13
Bill Pmt -Check	1/23/2014	6990	Daily Journal		-56.75	-42,257.88
Bill Pmt -Check	1/23/2014	6991	Donald Dear*	Reimbursement: CALAFC...	-72.71	-42,330.59
Bill Pmt -Check	1/23/2014	6992	MetLife*	Policy#211130483US, J.S...	-345.33	-42,675.92
Bill Pmt -Check	1/23/2014	6993	Miller & Owen	File No. LA945, Special C...	-1,877.50	-44,553.42
Bill Pmt -Check	1/23/2014	6994	Motor Parks	Cust#025-001, Unresered ...	-595.00	-45,148.42
Bill Pmt -Check	1/23/2014	6995	Neofunds	Acct#7900 0445 2259 1290	-500.00	-45,648.42
Bill Pmt -Check	1/23/2014	6996	Office Depot*	Acct#32368442	-169.10	-45,817.52
Bill Pmt -Check	1/23/2014	6997	Robert Half Internatio...	Cust#00490-001923000, ...	-170.00	-45,987.52
Bill Pmt -Check	1/23/2014	6998	Tropical Interior Plants	Service: December 2013	-100.00	-46,087.52
Check	1/30/2014	8912...	Lori W. Brogin	Stipend, January 1-31, 2014	-147.82	-46,235.34
Check	1/30/2014	DM	Donald L. Dear	Stipend, January 1-31, 2014	-147.82	-46,383.16
Check	1/30/2014	8912...	Margaret E. Finlay	Stipend, January 1-31, 2014	-147.82	-46,530.98
Check	1/30/2014	8912...	Donald Knabe	Stipend, January 1-31, 2014	-147.82	-46,678.80
Check	1/30/2014	DM	Thomas J LaBonge	Stipend, January 1-31, 2014	-147.82	-46,826.62
Check	1/30/2014	8912...	Judith Mitchell	Stipend, January 1-31, 2014	-147.82	-46,974.44
Check	1/30/2014	8912...	Gloria Molina	Stipend, January 1-31, 2014	-147.82	-47,122.26
Check	1/30/2014	8912...	Henri F. Pellissier	Stipend, January 1-31, 2014	-147.82	-47,270.08
Check	1/30/2014	DM	David Spence	Stipend, January 1-31, 2014	-147.82	-47,417.90
Check	1/30/2014	8912...	Zev Yaroslavsky	Stipend, January 1-31, 2014	-147.82	-47,565.72

Type	Date	Num	Name	Memo	Amount	Balance
Check	1/30/2014	DM	Federal Tax Deposit	Payroll, January 1-31, 2014	-43.60	-47,609.32
Check	1/30/2014	DM	Ambar De La Torre	Salary, January 30, 2014	-1,659.36	-49,268.68
Check	1/30/2014	DM	Douglass Dorado	Salary, January 30, 2014	-2,462.05	-51,730.73
Check	1/30/2014	DM	Michael E. Henderson	Salary, January 30, 2014	-1,937.46	-53,668.19
Check	1/30/2014	DM	Patricia Knoebi-Wood	Salary, January 30, 2014	-1,222.21	-54,890.40
Check	1/30/2014	DM	Paul Novak	Salary, January 30, 2014	-4,328.77	-59,219.17
Check	1/30/2014	DM	Alisha O'Brien	Salary, January 30, 2014	-1,844.62	-61,063.79
Check	1/30/2014	DM	June D. Savala	Salary, January 30, 2014	-3,720.81	-64,784.60
Check	1/30/2014	DM	Federal Tax Deposit	Payroll, January 30, 2014	-4,136.81	-68,921.41
Check	1/30/2014	DM	State Income Tax	Payroll, January 30, 2014	-1,044.34	-69,965.75
Bill Pmt -Check	1/30/2014	6999	Accountemps	Cust#00490-001923000, ...	-112.28	-70,078.03
Bill Pmt -Check	1/30/2014	7000	LACERA	January 2014	-11,796.69	-81,874.72
Bill Pmt -Check	1/30/2014	7001	Mail Finance	Lease#N07061692D, 12-F...	-126.42	-82,001.14
Bill Pmt -Check	1/30/2014	7002	Office Depot*		-86.27	-82,087.41
Bill Pmt -Check	1/30/2014	7003	Paul A. Novak	Reimbursement: CALAFC...	-50.00	-82,137.41
Bill Pmt -Check	1/30/2014	7004	Robert Half Internatio...	Cust#00490-001923000, ...	-340.00	-82,477.41
Transfer	1/31/2014			Funds Transfer	100,000.00	17,522.59
Total 10003 Operating Account					17,522.59	17,522.59
-Total 10000 Cash Unrestricted					17,522.59	17,522.59
TOTAL					17,522.59	17,522.59

