



Local Agency Formation Commission
for the County of Los Angeles

Commission

Jerry Gladbach
Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Tom LaBonge
Gerard McCallum
Gloria Molina
David Spence
Zev Yaroslavsky

Alternates

Lori Brogin
Don Knabe
Paul Krekorian
Judith Mitchell
Joseph Ruzicka

Staff

Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

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

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

www.lalafco.org

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, August 13, 2014
9:00 a.m.

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

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

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

NOTICE OF CLOSED SESSION

CS-1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Government Code § 54957)
Title: Executive Officer

CS-2 CONFERENCE WITH LABOR NEGOTIATOR
(Government Code § 54957.6)
Agency Designated Representative – Edward G. Gladbach
Unrepresented Employee: Executive Officer

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. **INFORMATION ITEM(S) – GOVERNMENT CODE §§ 56751 & 56857 NOTICE**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code Section 56857(a) requires LAFCO to place the proposal on its agenda for informational purposes only.

None

6. **CONSENT ITEM(S)**

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. 738 to Los Angeles County Sanitation District No. 21 and Mitigated Negative Declaration.
- b. Annexation No. 1036 to Santa Clarita Valley Sanitation District of Los Angeles County and California Environmental Quality Act exemption.
- c. Annexation No. 1058 to Santa Clarita Valley Sanitation District of Los Angeles County and California Environmental Quality Act exemption.
- d. Annexation No. 2013-05 to the City of Covina and Negative Declaration.
- e. Approve Minutes of July 9, 2014.
- f. Operating Account Check Register for the month of July 2014.
- g. Receive and file update on pending applications.

7. **PUBLIC HEARING(S)**

- a. Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Negative Declaration.
- b. Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement No. 2014-07 (La Crescenta-Montrose) and Amendment to the Greater Los Angeles County Vector Control District Sphere of Influence (SOI) and California Environmental Quality Act exemption.

8. **PROTEST HEARING(S)**

- a. Annexation No. 2 to Los Angeles County Sanitation District No. 1 and California Environmental Quality Act exemption.
- b. Annexation No. 417 to Los Angeles County Sanitation District No. 22 and California Environmental Quality Act exemption.

9. **OTHER ITEMS**

- a. Alternate Public Member Vacancy – Status Report
- b. Employment Agreement of Executive Officer. The Commission may consider authorizing revisions to the Executive Officer's 2011 Employment Agreement and authorizing the Chair to execute an amendment.

10. **COMMISSIONERS' REPORT**

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

11. **EXECUTIVE OFFICER'S REPORT**

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

12. **PUBLIC COMMENT**

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

13. **FUTURE MEETINGS**

September 10, 2014
October 8, 2014
November 19, 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

August 13, 2014

Agenda Item No. 6.a.

Annexation No. 738 to Los Angeles County Sanitation District No. 21.

PROPOSAL SUMMARY:

Size of Affected Territory:	4.035± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21.
Resolution or Petition:	June 26, 2013
Application Filed with LAFCO:	July 9, 2013
Location:	The affected territory is located at the southwest intersection of Baseline Road and Monte Vista Avenue.
City/County:	City of Claremont
Affected Territory:	The affected territory consists of vacant land. The territory is being developed to include 50 proposed condominiums. The topography is flat.
Surrounding Territory:	Surrounding territory is residential
Landowner(s):	Taylor Morrison of California LLC
Registered Voters:	0 registered voters as of May 5, 2014
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 a Mitigated Negative Declaration adopted by the City of Claremont, as lead agency, on June 26, 2013.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of June 28, 2013. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 200 residents.

The affected territory is 4.035+/- acres. The existing land use is vacant land. The proposed/future land use is 50 proposed condominiums.

The assessed valuation is \$3,236,700 as of June 28, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On August 6, 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.

The San Antonio Wash is located 100 feet north and east of the annexation. Padua Drain is located 200 feet north of the annexation.

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 modest growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include 50 proposed condominiums which require 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 alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system 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 will have no effect on adjacent areas. 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 defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. *Boundaries:*

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

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

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

g. *Consistency with Plans:*

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

The proposal is consistent with the existing City's General Plan designation of Residential 15.

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 or any resolutions raising objections from any affected agency.

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 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 Residential 15.

The proposal is consistent with the existing City's zoning designation of Residential Moderate (RM).

o. Environmental Justice:

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Claremont, as lead agency, on June 26, 2013. Acting in its role as a responsible agency, and with respect to Annexation No. 738, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Claremont, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF 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. 21 which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 738 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. 738 TO THE 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, 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 Claremont; and

WHEREAS, the proposed annexation consists of approximately 4.035± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 738 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 50 proposed condominiums; 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, the Executive Officer set the item for consideration for August 13, 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 August 13, 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; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
 - c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

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

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 738 to Los Angeles County Sanitation District No. 21, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted on June 26, 2013 by the City of Claremont, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by the lead agency in connection with its approval of the project.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 4.035± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 738 to Los Angeles County Sanitation District No. 21".
5. Annexation No. 738 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 Los Angeles County Sanitation District No. 21.
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 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

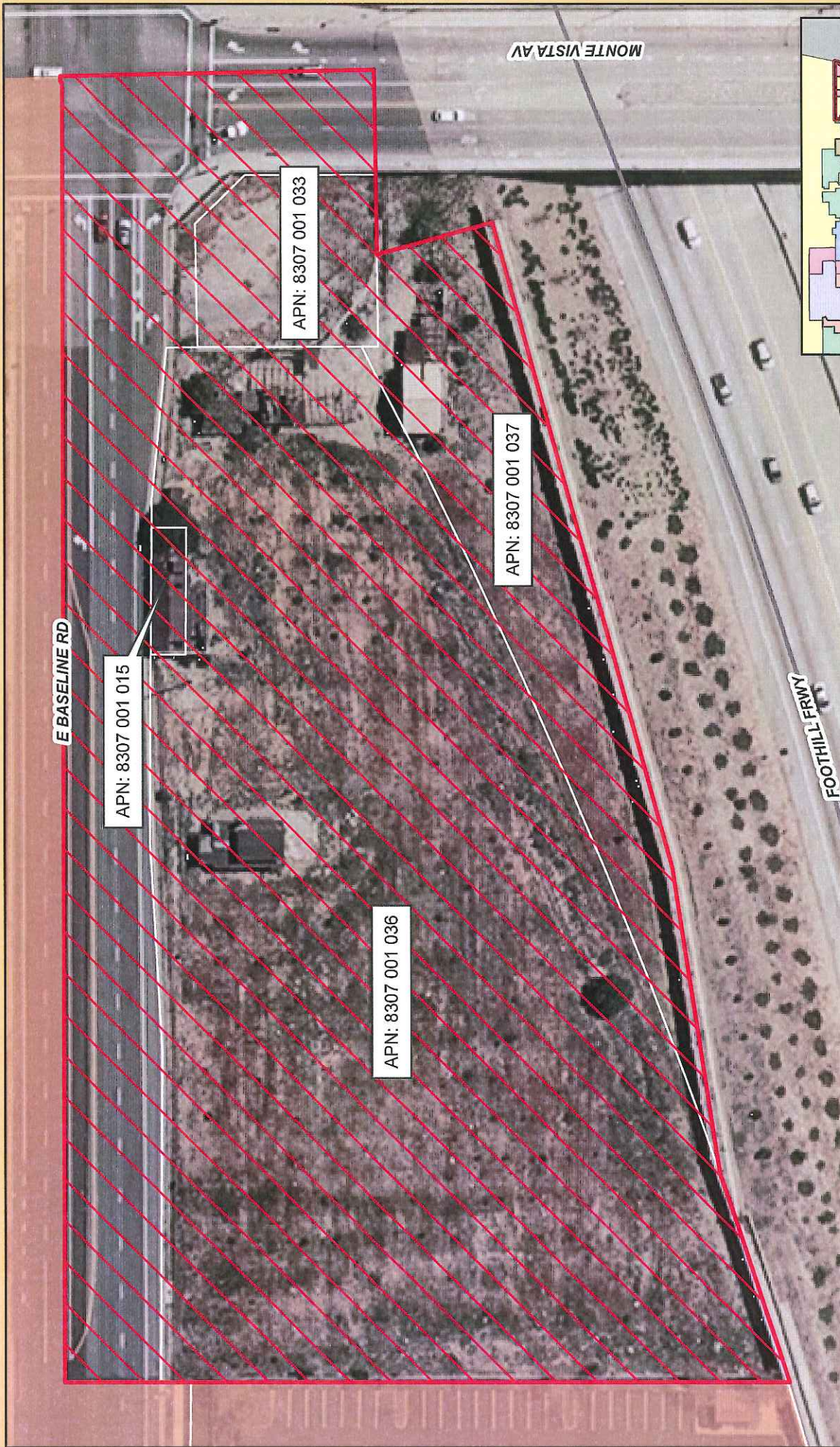
ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

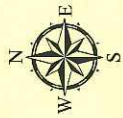
**Paul A. Novak, AICP
Executive Officer**



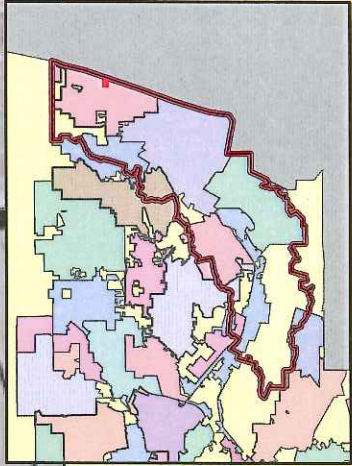
Legend

-  CSD Annexation 21-738
-  City of Claremont
-  Los Angeles County Sanitation District No. 21
-  Sphere of Influence, CSD 21

Annexation No. 738 to County Sanitation District No. 21



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

August 13, 2014

Agenda Item No. 6.b.

Annexation No. 1036 to Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	7.392± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	June 19, 2013
Application Filed with LAFCO:	July 3, 2013
Location:	The affected territory has 2 parcels. Parcel 1 is located 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.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory consists of three single-family homes including one horse stable and is located within a residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Ernesto Perez Zagaste; Juliet G. Bringas Tr.; Adrienne F. Good Tr.
Registered Voters:	4 registered voters as of May 5, 2014
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) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on June 19, 2013.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 6 residents as of June 26, 2013. The population density is .81 persons per acre.

The estimated future population is 6 residents.

