



Commission  
Jerry Gladbach  
Chair

Richard H. Close  
Donald L. Dear  
Margaret Finlay  
Don Knabe  
Sheila Kuehl  
Gerard McCallum  
David Spence

Alternates  
Michael D. Antonovich  
Lori Brogin  
Paul Krekorian  
Judith Mitchell  
Joseph Ruzicka  
Greig Smith

Staff  
Paul A. Novak, AICP  
Executive Officer

June D. Savala  
Deputy  
Executive Officer

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

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

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

**SPECIAL MEETING**

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, November 9, 2016  
**8:30 a.m.**

**Room 374A**  
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](http://www.lalafco.org).

\*\*\*\*\*

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH**
3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**
4. **SWEARING-IN OF SPEAKER(S)**
5. **INFORMATION ITEM(S) – GOVERNMENT CODE §§ 56751 & 56857  
NOTICE**

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. Approve Minutes of October 12, 2016.
- b. Operating Account Check Register for the month of October 2016.
- c. Receive and file update on pending proposals.
- d. Annexation No. 294 to the Los Angeles County Sanitation District No. 15, and California Environment Quality Act (CEQA) exemption.
- e. Annexation No. 295 to the Los Angeles County Sanitation District No. 15, and California Environment Quality Act (CEQA) exemption.
- f. Annexation No. 749 to the Los Angeles County Sanitation District No. 21, and California Environment Quality Act (CEQA) exemption.
- g. Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 -- Antelope Valley (Joshua Ranch), and Mitigated Negative Declaration.

**7. PUBLIC HEARING(S)**

- a. Draft Municipal Service Review and Sphere of Influence Update for the City of Commerce, and California Environment Quality Act (CEQA) exemption.

***NOTE: Staff recommends a continuation to the meeting of January 11<sup>th</sup>, 2017.***

**8. PROTEST HEARING(S)**

None.

**9. OTHER ITEMS**

- a. Hidden Creeks Estates – Status Report
- b. Recognition of Commissioner Don Knabe (Leaving Office)
- c. Recognition of Commissioner Mike Antonovich (Leaving Office)
- d. Recognition of Deputy Executive Officer June Savala (Retirement)

**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**

January 11, 2017

February 8, 2017

March 8, 2017

April 12, 2017

**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**

 **DRAFT**

Commission

Jerry Gladbach  
Chair

Richard H. Close  
Donald L. Dear  
Margaret Finlay  
Don Knabe  
Sheila Kuehl  
Gerard McCallum  
David Spence

Alternates

Michael D. Antonovich  
Lori Brogin  
Paul Krekorian  
Judith Mitchell  
Joseph Ruzicka  
Greig Smith

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

## REGULAR MEETING

### MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

### FOR THE COUNTY OF LOS ANGELES

October 12, 2016

**Present:**

Jerry Gladbach, Chair

Donald L. Dear  
Margaret Finlay  
Don Knabe  
Sheila Kuehl  
Gerard McCallum  
David Ryu  
David Spence

Michael D. Antonovich, Alternate  
Lori Brogin-Falley, Alternate  
Joe Ruzicka, Alternate  
Greig Smith, Alternate

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

**Absent:**

Richard H. Close

Marqueece Harris-Dawson, Alternate  
Judith Mitchell, Alternate

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

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

1 CALL MEETING TO ORDER

The meeting was called to order at 9:01 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.

WELCOME OF NEW COMMISSIONER

Chair Gladbach welcomed new Commissioner Ryu as the voting member of the Commission representing the City of Los Angeles.

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 rise and state for the record the Commissioner to whom such campaign contributions were made and the item of their involvement (None).

[Supervisor Knabe and Commissioner McCallum arrived at 9:05 a.m.]

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in three (3) members of the audience who planned to testify.

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. Approved Minutes of September 14, 2016.
- b. Approved Operating Account Check Register for the month of September 2016.
- c. Received and filed update on pending proposals.

Minutes

October 12, 2016

Page 3

- d. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 748 to the Los Angeles County Sanitation District No. 21; Resolution No. 2016-42RMD.
- e. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 423 to the Los Angeles County Sanitation District No. 22; Resolution No. 2016-43RMD.
- f. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 424 to the Los Angeles County Sanitation District No. 22; Resolution No. 2016-44RMD.

MOTION: KNABE

SECOND: DEAR

AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY,  
KNABE, KUEHL, McCALLUM, RYU, SPENCE,  
GLADBACH

NOES: NONE

ABSTAIN: NONE

ABSENT: CLOSE

MOTION PASSES: 9/0/0

7 PUBLIC HEARING(S)

None.

8 PROTEST HEARING(S)

The following item was called for consideration:

- a. Annexation No. 2016-07 to the City of Santa Clarita (West Creek).

The E.O. stated that this is the Commission protest hearing pursuant to Government Code Section 57000 *et seq.* and that no written protest(s) have been received in advance of the hearing.

The protest hearing was opened to receive testimony and/or written protest(s). There being no testimony or written protest(s) submitted, the protest hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations Ordering Annexation No. 2016-07 to the City of Santa Clarita (West Creek); Resolution No. 2016-23PR.

MOTION: FINLAY  
SECOND: KUEHL  
AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY,  
KNABE, KUEHL, McCALLUM, RYU, SPENCE,  
GLADBACH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: CLOSE  
MOTION PASSES: 9/0/0

## 9 OTHER ITEMS

The following item was called up for consideration:

- a. Proposed Revisions to the Check-Signing Policy.

The E.O. noted that there were corrections made to the Authorization to Sign Checks staff report, and a copy of the revised staff report was provided to the Commissioners.

The E.O. summarized the staff report on Authorization to Sign Checks.