**AGENDA ITEM NO. 6h - February 12, 2014  
PENDING APPLICATIONS AS OF February 4, 2014**

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	The City and County have been in involved in ongoing negotiations. There has been no agreement to date. 7-29-12 Troy Helling indicated the City Engineer wants to move forward. Working with Industry, Pomona, and County to amend application	1/4/2007	Unknown
2	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
3	AAO	Annexation 2005-12 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
4	AAO	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Missing "will serve" letter. Pending tax transfer resolution.	10/5/2006	Unknown
5	AAO	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Missing "will serve" letter. Pending tax transfer resolution.	12/1/2006	Unknown
6	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
7	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
8	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 fw. 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
9	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
10	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
11	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
12	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.8 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north. 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 once we receive BOE fees it will be placed on March or April's agenda.	10/25/2010	Unknown
13	DD	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	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	4/13/2011	May-2014
14	AAO	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA			5/5/2011	Unknown
15	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
16	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
17	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)	Protest Hearing-February 2014	1/3/2012	Feb-2014
18	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)	Public Hearing- February 2014	1/24/2012	Feb-2014
19	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)	Feb Agenda	2/6/2012	Mar-2014
20	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
21	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
22	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)	Public Hearing- February 2014	4/16/2012	Feb-2014
23	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)	Feb Agenda	4/16/2012	Mar-2014
24	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



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
25	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
26	AAO	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)	Feb Agenda	6/26/2012	Mar-2013
27	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
28	AAO	Annexation 416 District No. 14	Sanitation Districts	0.534 Acres located on 50th Street West approximately 250 feet south of Columbia Way, all within unincorporated Los Angeles County. (C)	Feb Agenda	8/7/2012	Mar-2013
29	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
30	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
31	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
32	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
33	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
34	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
35	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
36	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
37	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
37	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
38	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
39	AAO	Annexation 2012-01 County Waterworks District No. 40 (Antelope Valley Christian Ctrl)	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
40	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



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
41	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
42	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
43	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 Lamontette Street; Parcel 2 is located at the terminus of Moraine Avenue, all within the City of Claremont. (C)	Pending	5/16/2013	unknown
44	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
45	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
46	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
47	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
48	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
49	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
50	DD	Annexation No. 2013-05 to the City of Covina	City Ventures	.07 acres located west of Citrus Ave, between Covina Blvd. and Cypress Ave, adjacent to the City of Covina.	received tax resolution 10-23-13, application missing; raised application plan for	7/8/2013	Unknown
51	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	8/28/2013	Unknown
52	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1065	Sanitation Districts	5.539 acres located at the northwest corner of Magic Mountain Parkway and Bouquet Canyon Road, all within the City of Santa Clarita.	Pending	11/5/2013	Unknown
53	AD	Annexation 293 to District No. 15	Sanitation Districts	0.650 acres located on Highland Oaks Drive approximately 500 feet southeast of its intersection with Highland vista Drive, all within the City of Arcadia.	Pending	11/5/2013	Unknown
54	AD	Annexation 739 to District No. 21	Sanitation Districts	27.050 acres located west of the extended Wheeler Avenue between Arrow Highway and Puddingstone Drive, all within the City of La Verne.	Pending	11/5/2013	Unknown