The affected territory is 7.392+/- acres. The existing land use consists of three single-family homes including one horse stable.

The assessed valuation is \$1,809,659 as of June 26, 2013. The per capita assessed valuation is \$1,809.83. On August 6, 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 affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes three single-family homes including one horse stable 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 alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system 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 will have no effect on adjacent areas. 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 defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

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 Rural Residential 2 and Rural Residential 3.

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 or any resolutions raising objections from any affected agency.

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 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 proposal is consistent with the existing City's General Plan designation of Rural Residential 2 and Rural Residential 3.

The proposal is consistent with the existing City's zoning designations of Residential Estate-2 (RE) and Residential Very Low Density 1 (RVL).

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) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on June 19, 2013.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF 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 which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1036 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. 1036 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 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 7.392± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1036 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 for three existing single-family homes including one horse stable; 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, the Executive Officer set the item for consideration for August 13, 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 August 13, 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; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
 - c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

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

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on June 19, 2013.
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 7.392± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1036 to Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1036 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 the 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 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

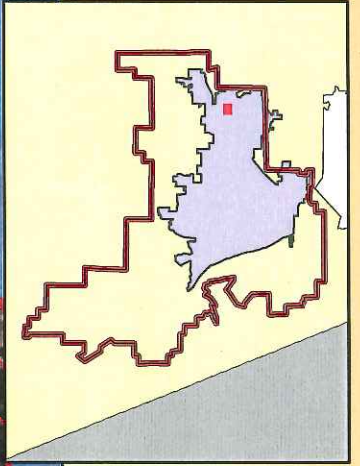
ABSTAIN:

ABSENT:

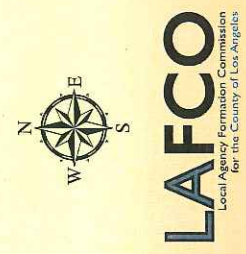
MOTION PASSES: 0/0/0

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

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



Annexation No. 1036 to the Santa Clarita Valley Sanitation District of Los Angeles County



- Legend**
- CSD Annexation SCV-1036
 - City of Santa Clarita
 - Santa Clarita Valley Sanitation District of Los Angeles County
 - Sphere of Influence, CSD SCV



Staff Report

August 13, 2014

Agenda Item No. 6.c.

Annexation No. 1058 to Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	3.043± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	June 19, 2013
Application Filed with LAFCO:	July 3, 2013
Location:	The affected territory is located on Sand Canyon Road approximately 400 feet north of Comet Way.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory consists of a church within a residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and commercial
Landowner(s):	Canyon Country English Congregation of Jehovah's Witnesses
Registered Voters:	0 registered voters as of May 1, 2014
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) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on June 19, 2013.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of June 25, 2013. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 3.043+/- acres. The existing land use consists of a church.

The assessed valuation is \$286,326 as of June 26, 2014. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On August 6, 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 affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes a church 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 alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system 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 will have no effect on adjacent areas. 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 defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

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 Rural Residential 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 or any resolutions raising objections from any affected agency.

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 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 proposal is consistent with the existing City's General Plan designation of Rural Residential 2.

The proposal is consistent with the existing City's zoning designation of Residential Very Low Density 1 (RVL).

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) because the annexation consists of areas containing existing structures developed to the density allowed by

the current zoning. The Categorical Exemption was adopted by Santa Clarita Valley Sanitation District, as lead agency, on June 19, 2013.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF 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 which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1058 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. 1058 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 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 3.043± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1058 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 for a church; 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, the Executive Officer set the item for consideration for August 13, 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 August 13, 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; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
 - c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

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

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on June 19, 2013.
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 3.043± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1058 to Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1058 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 the Santa Clarita Valley Sanitation District of Los Angeles County.
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 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

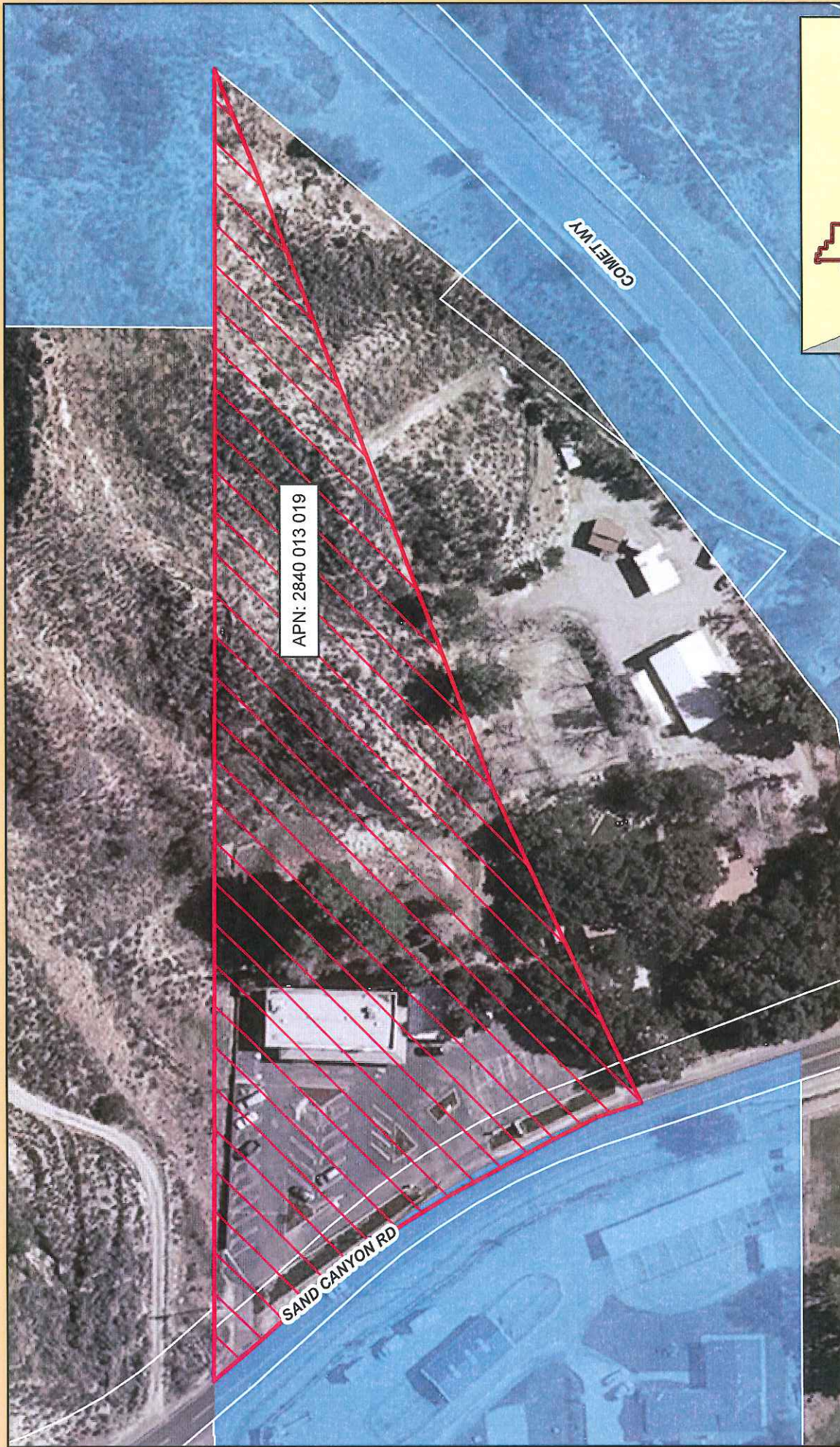
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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







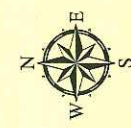
APN: 2840 013 019

SAND CANYON RD

COMET WY

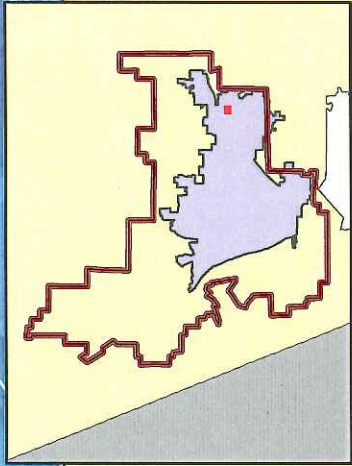
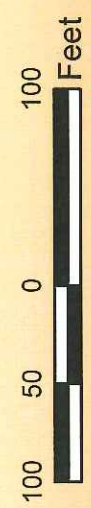
Legend

-  CSD Annexation SCV-1058
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV



Annexation No. 1058 to the Santa Clarita Valley Sanitation District of Los Angeles County

LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

August 13, 2014

Agenda Item No. 6.d.

Annexation No. 2013-05 to the City of Covina

PROPOSAL SUMMARY:

Size of Affected Territory:	.07± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	City Ventures Homebuilding, LLC
Resolution or Petition:	April 14, 2014
Application Filed with LAFCO:	July 8, 2013
Location:	The affected territory is located west of Citrus Ave. between Covina Blvd. and Cypress Ave.
City/County:	Los Angeles County unincorporated territory of Covina Islands
Affected Territory:	The affected territory is vacant land that is a part of a 52-unit condominium development. The topography is flat.
Surrounding Territory:	Surrounding the affected territory are commercial and residential uses.
Landowner(s):	City Ventures Homebuilding, LLC
Registered Voters:	0 registered voters as of July 8, 2013
Purpose/Background:	The landowner of the affected territory approached the City of Covina for annexation. The affected territory is a 10' strip of land. The affected territory and the adjacent parcel, which is already in the city, are currently being developed into a 52-unit condominium development approved by the city.

Related Jurisdictional Changes:	The related jurisdictional changes as a result of this annexation include detachment from County Road District No. 5 and withdrawal from the County Public Library System.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes on the basis of the annexation
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of Covina, as lead agency, on February 6, 2007.
Additional Information:	None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

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

The estimated future population is 0 residents. Future residents of the 52-unit condominium development will not reside in the affected territory.

The affected territory is .07+/- acres. The existing land use is vacant land. The proposed/future land use is high density residential.

The assessed valuation is \$68,000 as of July 8, 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On October 8, 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 affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include a 52-unit condominium development 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. 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 is minimal.

	Current Service Provider	Proposed Service Provider
Animal Control	County	Same
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County Library	City of Covina
Mosquito & Vector Control	San Gabriel Valley Mosquito & Vector Control District	Same

Park and Recreation	County	City of Covina
Planning	County	City of Covina
Police	County Sheriff	City of Covina
Road Maintenance	County	City of Covina
Solid Waste	County-Private hauler	City of Covina-Private hauler
Street Lighting	County	City of Covina
Water	City of Covina	Same
Wastewater	Sanitation District No. 22	Same

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

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

The County manages several special assessment districts within the proposed annexation area, including County Road Maintenance District No. 5 and the County Public Library System. As part of this annexation request, the affected territory will be detached from these special assessment districts, and the City of Covina will assume responsibility for funding and providing the services.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas. 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 known alternative action is for the existing unincorporated territory to remain as unincorporated territory. The effect of alternate action on mutual social and economic interests and on the local governmental structure of the County is zero.

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

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

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

e. Agricultural Lands:

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. Boundaries:

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

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

The proposal does not create islands or corridors of unincorporated territory

g. Consistency with Plans:

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

The proposal is consistent with the existing County General Plan designation of Residential.

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 14-2028 was adopted by the City of Covina City Council on February 18, 2014. The pre-zoning designation of RD-2000(PCD) multiple-family residential, 2000 square feet per unit, with planned community development overlay is consistent with the City of Covina General Plan designation of High Density Residential.

h. Sphere of Influence:

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

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency.

j. *Ability to Provide Services:*

The City of Covina currently provides municipal service to almost 48,000 parcels of land. The annexation would add 1 more parcel to the service area. The city indicated that it has the ability to provide service to the affected territory once the annexation is complete.

k. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

l. *Regional Housing:*

The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 0 units from the County to the City.

m. *Comments from Landowners, Voters, or Residents:*

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

n. *Land Use Designations*

The proposal is consistent with the existing County General Plan designation of Residential.

The proposal is consistent with the existing County zoning designation of RA-7000 Residential.

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 14-2028 was adopted by the City of Covina City Council on February 18, 2014. The pre-zoning designation of RD-2000(PCD) multiple-family residential, 2000 square feet per unit, with planned community development overlay is consistent with the City of Covina General Plan designation of High Density Residential.

o. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Covina, as lead agency, on February 6, 2007. Acting in its role as a responsible agency, and with respect to Annexation No.2013-05 to the City of Covina, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Covina, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF 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 City of Covina which will be for the interest of landowners and/or present and/or future inhabitants within the city and within the annexation territory.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 2013-05 to the City of Covina.

**RESOLUTION NO. 2014-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2013-05 TO THE CITY OF COVINA"**

WHEREAS, the City Ventures Homebuilding, LLC (landowner) submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Covina, and detachment of said territory from County Road District No. 5 and withdrawal from the County Public Library System, all within the County of Los Angeles; and

WHEREAS, the proposed annexation consists of approximately 0.07± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2013-05 to the City of Covina"; 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 as stated by the applicant is to annex a 10' strip of land which, along with the adjacent parcel which is already in the city, is currently being developed into a 52-unit condominium development approved by the city; 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, the Executive Officer set the item for consideration for August 13, 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 August 13, 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; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
 - c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

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

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2013-05 to the City of Covina, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted on February 6, 2007 by the City of Covina, 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 previously adopted by the lead agency in connection with its approval of the project.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 0.07± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2013-05 to the City of Covina".

5. Annexation No. 2013-05 to the City of Covina is hereby approved, subject to the following terms and conditions:
- a. City Ventures Homebuilding, LLC agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
 - e. The regular County assessment roll shall be utilized by the City.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
 - h. Detachment of the affected territory from County Road District No. 5.
 - i. Withdrawal of affected territory from the County Public Library System.

- j. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- k. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

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

- m. Except to the extent in conflict with "a" through "l", 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 City.
7. The Executive Officer is directed to transmit a copy of this resolution to the City, upon the landowner'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 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

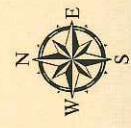
**Paul A. Novak, AICP
Executive Officer**



Legend

-  Covina 2013-05
-  County Unincorporated
-  City of Covina
-  Covina Sphere of Influence (SOI)

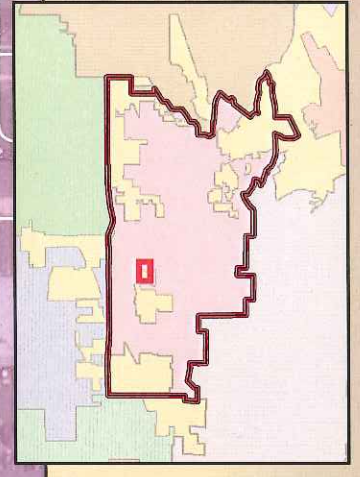
Annexation No. 2013-05 to the City of Covina



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



August 13, 2014



LAFCO

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
Gerard McCallum
Gloria Molina
David Spence
Zev Yaroslavsky

Alternates

Lori Brogin
Don Knabe
Paul Krekorian
Judith Mitchell
Joseph Ruzicka

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

July 9, 2014

Present:

Jerry Gladbach, Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Tom LaBonge
Gerard McCallum
Gloria Molina
David Spence
Zev Yaroslavsky

Lori Brogin-Falley, Alternate
Judith Mitchell, Alternate
Joe Ruzicka, Alternate

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

Absent:

Don Knabe, Alternate
Paul Krekorian, Alternate

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

www.lalafco.org

1 CALL MEETING TO ORDER

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

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a campaign 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 campaign 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 INFORMATION ITEM(S) – GOVERNMENT CODE §§ 56751 & 56857 NOTICE

(None.)

6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 736 to Los Angeles County Sanitation District No. 21, Resolution No. 2014-23RMD.
- b. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 737 to Los Angeles County Sanitation District No. 21, Resolution No. 2014-24RMD.
- c. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 1066 to Santa Clarita Valley Sanitation District of Los Angeles County, Resolution No. 2014-25RMD
- d. Approved Minutes of June 11, 2014.
- e. Approved Operating Account Check Register for the month of June 2014.
- f. Received and filed update on pending applications.

MOTION: FINLAY

SECOND: DEAR

AYES: CLOSE, DEAR, FINLAY, McCALLUM, MOLINA, SPENCE,
GLADBACH

ABSTAIN: NONE
ABSENT: LaBONGE, YAROSLAVSKY
MOTION PASSES: 7/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 2013-03 to the City of Santa Clarita (North Saugus).

This item will be continued to the August 13, 2014 meeting.

The E.O. stated that the Applicant was immediately notified of the continued hearing.

The Commission took the following action:

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

8 PROTEST HEARING(S)

(None.)

9 OTHER ITEMS

The following item was called up for consideration:

- a. Alternate to the Public Member Vacancy.

The E.O. stated that, given the appointment of Gerard McCallum as the Public Member, his former position, Alternate Public Member, is now vacant.

Commissioner Finlay asked how much outreach is conducted. The E.O. stated there is a formal component to notify the 88 cities and 90 special districts. Staff intends to give notification to the City of Los Angeles neighborhood councils, homeowners associations as provide by the City of Los Angeles and County of Los Angeles planning departments, chambers of commerce, business

groups, and other organizations listed in the staff recommendation. Chair Gladbach stated that it is an exhaustive and extensive outreach process.

Commissioner Close asked if certain people are disqualified from applying for the Alternate Public Member seat. The E.O. stated that a person is considered disqualified if they are an employee or an officer of a city, county, or special district. The staff recommendation includes the clarifications that the Notice of Vacancy include the additional restriction that the Alternate Public Member may not be an appointee of the County, or any city or special district and that these restrictions apply at the time of appointment. The E.O. stated that the application will be revised to include the following two questions: one, are you an officer or employee or appointed by a city, county, or district; and two, if selected, would you be able to resign from that position to avoid any disqualification. Commissioner Close asked Legal Counsel, Helen Parker, if it is legally sufficient to appoint a person who sits on a board at the time an application is submitted. Ms. Parker stated that once the person is appointed as Alternate Public Member, that person could not be in a prohibited position, but the recommendation is to clarify that the prohibition will be applied at the time of appointment so that someone could retire or resign from a prohibited position in order to be appointed as the Alternate Public Member.

The Commission took the following action:

- Directed staff to mail the Notice of Vacancy of Alternate Public Member and Application for Appointment to the County of Los Angeles, all cities in the County, and all independent special districts in the County.
- Directed staff to post the Notice of Vacancy on the Commission's web-site.
- Directed staff to issue a press release announcing the vacancy and distribute to media organizations.
- Directed staff to mail or email copies of the notice and application to:
 - County of Los Angeles Department of Regional Planning's public hearing notification list, if available.
 - Los Angeles County Librarian, with request to post the notice on billboards in all County public libraries.
 - City of Los Angeles Department of Neighborhood Empowerment ("DONE") Neighborhood Council database, if available.
 - Business-related organizations, such as chambers of commerce and economic development associations.

- Southern California Association of Governments (“SCAG”) and the regional Councils of Government (COGs).
- Any other groups or individuals, as determined by the Executive Officer, who may have an interest in the position or may assist in publicizing the vacancy.
- If necessary, appoint an Ad-Hoc Committee of the Commission of up to four members to screen the initial round of applicants, and make recommendations for a group of no more than 8 finalists for consideration by the Commission.
- To interview finalists by the Commission.
- To nominate and appoint an Alternate Public Member to serve out the remaining term of former Alternate Public Member, Commissioner Gerard McCallum, which expires on May 2, 2016.

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

[Supervisor Yaroslavsky and Commissioner LaBonge arrived at 9:10 a.m.]

10 COMMISSIONER’S REPORT

Chair Gladbach announced that the 2014 CALAFCO Conference will be held in Ontario, Oct 15th thru Oct 17th, and encouraged Commissioners to attend the Conference.

Chair Gladbach noted that Paul Novak has been Executive Officer for nearly 3 ½ years and is due for a performance evaluation. During the meeting, each Commissioner received a package with an evaluation form, salary history, and self-evaluation of Paul Novak. Included in the package is a self-addressed envelope to Chair Gladbach. He stated he would like all Commissioners to fill out the evaluation form and return the completed form by July 28th. Chair Gladbach stated that he will compile the information and have the results during Closed Session, at next month’s meeting.

Commissioner LaBonge requested the E.O. to provide him with a map of the City of Los Angeles showing unincorporated territory adjacent to the City of Los Angeles.

Commissioners Yaroslavsky and LaBonge both requested that the record reflect their support for the items on the Consent Calendar (6).