## **Staff Report**

**February 12, 2014**

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

### **Annexation No. 55 to Los Angeles County Sanitation District No. 2 (Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence)**

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	1.108± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 2
Resolution or Petition:	March 28, 2012
Application Filed with LAFCO:	April 16, 2012
Location:	The affected territory is located at the southeast corner of Noakes Street and Indiana Street.
City/County:	City of Los Angeles
Affected Territory:	The affected territory consists of a truck and trailer storage facility located in an industrial area. The topography is flat.
Surrounding Territory:	The surrounding territory is industrial.
Landowner(s):	Dedeaux Enterprises, LLC
Registered Voters:	0 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:	SOI amendment to Los Angeles County Sanitation District No. 2.
Within SOI:	No

Waiver of Notice/Hearing/Protest: Yes, but only with respect to the annexation, not with respect to the proposed sphere of influence amendment request.

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 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. The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 2, 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 0 residents as of April 16, 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 1.108+/- acres. The existing land use is a truck and trailer storage facility.

The assessed valuation is \$110,140 as of April, 16, 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.

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

The nearest populated area is ½ mile 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 includes a truck and trailer storage facility which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. With 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 Heavy Manufacturing.

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

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

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

The affected territory is not within the Sphere of Influence of the Los Angeles County Sanitation District No. 2, 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 already being serviced by the Los Angeles County Sanitation District No. 2.

***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 Heavy Manufacturing.

The proposal is consistent with the existing City's zoning designation of Heavy Industrial (M3-1).

***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:**

The proposal is categorically exempt from CEQA pursuant to 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. 2, 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 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 make determinations on the proposed annexation 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 annexation, 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 a truck and trailer storage facility. There is no proposed future change in the planned land use.

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

The affected territory is located within the City of Los Angeles. The affected territory is currently 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.

The affected territory includes a truck and trailer storage facility which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. With 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.

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

The current permitted capacity of the JOS is 592.7 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.

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

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

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

There are several DUCs within and adjacent to Los Angeles County Sanitation District No. 2's SOI. The district is currently or will provide sanitary sewer service to all DUCs within the SOI. The DUCs adjacent to District 2's SOI are within other sanitation district's SOI and are currently or will be provided sanitary sewer service by those districts. No DUCs are impacted by the proposed SOI amendment.

**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 proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 2.



**Recommended Action:**

1. Open the public hearing and receive testimony on the SOI amendment;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 55 to Los Angeles County Sanitation District No. 2; and Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 55 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2  
(AMENDMENT TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2  
SPHERE OF INFLUENCE)"**

WHEREAS, the Los Angeles County Sanitation District No. 2 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 Los Angeles; and

WHEREAS, the proposed annexation consists of approximately 1.108± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 55 to Los Angeles County Sanitation District No. 2 (Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence)"; 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 service; and

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

WHEREAS, the Commission has determined that the Proposal meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code Section 56662; and

WHEREAS, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed SOI amendment(s), pursuant to Government Code Section 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing for the proposed Sphere of Influence Amendment pursuant to Government Code Sections 56150-56160, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on January 17, 2014, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on February 12, 2014, this Commission considered the Proposal and the report of Executive Officer, and 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 the Sphere of Influence Amendment.

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; 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 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 make determinations upon the proposed annexation proposal without notice and hearing and may waive protest proceedings relative to the proposed annexation.

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

- 2. The Commission hereby amends the Sphere of Influence of 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 present land use is a truck and trailer storage facility. There is no proposed future planned land use.