11 EXECUTIVE OFFICER'S REPORT

The E.O. informed the Commission that the County Chief Executive Office (C.E.O.) responded to the City of Carson as it relates to Annexation No. 2011-25 to the City of Carson (Rancho Dominguez). In exchange for agreeing to the annexation, the C.E.O. is requesting that Carson negotiate an agreement to compensate the County for lost revenue associated with the lost territory. The City of Carson hired a consultant to review the County's revenue and expenses calculations.

The E.O. stated that he received a faxed letter from the Compton City Manager (City Manager), stating that the Compton City Council has agreed to move forward with an application to annex four unincorporated County "islands" and all of Rancho Dominguez. The E.O. stated he will schedule a meeting with the City Manager to review and discuss the application process. The E.O. stated that the City of Compton has not submitted an application to LAFCO and informed the City of Compton of the County's request to receive compensation from the City of Carson regarding the proposed annexation of Rancho Dominguez.

Commissioner Close asked what the process is when there are two or more competing applications. The E.O. stated that when there are two or more competing applications, the law states that the application that was filed first takes precedence. The negotiated tax transfer resolution is the critical path item for an application to be deemed complete and put on the Commission Agenda.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

August 13, 2014

September 10, 2014

October 8, 2014

November 19, 2014 (moved from the regular meeting of November 12, 2014)

14 FUTURE AGENDA ITEMS

(None).

Minutes
July 9, 2014
Page 7

15 ADJOURNMENT MOTION

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

Respectfully submitted,

Paul A. Novak, AICP
Executive Officer

8:48 AM

08/04/14

Accrual Basis

LAFCO 03 REGISTER REPORT July 2014

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Transfer	7/2/2014		Transfer To Operating	Operating Account Funds ...	150,000.00	150,000.00
Bill Pmt -Check	7/7/2014	7190	80 South Lake LLC	NO000758-1	-6,693.11	143,306.89
Bill Pmt -Check	7/7/2014	7191	Alliant Insurance Inc.	Cust#LOCAAGE-02, Polic...	-969.32	142,337.57
Bill Pmt -Check	7/7/2014	7192	American Planning	ID#095634, 10/01/14-09/3...	-680.00	141,657.57
Bill Pmt -Check	7/7/2014	7193	CALAFCO*	CALAFCO Member dues ...	-7,428.00	134,229.57
Bill Pmt -Check	7/7/2014	7194	County of Los Angeles*		-53,058.84	81,170.73
Bill Pmt -Check	7/7/2014	7195	Douglass Dorado*	Expenses July 2013 - Jun...	-405.55	80,765.18
Bill Pmt -Check	7/7/2014	7196	Incrementum	Plan coverage: 07/01/14-0...	-743.38	80,021.80
Bill Pmt -Check	7/7/2014	7197	LACERA	OPEB: June 2014	-833.52	79,188.28
Bill Pmt -Check	7/7/2014	7198	Mail Finance	Lease#N07061692D, 12-J...	-126.42	79,061.86
Bill Pmt -Check	7/7/2014	7199	Motor Parks	Cust#025-001, Unreserve...	-510.00	78,551.86
Bill Pmt -Check	7/7/2014	7200	Printing and Copy St...	Letterhead	-206.01	78,345.85
Bill Pmt -Check	7/7/2014	7201	Alliant Insurance Inc.	Acct#LOCAAGE-02, 07/01...	-5,692.52	72,653.33
Bill Pmt -Check	7/10/2014	7202	Accountemps	Cust#00490-001923000, ...	-112.28	72,541.05
Bill Pmt -Check	7/10/2014	7203	Certified Records Ma...	Cust#00271, 07/01/14-07...	-145.92	72,395.13
Bill Pmt -Check	7/10/2014	7204	CoreLogic	Acct#200-694038-RR6575...	-28.92	72,366.21
Bill Pmt -Check	7/10/2014	7205	CTS Glendale	LAFCO: July 2014	-550.00	71,816.21
Bill Pmt -Check	7/10/2014	7206	Motor Parks	Cust#025-001	-405.00	71,411.21
Bill Pmt -Check	7/10/2014	7207	Ricoh Americas Corp	036-0027688-000	-1,566.39	69,844.82
Check	7/11/2014	4387...	ADP	Processing Charges for pe...	-127.16	69,717.66
Deposit	7/15/2014			Deposit	14,000.00	83,717.66
Check	7/15/2014	DM	Ambar De La Torre	Salary, July 15, 2014	-1,663.13	82,054.53
Check	7/15/2014	DM	Douglass Dorado	Salary, July 15, 2014	-2,465.73	79,588.80
Check	7/15/2014	DM	Michael E. Henderson	Salary, July 15, 2014	-1,936.68	77,652.12
Check	7/15/2014	DM	Patricia Knoebl-Wood	Salary, July 15, 2014	-1,259.82	76,392.30
Check	7/15/2014	DM	Paul Novak	Salary, July 15, 2014	-4,193.45	72,198.85
Check	7/15/2014	DM	Alisha O'Brien	Salary, July 15, 2014	-1,847.13	70,351.72
Check	7/15/2014	DM	June D. Savala	Salary, July 15, 2014	-6,270.21	64,081.51
Check	7/15/2014	DM	Federal Tax Deposit	Payroll, July 15, 2014	-5,042.32	59,039.19
Check	7/15/2014	DM	State Income Tax	Payroll, July 15, 2014	-1,357.46	57,681.73
Check	7/15/2014	DM	June D. Savala	Vacation/Sick, July 15, 2014	-2,633.85	55,047.88
Check	7/15/2014	DM	Federal Tax Deposit	Payroll, July 15, 2014	-714.05	54,333.83
Check	7/15/2014	DM	State Income Tax	Payroll, July 15, 2014	-225.81	54,108.02
General Journal	7/15/2014	JE743	June D. Savala	Manual ck#1 voided for P?...	2,668.85	56,776.87
General Journal	7/15/2014	JE743	June D. Savala	Manual ck#1 voided for P?...	939.86	57,716.73
Bill Pmt -Check	7/17/2014	7208	Accountemps	Cust#00490-001923000, ...	-112.28	57,604.45
Bill Pmt -Check	7/17/2014	7209	Edward J. Gladbach	CALAFCO Meeting: Sacra...	-763.60	56,840.85
Bill Pmt -Check	7/17/2014	7210	FedEx*	Acct#1244-7035-8	-45.75	56,795.10
Bill Pmt -Check	7/17/2014	7211	LA County Chief Ad...		-408.62	56,386.48
Bill Pmt -Check	7/17/2014	7212	LACERA	Jan 1997- Dec 2014: Empl...	-14,586.59	41,799.89
Bill Pmt -Check	7/17/2014	7213	Los Angeles County ...	Annexation#2014-06, LA ...	-20.00	41,779.89
Bill Pmt -Check	7/17/2014	7214	MetLife*	Policy#211130483US, J.S...	-345.33	41,434.56
Bill Pmt -Check	7/17/2014	7215	Office Depot*		-263.73	41,170.83
Bill Pmt -Check	7/17/2014	7216	Patricia Knoebl-Wood*	Reimbursement: 07/10/14-...	-122.17	41,048.66
Bill Pmt -Check	7/17/2014	7217	Priority Mailing Syste...	Acct#61276517	-276.50	40,772.16
Bill Pmt -Check	7/17/2014	7218	TelePacific Communi...	Acct# 120143, 07/09/14-0...	-555.18	40,216.98
Bill Pmt -Check	7/17/2014	7219	Tropical Interior Plants	Service: June 2014	-100.00	40,116.98
Check	7/18/2014	4390...	ADP	Processing Charges for pe...	-12.00	40,104.98
Check	7/18/2014	4393...	ADP	EZ Labor Manager, July 2...	-52.50	40,052.48
Deposit	7/22/2014			Deposit	8,200.00	48,252.48
Bill Pmt -Check	7/24/2014	7220	Accountemps		-196.49	48,055.99
Bill Pmt -Check	7/24/2014	7221	ATT	Acct#990566760, 06/10/1...	-339.61	47,716.38
Bill Pmt -Check	7/24/2014	7222	Bank of America*		-596.92	47,119.46
Bill Pmt -Check	7/24/2014	7223	County Counsel	Legal Services: June 2014	-7,872.18	39,247.28
Bill Pmt -Check	7/24/2014	7224	Daily Journal		-81.75	39,165.53
Bill Pmt -Check	7/24/2014	7225	Mail Finance	Cust#416653, 12-Aug-14 t...	-126.42	39,039.11
Bill Pmt -Check	7/24/2014	7226	Motor Parks	Cust#025-001, August Unr...	-510.00	38,529.11
Bill Pmt -Check	7/24/2014	7227	Neofunds	Acct#1290, 06/25/14	-300.00	38,229.11
Bill Pmt -Check	7/24/2014	7228	Office Depot*		-85.09	38,144.02
Deposit	7/24/2014			Deposit	2,000.00	40,144.02
Check	7/30/2014	DM	Ambar De La Torre	Salary, July 30, 2014	-1,718.56	38,425.46
Check	7/30/2014	DM	Douglass Dorado	Salary, July 30, 2014	-2,545.34	35,880.12
Check	7/30/2014	DM	Michael E. Henderson	Salary, July 30, 2014	-1,936.68	33,943.44
Check	7/30/2014	DM	Patricia Knoebl-Wood	Salary, July 30, 2014	-1,422.42	32,521.02
Check	7/30/2014	DM	Paul Novak	Salary, July 30, 2014	-4,330.55	28,190.47
Bill Pmt -Check	7/31/2014	7229	80 South Lake LLC	NO000758-1	-8,822.07	19,368.40

Type	Date	Num	Name	Memo	Amount	Balance
Bill Pmt -Check	7/31/2014	7230	Accountemps	Cust#00490-001923000, ...	-112.28	19,256.12
Total 10003 Operating Account					19,256.12	19,256.12
Total 10000 Cash Unrestricted					19,256.12	19,256.12
TOTAL					19,256.12	19,256.12

**AGENDA ITEM NO. 6g - August 13, 2014
PENDING APPLICATIONS AS OF August 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 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.	Received tax transfer reso on 09/18/12. Map & Legal pending review.	11/4/2003	Unknown
3	AAO	Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Missing "will serve" letter. Pending tax transfer resolution.	5/15/2006	Unknown
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 Haverimi/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.	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 frw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Pending approval of tax resolution. Missing "will serve" letter. Sent email to M.Roach re: status of tax resolution 12/17/12.	9/22/2008	Unknown
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/ Waterworks Dist. 29	Detach 56 acres of uninhabited territory from Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of 5 homes. The project site is located north of Palm Canyon Lane between Cross Creek Road and Serra Road, in unincorporated county territory, adjacent to Malibu.	Missing "will serve" letter. Pending approval of tax resolution.	12/28/2009	Unknown
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. Regional Planning is working on Draft EIR 04/29/14.	6/9/2010	Unknown
12	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Pending approval of tax resolution	10/25/2010	Unknown
13	AAO	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA	801.53 acres regional access is provided via Interstate 5 (1-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro.	Pending approval of tax resolution. NCWD/CLWA are still in negotiations. No agreement yet. 09/19/12	5/5/2011	Unknown
14	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
15	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
16	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
17	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)	Protest, August Agenda	11/29/2012	Aug-2014
18	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
19	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)	Protest, August Agenda	1/9/2013	Aug-2014
20	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
20	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
21	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
22	AAO	Annexation 2012-01 County Waterworks District No. 40 (Antelope Valley Christian Ctr)	LA County Waterworks District 40	Southwest corner of 30th St. East and Avenue K-8, APN 3170-008-001. Also known as the North 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 11 West, San Bernardino Meridian.	Pending approval of tax resolution	2/20/2013	Unknown
23	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
24	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.	July Agenda- continued to August	5/7/2013	Oct-2014
25	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
26	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
27	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
28	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
29	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.	August Agenda	7/8/2013	Sep-2014
30	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
31	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 approval of tax resolution.	11/5/2013	Unknown
32	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 approval of tax resolution.	11/5/2013	Unknown
33	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 approval of tax resolution.	11/5/2013	Unknown
34	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1067	Sanitation Districts	1.998 acres located on Newhall Avenue at its intersection with Valle Del Oro, all within the City of Santa Clarita.	Pending approval of tax resolution.	2/6/2014	Unknown
35	DD	Reorganization No. 2014-01	Universal Studios LLC,	Annex and detach approximately 32 acres of uninhabited territory to and from the City of Los Angeles. The project site is located northeast of the intersection of Lankershim Blvd. and Us 101 Hollywood Freeway, in and adjacent to Los Angeles County unincorporated territory of Universal City.	Sent out notice 2-20-14	2/18/2014	Unknown
36	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1070	Sanitation Districts	12.24 acres located approximately 1,000 feet west of Whites Canyon Road and approximately 500 feet south of Sidani Lane, all within unincorporated Los Angeles County.	Pending approval of tax resolution.	3/3/2014	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
37	DD	Annexation 2014-04 to the City of Calabasas	City of Calabasas	annex approximately 43.31± acres of uninhabited territory to the City of Calabasas. The affected territory is generally located along Agoura Road between Liberty Canyon Road and Malibu Hills Road, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills and Calabasas.	Sent out Notice of Filing march 20, 2014	3/18/2014	Unknown
38	AAO	Annexation No. 2014-02 to Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	Annex the entire City of La Canada Flintridge (approx. 5,440 ± acres) into the Greater Los Angeles County Vector Control District.	Sent out Notice of Filing on April 22, 2014	4/16/2014	Unknown
39	AAO	Reorganization No. 2014-05 to Los Angeles County Waterworks District No. 29, Malibu	NSRS Trust	Detach 2 acres located on Palm Canyon Lane, unincorporated territory from Las Virgenes Municipal Water District and annex said territory to Los Angeles County Waterworks District No. 29, Malibu.	Pending approval of tax resolution. Missing Map and Legal. Missing CEQA.	5/21/2014	Unknown
40	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1072	Sanitation Districts	0.342 acres located at the southeast corner of Church Street and Cherry Drive, all within unincorporated Los Angeles County.	Pending approval of tax resolution.	5/27/2014	Unknown
41	AAO	Out-of-Agency Service Agreement No. 2014-07 Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District to provide out-of-agency service to the La Crescenta-Montrose area, unincorporated territory located between the cities of Glendale and La Canada Flintridge.	August Agenda	6/19/2014	Unknown
45	AD	Annexation 743 to District No. 21	Sanitation Districts	1.5 acres located on Mt. Baldy Road approximately 250 feet north of the terminus of New Hampshire Avenue, all within the unincorporated Los Angeles County.	Pending approval of tax resolution.	6/23/2014	Unknown
46	AD	Annexation 742 to District No. 21	Sanitation Districts	8.380 acres. Two parcels. Parcel 1 is located on Summer Avenue approximately 100 feet south of Baseline Road; Parcel 2 is located at the southeast intersection of Towne Avenue and Baseline Road, all within the City of Claremont.	Pending approval of tax resolution	7/15/2014	Unknown
47	AD	Annexation 741 to District No. 21	Sanitation Districts	1.8 acres located on Baseline Road approximately 200 feet west of Oxford Avenue, all within the City of Claremont.	Pending approval of tax resolution	7/15/2014	Unknown
48	AAO	Annexation No. 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde (Los Valles Development)	SFI Los Valles LLC	SOI Amendmnt and Annexation of 10± acres located north of Halsey Canyon Road and Los Valles Drive, all within unincorporated territory of Castaic	Pending approval of tax resolution. Missing CEQA	7/15/2014	Unknown
49	AAO	Out-of-Agency Service Agreement No. 2014-08 (La Habra Heights County Water District and City of La Habra)	Cal Domestic Water Company	La Habra Utility Authority to provide retail water service to 173 service connections, formerly serviced by Cal Domestic Water Company.	September Agenda	7/24/2024	Unknown
50	DD	Reorganization No. 2014-10 Cities of Torrance and Rolling Hills Estates	Chandler's	81.58 acres of uninhabited territory generally located south of Pacific Coast Highway just west of Palos Verdes Drive East and the southern end of the City of Torrance	Sent out Notice of Filing 7-23-14	7/23/2014	Unknown

Staff Report

August 13, 2014

Agenda Item No. 7.a.

**Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and
Greater Los Angeles County Vector Control District,
Amendment to the City of Santa Clarita and Greater Los Angeles County
Vector Control District Spheres of Influence (SOI)**

PROPOSAL SUMMARY:

Size of Affected Territory:	827± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	City of Santa Clarita
Resolution or Petition:	March 26, 2013
Application Filed with LAFCO:	May 7, 2013
Location:	The affected 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.
City/County:	Los Angeles County unincorporated territory
Affected Territory:	The affected territory consists of a filming ranch, an animal training facility, and vacant land. The topography is hilly.
Surrounding Territory:	Surrounding the territory is residential and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	0 registered voters as of March 27, 2013

Purpose/Background: Landowners within the affected territory approached the City of Santa Clarita for annexation. The property owners cite that the quality of services provided by the City and the desire for local government representation are the reason for the annexation. For health and safety concerns a simultaneous annexation is being processed for the Greater Los Angeles County Vector Control District with this application.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this annexation include annexation and amendment to Greater Los Angeles County Vector Control District SOI, detachment from County Road District No. 5, withdrawal from the County Public Library System, and amendment of northerly 690± acres of the affected territory to the City of Santa Clarita SOI.

Within SOI: No. The affected territory is outside the Greater Los Angeles County Vector Control District SOI and the northerly 690± acres of the affected territory is also outside the City of Santa Clarita SOI.

Waiver of Notice/Hearing/Protest: No

CEQA Clearance: The California Environmental Quality Act (CEQA) clearance is a Negative Declaration adopted by the City of Santa Clarita, as lead agency, on March 26 2013.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of May 7, 2013. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 827+/- acres. The existing land use is a filming ranch, an animal training facility, and vacant land. No change in land use is proposed.

The assessed valuation is \$4,276,689 as of April 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On January 28, 2014, 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.

The affected territory is bounded by mountains, located on and adjacent to the property. There are no drainage basins on or near the affected territory.

The nearest populated area is 500 feet to the south 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 filming ranch and an animal training facility, both of which require 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. 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 is minimal.

	Current Service Provider	Proposed Service Provider
Animal Control	County	Same
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County Library	City of Santa Clarita
Mosquito & Vector Control	None	Greater Los Angeles County Vector Control District

Park and Recreation	County	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same- under contract with County Sheriff
Road Maintenance	County	City of Santa Clarita
Solid Waste	County-Private hauler	City of Santa Clarita-Private hauler
Street Lighting	County	City of Santa Clarita
Water	Santa Clarita Water Division	Same
Wastewater	Santa Clarita Valley Sanitation District	Same

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

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

The County manages several special assessment districts within the proposed annexation area, including County Road Maintenance District No. 5 and the County Public Library System. As part of this annexation request, the affected territory will be detached from these special assessment districts, and the City of Santa Clarita will assume responsibility for funding and providing the services. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$32 per single-family residence per year, Stormwater Facility Maintenance District- \$23 per single-family residence per year, Landscape Maintenance District \$61 per single-family residence per year, and Street Light Maintenance District - \$73 per single-family residence per year.

Currently there are no vector control services provide to affected territory. As part of this annexation request, the affected territory will be annexed to the Greater Los Angeles County Vector Control District.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas. 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 known alternative action is for the existing unincorporated territory to remain as unincorporated territory. The effect of alternate action on mutual social and economic interests and on the local governmental structure of the County is minimal.

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 defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. *Boundaries:*

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

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

The proposal does not create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

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

The proposal is consistent with the existing County General Plan designation of OS-NF Open Space National Forest and RL5 & 10 Rural Land.

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 13-02 was adopted by the City of Santa Clarita City Council on April 9, 2013. The pre-zoning designation of OS Open Space, OS-MR Open Space Movie Ranch, RE Residential Estate, and RE-MR Residential Estate with a Movie Ranch is consistent with the City of Santa Clarita General Plan.

h. Sphere of Influence:

The affected territory is not within the Sphere of influence of the Greater Los Angeles County Vector Control District and the northerly 690± acres of the affected territory is also outside the City of Santa Clarita's Sphere of Influence. A concurrent Sphere of Influence Update is being processed for the city and district with this application.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency.

j. Ability to Provide Services:

The City of Santa Clarita currently provides municipal services to almost 62,000 parcels of land. The annexation would add approximately 23 more parcels to the service area. The City indicated that it has the ability to provide service to the affected territory once the annexation is complete.

k. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

l. Regional Housing:

The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 0 units from the County to the City.

m. Comments from Landowners, Voters, or Residents:

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

n. Land Use Designations

The proposal is consistent with the existing County General Plan designation of OS-NF Open Space National Forest and RL5 & 10 Rural Land.