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

The affected territory is located within the City of Los Angeles and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City of Los Angeles and other special districts. The affected territory includes a truck and trailer storage facility which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

c. Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide

The District has adequate capacity and infrastructure to meet current demands. The current permitted capacity of the JOS is 592.7 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. Existence of Any Social or Economic Communities of Interest

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

e. Disadvantaged Unincorporated Communities

There are several DUCs within and adjacent to Los Angeles County Sanitation District No. 2's SOI. The district is currently or will provide sanitary sewer service to all DUCs within the SOI. The DUCs adjacent to District 2's SOI are within other sanitation district's SOI and are currently or will be provided sanitary sewer service by those districts. No DUCs are impacted by the proposed SOI amendment.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the District and can establish the nature, location and extent of its classes of service and that it provides water service within its boundary.

3. 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.
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 1.108± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 55 to Los Angeles County Sanitation District No. 2 (Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence)".

6. Annexation No. 55 to Los Angeles County Sanitation District No. 2 (Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence) 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 District.
8. The Executive Officer is directed to transmit a 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 12<sup>th</sup> day of February 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

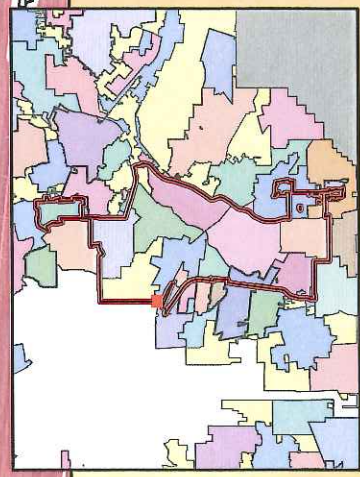
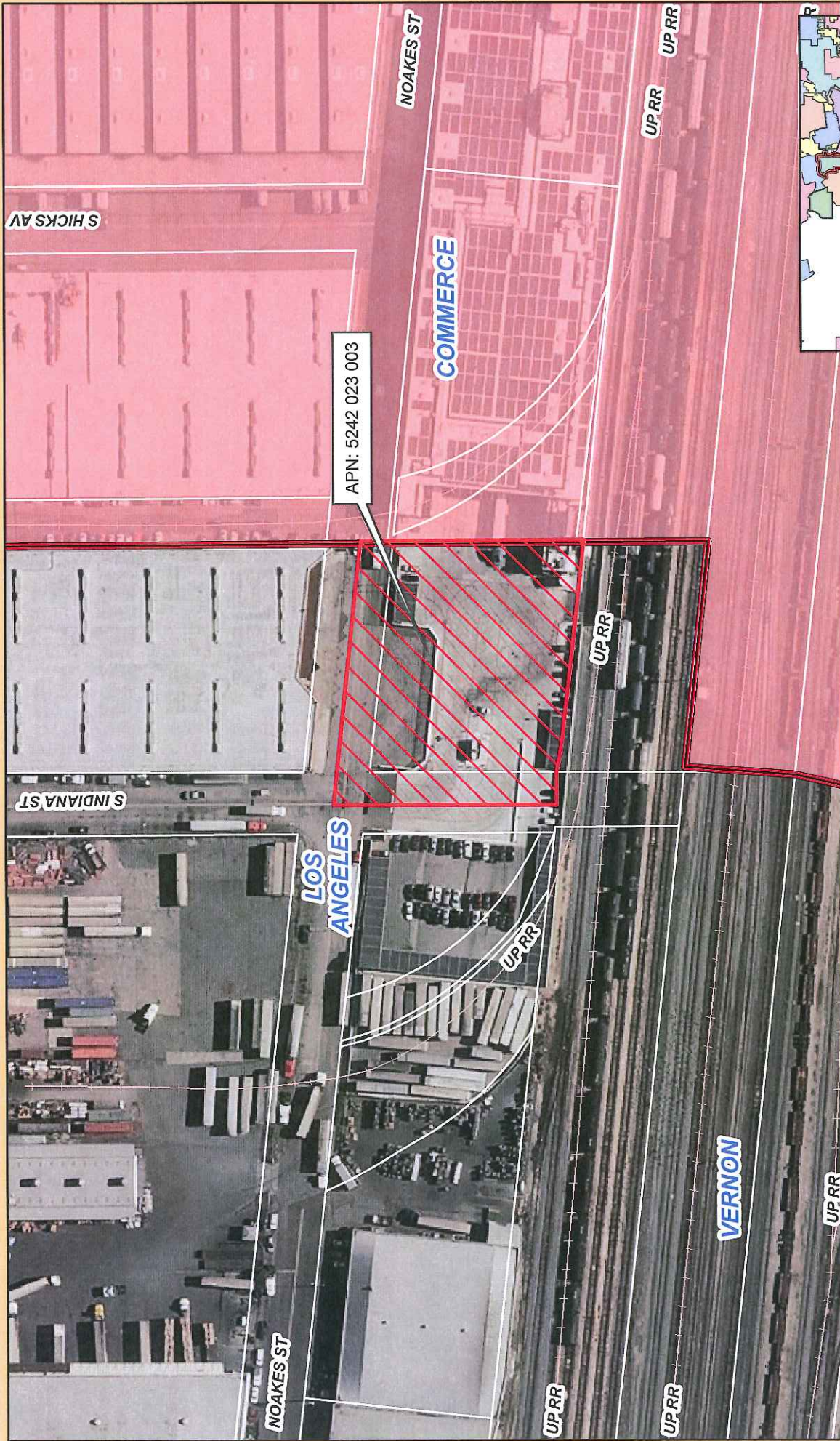
ABSENT:

MOTION PASSES: 0/0/0

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

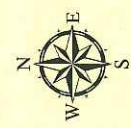
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**Paul A. Novak, AICP  
Executive Officer**



# **Annexation No. 55 to County Sanitation District No. 2 (with SOI Amendment)**

- Legend**
- Los Angeles County Sanitation District No. 2
  - City of Los Angeles
  - CSD Annexation 2-55
  - Sphere of Influence, CSD 2





## **Staff Report**

**February 12, 2014**

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

#### **Protest Hearing on Annexation No. 713 to Los Angeles County Sanitation District No. 21**

On January 8, 2014, your Commission approved a request for the annexation of approximately 1.291± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 21. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

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

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	1.291± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	December 19, 2011
Application Filed with LAFCO:	November 10, 2011
Location:	The affected territory is located on Puddingstone Drive approximately 800 feet west of Walnut Avenue.
City/County:	City of San Dimas
Affected Territory:	The affected territory consists of vacant land within a vacant residential area; there is one proposed single-family home being developed. The topography is slightly sloping.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Baltazar J. Suqueiros Trust; LA County Flood Control District
Registered Voters:	0 registered voters as of November 25, 2013
Purpose/Background:	For the District to provide off-site sewage disposal service.
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 (CEQA) pursuant to State CEQA Guidelines Section 15319(b) (annexation of small parcels of the minimum size for facilities exempted by Section 15303, new construction or conversion of small structures). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 21, as lead agency, on December 19, 2011.

Additional Information: None

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

***a. Population:***

The existing population is 0 residents as of November 10, 2011. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 2 residents.

The affected territory is 1.291+/- acres. The existing land use consists of vacant land within a vacant residential area. The proposed/future land use is one proposed single-family home.

The assessed valuation is \$396,180 as of November 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 slightly sloping.

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

The nearest populated area is 1800 feet to the west of the affected territory. The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

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

The affected territory will be developed to include one proposed single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. 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 a 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 Single-Family Very Low.

The proposal is consistent with the existing City's Specific Plan designation of Specific Plan No. 8.-Residential Hillside.

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:***

Although 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 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 Single-Family Very Low.