The proposal is consistent with the existing County zoning designation of W Watershed, A-1-2 Light Agriculture, and A-2-2 Heavy Agriculture.

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 13-02 was adopted by the City of Santa Clarita City Council on April 9, 2013. The pre-zoning designation of OS Open Space, OS-MR Open Space Movie Ranch, RE Residential Estate, and RE-MR Residential Estate with a Movie Ranch is consistent with the City of Santa Clarita General Plan.

o. Environmental Justice:

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

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory, nor in the entire Santa Clarita Valley.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Negative Declaration adopted by the City of Santa Clarita, as lead agency, on March 26, 2013. Acting in its role as a responsible agency, and with respect to Annexation No. 2013-03 to the City of Santa Clarita (North Saugus), and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Negative Declaration adopted by the City of Santa Clarita, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

**SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO
GOVERNMENT CODE 56425(e) FOR THE GREATER LOS ANGELES COUNTY
VECTOR CONTROL DISTRICT AND NORTHERLY 690± ACRES OF THE CITY OF
SANTA CLARITA:**

1. Present and Planned Land Uses in the Area

The present land use is consists of filming ranch, an animal training facility, and vacant land. No change in land use is proposed.

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

The affected territory is located within County of Los Angeles unincorporated territory and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts. Currently there is no vector control services provided to the affected territory.

The affected territory includes a filming ranch, an animal training facility and vacant land, all of which require or will require organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The City of Santa Clarita currently provides municipal services to almost 62,000 parcels of land. The Greater Los Angeles County Vector Control District currently provides vector control services to over 1.1 million parcels of land. The annexation would add approximately 23 more parcels to the service area. The city and district both indicated that they have ability to provide service to the affected territory once the annexation is complete.

4. *Social of Economic communities of interest*

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

5. *Disadvantaged Unincorporated Communities:*

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory, nor in the entire Santa Clarita Valley.

**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 Greater Los Angeles County Vector Control District and can establish the nature, location and extent of its classes of service and that it provides vector control services within its boundary.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the City of Santa Clarita and the Greater Los Angeles County Vector Control District which will be for the interest of landowners and/or present and/or future inhabitants within the city and within the annexation territory.

Recommended Action:

1. Open the public hearing and receive testimony on the annexation and SOI amendments;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Greater Los Angeles County Vector Control District, Amendment to the City of Santa Clarita and Greater Los Angeles County Vector Control District Spheres of Influence.
4. Pursuant to Government Code Section 57002, set October 8, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2014-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2013-03 TO THE CITY OF SANTA CLARITA (NORTH SAUGUS) AND
GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT,
AMENDMENT TO THE CITY OF SANTA CLARITA AND GREATER LOS ANGELES COUNTY
VECTOR CONTROL DISTRICT SPHERES OF INFLUENCE"**

WHEREAS, the City of Santa Clarita (City) 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, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City, and annexation & sphere of influence amendment of said territory to the Greater Los Angeles County Vector Control District, detachment from County Road District No. 5, withdrawal from County Public Library System, and amend the northerly 690± acres of the affected territory to the City of Santa Clarita Sphere of Influence, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 827.00± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Greater Los Angeles County Vector Control District, Amendment to the City of Santa Clarita and Greater Los Angeles County Vector Control District Spheres 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

Resolution No. 2014-00RMD

WHEREAS, the principal reason for the proposed annexation, as stated by the City, is the that a majority of the landowners within the affected territory desire the services provided by the City and local government representation; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 56427, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on July 21, 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 August 13, 2014, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for October 8, 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.

Resolution No. 2014-00RMD

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission hereby amends the Sphere of Influence of the Greater Los Angeles County Vector Control District and amends the Sphere of Influence of the northerly 690± acres of affected territory of the City of Santa Clarita 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 consists of filming ranch, an animal training facility, and vacant land. No change in land use is proposed.

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

The affected territory is located within County of Los Angeles unincorporated territory and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts. Currently there is no vector control services provided to the affected territory.

The affected territory includes a filming ranch, an animal training facility and vacant land, all which require or will require 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 City of Santa Clarita currently provides municipal services to almost 62,000 parcels of land. The Greater Los Angeles County Vector Control District currently provides vector control services to over 1.1 million parcels of land. The annexation would add approximately 23 more parcels to the service area. The city and district both indicated that they have ability to provide service to the affected territory once the annexation is complete.

d. Existence of Any Social or Economic Communities of Interest

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

e. Disadvantaged Unincorporated Communities

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory, nor in the entire Santa Clarita Valley.

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 Greater Los Angeles County Vector Control District and can establish the nature, location and extent of its classes of service and that it provides water service within its boundary.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Greater Los Angeles County Vector Control District, Amendment to the City of Santa Clarita and Greater Los Angeles County Vector Control District Spheres of Influence, 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 Negative Declaration adopted on March 26, 2013 by the City of Santa Clarita, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 827.00± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Greater Los Angeles County Vector Control District, Amendment to the City of Santa Clarita and Greater Los Angeles County Vector Control District Spheres of Influence".

5. Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Greater Los Angeles County Vector Control District, Amendment to the City of Santa Clarita and Greater Los Angeles County Vector Control District Spheres of Influence is hereby approved, subject to the following terms and conditions:
- a. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
 - e. The regular County assessment roll shall be utilized by the City.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
 - h. Annexation of the affected territory to the Greater Los Angeles County Vector Control District.

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

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

- n. Except to the extent in conflict with "a" through "m", 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. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for October 8, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

PASSED AND ADOPTED this 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

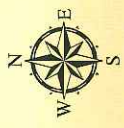
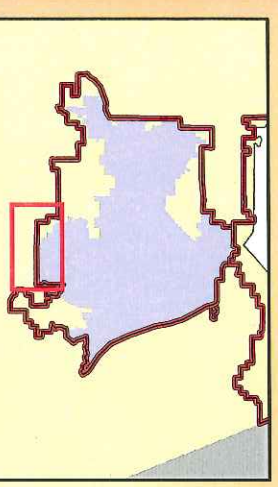
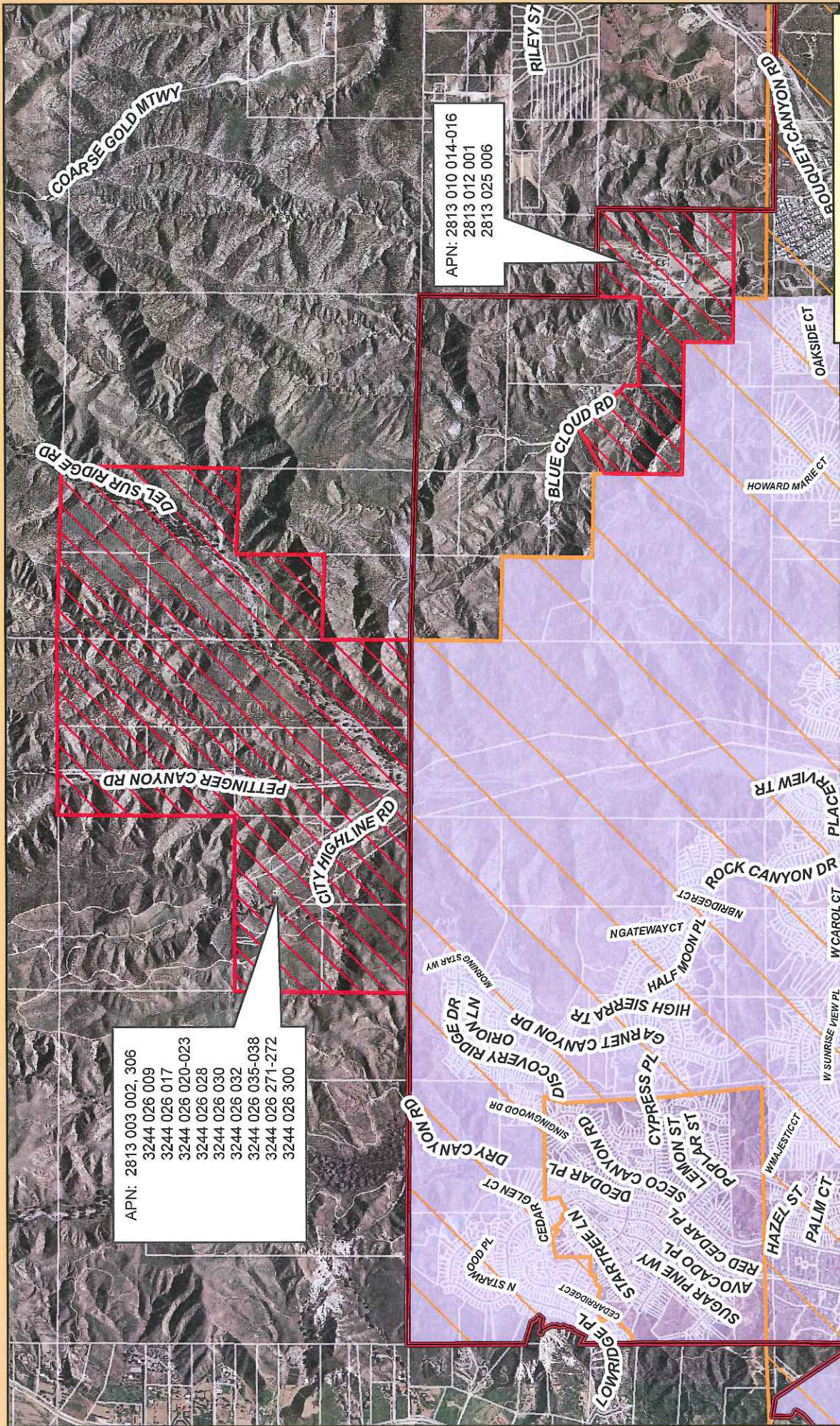
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

August 13, 2014 C:\GIS\MXDs\Annexations\Santa Clarita 2013-03

**Annexation No. 2013-03 to the City of Santa Clarita
 (North Saugus) and Greater Los Angeles County
 Vector Control District, Amendment to the City
 of Santa Clarita and Greater Los Angeles County
 Vector Control District Spheres of Influence (SOI)**

Legend

- Santa Clarita Sphere of Influence
- Greater LA County Vector Control District
- Annexation 2013-03
- City of Santa Clarita

2,000 1,000 0 2,000 Feet

Staff Report

August 13, 2014

Agenda Item No. 7.b.

Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement No. 2014-07 (La Crescenta-Montrose) and Amendment to the Greater Los Angeles County Vector Control District Sphere of Influence (SOI)

The following item is a proposal requesting approval of an out-of-agency service agreement and SOI Amendment for the Greater Los Angeles County Vector Control District (District), pursuant to Government Code Sections 56133(b) and 56428.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose / Background: The District has serviced the territory for years in the past and only recently learned that the territory is outside their Sphere of Influence boundary. The out-of-agency service agreement and SOI Amendment would serve to protect residents in the territory while annexation proceedings are pursued by the District.

Proposal Area: The out-of-agency service agreement and SOI Amendment consists of 3.34± square miles of inhabited territory.

Location: The affected territory is located in the unincorporated territory of La Crescenta-Montrose between the existing city boundaries of La Cañada Flintridge and Glendale and the Angeles National Forest.

Issues: The out-of-agency service agreement and SOI Amendment will allow La Crescenta-Montrose to receive mosquito and vector control, disease surveillance, and public education. The area will be entitled to all services the district's member cities currently receive. Annexation of the affected territory is intended for a future date. Government Code Section 56133(b) empowers the Commission to approve such an agreement for the District to provide services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization. The affected territory is not currently within the District's SOI; staff is recommending, however, that the Commission approve an amendment to include the affected territory within the District's SOI. This agreement does not fall within any of the exemptions to the granting of out-of-area service agreements set forth in Section 56133(c)

CEQA: The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320 because the out-of-agency service agreement and SOI amendment do not change the geographical area in which previously existing powers are exercised. The District has stopped providing service to the affected territory but the District will resume service upon approval of the out-of-agency service agreement. A Categorical Exemption was adopted by the Greater Los Angeles County Vector Control District, as lead agency, on May 30, 2014.

Sphere of Influence: The affected territory is not within the Sphere of Influence of the Greater Los Angeles County Vector Control District, but an amendment to the SOI is part of this proposal.

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 residential, retail, mixed commercial, public, parks and recreation, and mixed-use.

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

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

3. Present Capacity of Public Facilities and Services:

Greater Los Angeles County Vector Control District has adequate capacity and infrastructure to meet current demands and previously provided service to the affected territory. The District has stopped providing service to the affected territory but the District will resume service upon approval of the out-of-agency service agreement.

4. Social of Economic communities of interest

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

5. Disadvantaged Unincorporated Communities:

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

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

The Commission has on file written statement of the functions and classes of service of the Greater Los Angeles County Vector Control District and can establish the nature, location and extent of its classes of service and that it provides mosquito and vector control, disease surveillance, and public education services within its boundary.

Conclusion: Staff recommends approval of this SOI Amendment and out-of-agency service agreement request.

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 Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement No. 2014-07 (La Crescenta-Montrose) and Amendment to the Greater Los Angeles County Vector Control District Sphere of Influence (SOI).

**RESOLUTION NO. 2014-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING "GREATER LOS ANGELES COUNTY VECTOR CONTROL
DISTRICT OUT-OF-AGENCY SERVICE AGREEMENT NO. 2014-07 (LA CRESCENTA-MONTROSE)
AND AMENDMENT TO THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT
SPHERE OF INFLUENCE (SOI)"**

WHEREAS, an application for the requested out-of-agency service agreement and SOI Amendment of certain territory in the County of Los Angeles for the Greater Los Angeles County Vector Control District (District), has been filed with the Executive Officer of the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), all within the unincorporated territory of La Crescenta-Montrose; and

WHEREAS, the proposed out-of-agency service agreement and SOI Amendment consists of approximately 3.34± square miles of inhabited territory and is assigned the following distinctive short-form designation: "Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement No. 2014-07 and Amendment to the Greater Los Angeles County Vector Control District SOI"; and

WHEREAS, a map of the proposal is set forth in Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for this out-of-agency agreement and SOI Amendment is for the District to provide vector control services outside its jurisdictional boundaries and current SOI; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, and 56427, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on July 24, 2014, which is at least 21 days prior to the public hearing; and

WHEREAS, on August 13, 2014, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission hereby amends the Sphere of Influence of the Greater Los Angeles County Vector Control District 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 residential, retail, mixed commercial, public, parks and recreation, and mixed-use.

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

The affected territory is located within the unincorporated community of La Crescenta-Montrose and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts.

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

Greater Los Angeles County Vector Control District has adequate capacity and infrastructure to meet current demands. The District has stopped providing service to the affected territory but the District will resume service upon approval of the out-of-agency service agreement.

d. Existence of Any Social or Economic Communities of Interest

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

e. Disadvantaged Unincorporated Communities

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

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 mosquito and vector control, disease surveillance, and public education services within its boundary.

2. The Commission finds that this proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320, because the out-of-agency service agreement and SOI Amendment do not change the geographical area in which previously existing powers are exercised. The District has stopped providing service to the affected territory but the District will resume service upon approval of the out-of-agency service agreement. A Categorical Exemption was adopted by the Greater Los Angeles County Vector Control District, as lead agency, on May 30, 2014.
3. A map of the proposal, as approved by this Commission, is set forth in Exhibit "A", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 3.34± square miles, is inhabited, and is assigned the following short form designation:

"Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement No. 2014-07 and Amendment to the Greater Los Angeles County Vector Control District SOI".

5. Greater Los Angeles County Vector Control District Out-of-Agency Service Agreement

No. 2014-07 and Amendment to the Greater Los Angeles County Vector Control District

SOI 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. Unless a request for reconsideration pursuant to Government Code Section 56895 is received, the effective date for this out-of-agency service agreement shall be September 15, 2014.
- c. A map of the Out-of-Agency Service Agreement No. 2014-07 and SOI Amendment of the affected territory is set forth in Exhibit "A".
- d. The District shall provide LAFCO with a copy of an executed contract between the District and the County of Los Angeles to provide mosquito and vector control services within the affected territory.
- e. Within one year of the effective date of this approval (September 15, 2015), the District shall file an application to annex the affected territory into the District.
- f. Except to the extent in conflict with "a" through "e", 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 out-of-agency service agreement.

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

PASSED AND ADOPTED this 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

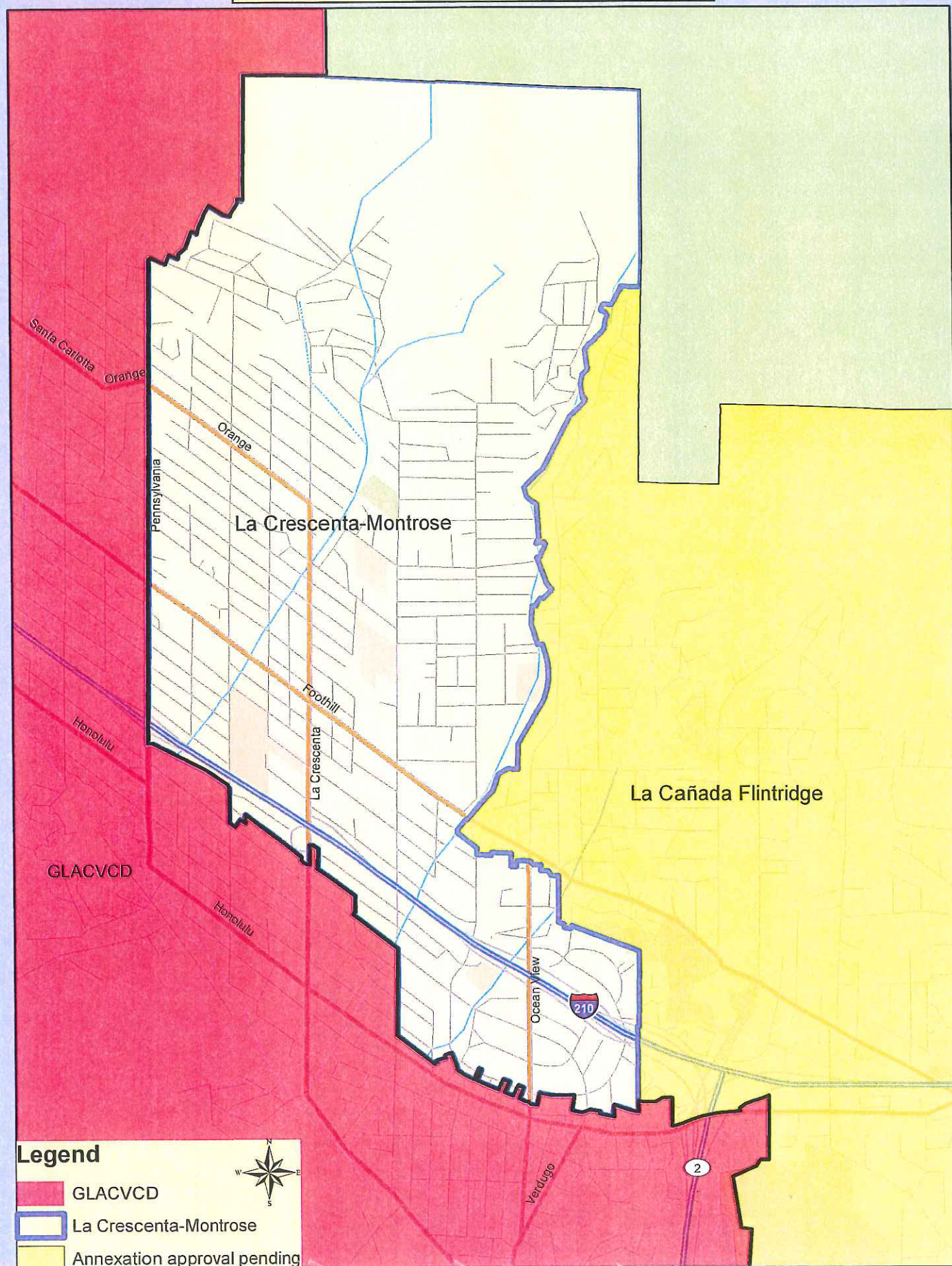
MOTION PASSES: 0/0/0

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

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

La Crescenta-Montrose Out-Of-Agency Service Agreement

LAFCO Designation Number 2014-07



Staff Report

August 13, 2014

Agenda Item No. 8.a.

Protest Hearing on Annexation No. 2 to Los Angeles County Sanitation District No. 1

On June 11, 2014, your Commission approved a request for the annexation of approximately 0.152 ± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 1. 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:	0.152± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No.1
Resolution or Petition:	November 14, 2012
Application Filed with LAFCO:	November 29, 2012
Location:	The affected territory is located on 93 rd Street approximately 200 feet east of Broadway.
City/County:	City of Los Angeles
Affected Territory:	The affected territory consists of one duplex and is located within a residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential
Landowner(s):	Shelveen Singh
Registered Voters:	2 registered voters as of March 6, 2014
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(a) 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. 1, as lead agency, on November 14, 2012.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 6 residents as of November 16, 2012. The population density is 39.47 persons per acre.

The estimated future population is 10 residents.

The affected territory is 0.152+/- acres. The existing land use consists of 1 duplex.

The assessed valuation is \$255,000 as of April 23, 2014. The per capita assessed valuation is \$42,500. 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 affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes 1 duplex 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 alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system 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 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 defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. *Boundaries:*

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

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

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

g. *Consistency with Plans:*

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

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

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

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

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 1.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency.

j. *Ability to Provide Services:*

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

k. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

l. *Regional Housing:*

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. *Comments from Landowners, Voters, or Residents:*

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

n. *Land Use Designations*

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

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

o. *Environmental Justice:*

The previous landowner of real property within the affected territory 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) 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. 1, as lead agency, on November 14, 2012.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of Los Angeles County Sanitation District No. 1, which will be for the interest of landowners and/or present and/or future inhabitants within the district and annexation territory.

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. 2 to Los Angeles County Sanitation District No. 1 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. 2 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 1"**

WHEREAS, the Los Angeles County Sanitation District No. 1 (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 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 0.152± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2 to the Los Angeles County Sanitation District No. 1"; 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 for one existing duplex; and

WHEREAS, on June 11, 2014, the Commission approved Annexation No. 2 to the Los Angeles County Sanitation District No. 1; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for August 13, 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 July 14, 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 1, and the total assessed value of land within the affected territory is \$255,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2 to Los Angeles County Sanitation District No. 1 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 0.152± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2 to Los Angeles County Sanitation District No. 1"

5. Annexation No. 2 to Los Angeles County Sanitation District No. 1 is hereby approved, subject to the following terms and conditions:

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

- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Sanitation District No. 1.
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 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



W 93RD ST

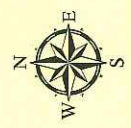
APN: 6040 039 019

LOS ANGELES

SBROADWAY

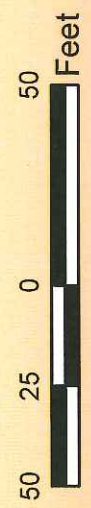
W 93RD ST

Annexation No. 2 to County Sanitation District No. 1



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

- Legend**
- CSD Annexation 1-2
 - City of Los Angeles
 - Los Angeles County Sanitation District No. 1
 - Sphere of Influence, CSD 1



Staff Report

August 13, 2014

Agenda Item No. 8.b.

Protest Hearing on Annexation No. 417 to Los Angeles County Sanitation District No. 22.

On June 11, 2014, your Commission approved a request for the annexation of approximately 1.158 ± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 22. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is ____.

PROPOSAL SUMMARY:

Size of Affected Territory:	1.158± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 22.
Resolution or Petition:	December 18, 2012
Application Filed with LAFCO:	January 9, 2013
Location:	The affected territory is located on Via Romales approximately 200 feet south of Camino Del Sur.
City/County:	City of San Dimas
Affected Territory:	The subject territory consists of a small portion of a lot developed with one existing single-family home and vacant land within a residential area. The vacant land is being developed to include 1 proposed single-family home. The topography is slightly sloped.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Rene Bobadilla; Arturo & Patricia Garcia
Registered Voters:	1 registered voters as of March 11, 2014
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(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the portion of the lot containing the existing single-family home.

The proposal is also 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 for the portion containing the proposed single-family home. The categorical exemption was adopted by Los Angeles County Sanitation District No. 22, as lead agency, on December 18, 2012.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 resident as of December 20, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 1 resident.

The affected territory is 1.158+/- acres. The existing land use consists of one existing single-family home and vacant land within a residential area. The vacant land is being developed to include 1 proposed single-family home.

The assessed valuation is \$418,200 as of April 23, 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 slightly sloped.

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

The affected territory is surrounded by populated areas to the east, south, and west. 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 1 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 alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system 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 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. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

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

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

h. Sphere of Influence:

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

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency.

j. Ability to Provide Services:

Although the present area 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 zoning designation of Single Family Residential.

o. Environmental Justice:

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

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) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the portion of the lot containing the existing single-family home.

The proposal is also 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 for the portion containing the proposed single-family home. The categorical exemption was adopted by Los Angeles County Sanitation District No. 22, as lead agency, on December 18, 2012

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 22, which will be for the interest of landowners and/or present and/or future inhabitants within the district and the annexation territory.

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. 417 to Los Angeles County Sanitation District No. 22 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land 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. 417 to LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"

WHEREAS, the Los Angeles County Sanitation District No. 22 (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 1.158± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 417 to the Los Angeles County Sanitation District No. 22"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal to 1 proposed single-family home; and

WHEREAS, on June 11, 2014, the Commission approved Annexation No. 417 to Los Angeles County Sanitation District No. 22; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for August 13, 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 July 14, 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 \$418,200.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 417 to the Los Angeles County Sanitation District No. 22 and not withdrawn is ____, which, even if valid, represents owners of land who own less than 50 percent of the 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 1.158± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 417 to Los Angeles County Sanitation District No. 22"

5. Annexation No. 417 to Los Angeles County Sanitation District No. 22 is hereby approved, subject to the following terms and conditions:

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

- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to Los Angeles County Sanitation District No. 22.
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 13th day of August 2014.

MOTION:

SECOND:

AYES:

NOES:

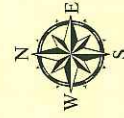
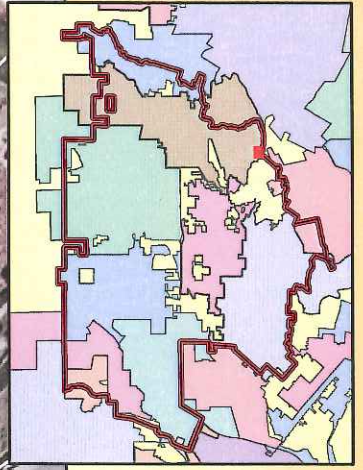
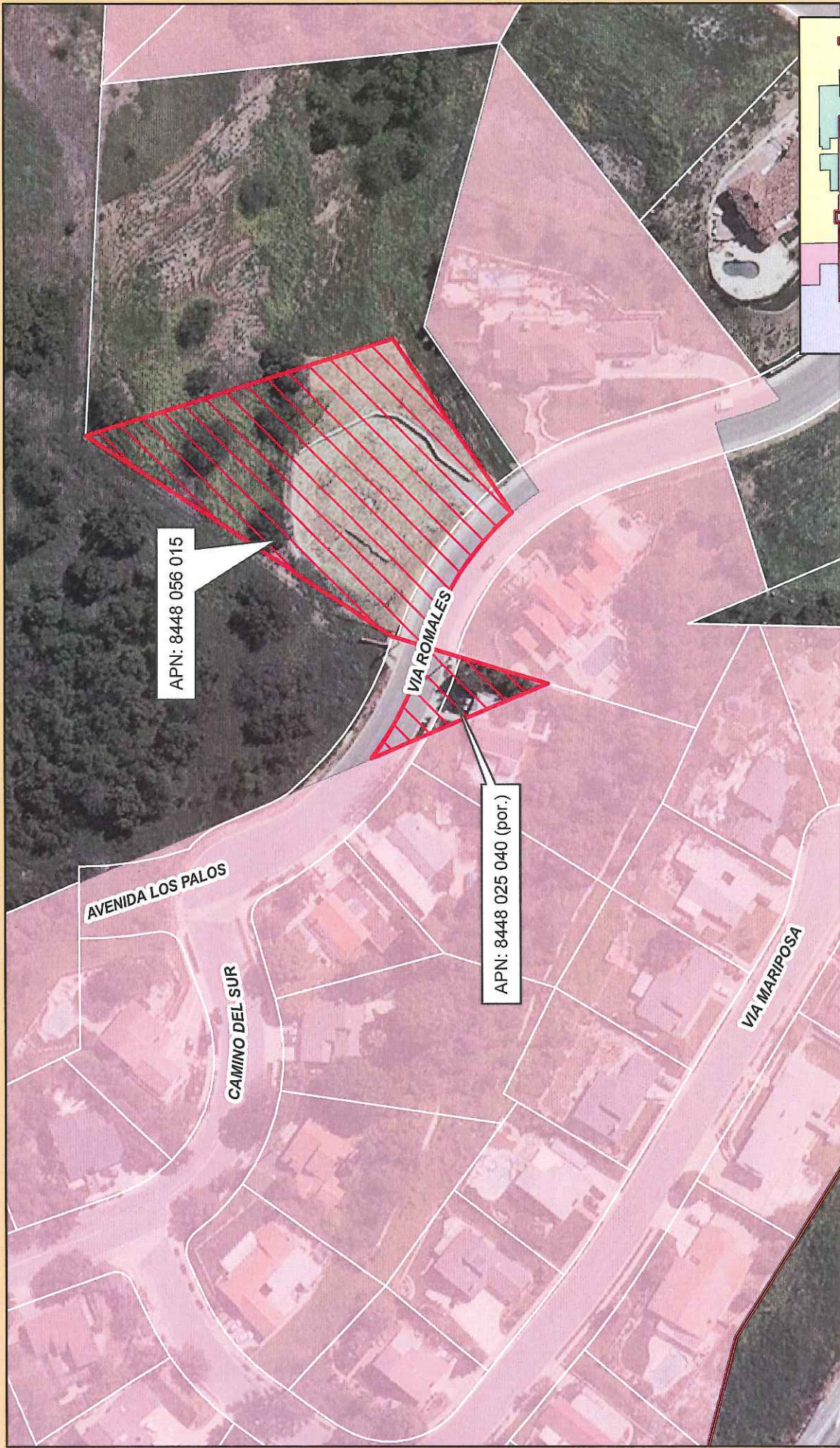
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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





LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 417 to County Sanitation District No. 22

Legend

 CSD Annexation 22-417

 City of San Dimas

 Los Angeles County Sanitation District No. 22

 Sphere of Influence, CSD 22