The proposal is consistent with the existing City's Specific Plan designation of Specific Plan No. 8.-Residential Hillside.

**o. *Environmental Justice:***

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

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

**CONCLUSION:**

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



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

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b) (annexation of small parcels of the minimum size for facilities exempted by Section 15303, new construction or conversion of small structures). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 21, as lead agency, on December 19, 2011.

**Recommended Action:**

1. Open the protest hearing and receive written protests;
2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of 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. 713 to Los Angeles County Sanitation District No. 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. 2014-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 713 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the Los Angeles County Sanitation District No. 21 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 San Dimas; and

WHEREAS, the proposed annexation consists of approximately 1.291± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 713 to the 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 off-site sewage disposal to a proposed single-family home; and

WHEREAS, on January 8, 2014, the Commission approved Annexation No. 713 to the Los Angeles County Sanitation District No. 21; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for February 12, 2014 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on January 15, 2014, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

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

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these 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 \$396,180.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 713 to the Los Angeles County Sanitation District No. 21 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 1.291± acres, is uninhabited, and is assigned the following short form designation:

" Annexation No. 713 to the Los Angeles County Sanitation District No. 21"

5. Annexation No. 713 to the 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 District.
7. The Executive Officer is directed to transmit a 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 12<sup>th</sup> day of February 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

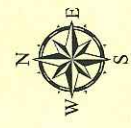
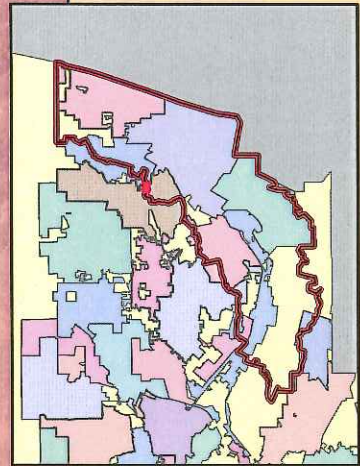
MOTION PASSES: 0/0/0

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

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



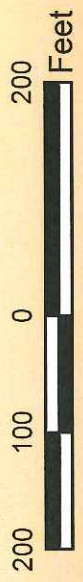


**LAFCO**  
 Local Agency Formation Commission  
 for the County of Los Angeles

## Annexation No. 713 to County Sanitation District No. 21

### Legend

- Los Angeles County Sanitation District No. 21
- City of San Dimas
- CSD Annexation 21-713
- Sphere of Influence, CSD 21





**Staff Report**

**February 12, 2014**

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

**Commission Calendar 2014**

Please see the enclosed "Schedule of Meetings" for 2014, reflecting direction provided to staff at the January 8<sup>th</sup> Commission meeting.

The May meeting will remain on the second Wednesday of the month (May 14<sup>th</sup>) at 9:00 a.m. Due to a potential schedule conflict with the Board of Supervisors Hearing Room, the meeting will be held in Room 374-A.

The November meeting has been moved to the third Wednesday (November 19<sup>th</sup>) due to a schedule conflict with the Board of Supervisors Hearing Room for the second Wednesday (November 12<sup>th</sup>).

**Recommended Action:**

1. Receive and file.



## LOCAL AGENCY FORMATION COMMISSION

### SCHEDULE OF MEETINGS

**2014**

The Commission will meet at 9:00 a.m., in the Board of Supervisors Hearing Room (Room 381, Kenneth Hahn Hall of Administration), 500 West Temple Street, Los Angeles, on the following Wednesdays:

2 <sup>nd</sup> Wednesday of the Month	
January 8	July 9
February 12	August 13
March 12	September 10
April 9	October 8
*May 14	**November 19
June 11	December 10
January 14, 2015	

**\*The May 14<sup>th</sup> meeting has been re-located to Room No. 374-A.**

**\*\* November 19<sup>th</sup> is the third Wednesday in November. Meeting changed due to Veterans Day Holiday and meeting room availability.**