The E.O. stated this is a temporary policy change. The E.O. stated he will report back to Commission no later than June of 2017 regarding the recruitment of a new Deputy Executive Officer.

Commissioner Kuehl stated there was a typographical error on page 2 of the revised staff report. It should state that the check-signing policy to remain in effect until July 2017 not July 2016.

The Commission took the following action:

- Adopted the revised Check-Signing Policy.

MOTION: FINLAY  
SECOND: KUEHL  
AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY,  
KNABE, KUEHL, McCALLUM, RYU, SPENCE,  
GLADBACH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: CLOSE  
MOTION PASSES: 9/0/0

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Proposed Revisions to Position and Salary Schedule.

The Commission took the following action:

- Referred the item back to staff.

MOTION:	SPENCE
SECOND:	BROGIN-FALLEY
AYES:	BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, KNABE, KUEHL, McCALLUM, RYU, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	CLOSE
MOTION PASSES:	9/0/0

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Potential Cancellation of the December 14, 2016 Meeting.

The E.O. summarized the staff report on Potential Cancellation of the December 14, 2016 Meeting.

The Commission took the following action:

- Canceled the December 14, 2016 Commission Meeting.
- Directed the Executive Officer to send notice via the LAFCO e-mail alert notification system and post notice on the LAFCO website.

MOTION:	DEAR
SECOND:	SPENCE
AYES:	BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, KNABE, KUEHL, McCALLUM, RYU, SPENCE, GLADBACH
NOES:	NONE



ABSTAIN: NONE  
ABSENT: CLOSE  
MOTION PASSES: 9/0/0

## 9 OTHER ITEMS

The following item was called up for consideration:

d. 2017 Commission Calendar.

The staff recommendation was to receive and file the 2017 Commission Calendar. No motion was made by the Commission.

## 10 COMMISSIONERS' REPORT

None.

## 11 EXECUTIVE OFFICER'S REPORT

The E.O. noted that the Commissioners received a copy of a letter from the Civil Grand Jury thanking the E.O. for his presentation last month.

The E.O. stated that all Commissioners received a copy of the CALAFCO Quarterly Report.

The E.O. noted that each of the Commissioners received a letter from the Special District Risk Management Authority (SDRMA) stating that there have not been any claims within the last five (5) years.

The E.O. stated that nine (9) Commissioners and two (2) LAFCO attorneys are registered to attend the CALAFCO Annual Conference in Santa Barbara, October 26-28.

## 12 PUBLIC COMMENT

None.

## 13 FUTURE MEETINGS

November 9, 2016 (at 8:30 a.m. in Room 374-A)  
~~December 14, 2016 (Canceled)~~  
January 11, 2017  
February 8, 2017

Minutes  
October 12, 2016  
Page 7

14 FUTURE AGENDA ITEMS

None.

15 ADJOURNMENT MOTION

On motion of Commissioner Spence, seconded by Commissioner Brogin-Falley, the meeting was adjourned at 9:20 a.m.

Respectfully submitted,

Paul A. Novak, AICP, Executive Officer

8:45 AM

11/01/16

Accrual Basis

# LAFCO 03 Register Report October 2016

Type	Date	Num	Name	Memo	Amount	Balance
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Bill Pmt -Check	10/06/2016	8171	Certified Records Managment	Storage period 09/01/1...	-368.87	-368.87
Bill Pmt -Check	10/06/2016	8172	Charter Communications	Acct # 8245100171576...	-501.98	-870.83
Bill Pmt -Check	10/06/2016	8173	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-995.83
Bill Pmt -Check	10/06/2016	8174	Platinum Consulting	LA LAFCO	-2,857.50	-3,853.33
Bill Pmt -Check	10/06/2016	8175	Promac Imaging Systems Co	Acct#LA07	-78.79	-3,932.12
Bill Pmt -Check	10/06/2016	8176	Tel Power	Project#Telephones	-150.00	-4,082.12
Bill Pmt -Check	10/06/2016	8177	LACERA	LAFCO OPEB: Sept 20...	-1,906.49	-5,988.61
Bill Pmt -Check	10/13/2016	8178	CoreLogic	Acct#200-694038-RR6...	-153.12	-6,141.73
Bill Pmt -Check	10/13/2016	8179	County Counsel	Legal services: August ...	-3,973.60	-10,115.33
Bill Pmt -Check	10/13/2016	8180	CTS Glendale		-1,187.50	-11,302.83
Bill Pmt -Check	10/13/2016	8181	Daily Journal	Cust#1124120362	-502.00	-11,804.83
Bill Pmt -Check	10/13/2016	8182	Davis Farr LLP	Client# 74099, Audit F...	-6,000.00	-17,804.83
Bill Pmt -Check	10/13/2016	8183	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-17,929.83
Bill Pmt -Check	10/13/2016	8184	Huntington Park Rubber Stamp	00-0568730	-38.91	-17,968.74
Bill Pmt -Check	10/13/2016	8185	Office Depot*		-183.94	-18,152.68
Check	10/14/2016	48133...	ADP	Processing charges for ...	-135.53	-18,288.21
Check	10/14/2016	DD	Ambar De La Torre	Salary, October 14, 2016	-1,713.59	-20,001.80
Check	10/14/2016	DD	Douglass Dorado	Salary, October 14, 2016	-2,837.49	-22,839.29
Check	10/14/2016	DD	Michael E. Henderson	Salary, October 14, 2016	-1,896.69	-24,735.98
Check	10/14/2016	DD	Patricia Knoeb-wood	Salary, October 14, 2016	-1,099.58	-25,835.56
Check	10/14/2016	DD	Paul Novak	Salary, October 14, 2016	-4,258.68	-30,094.24
Check	10/14/2016	DD	Alisha O'Brien	Salary, October 14, 2016	-1,990.74	-32,084.98
Check	10/14/2016	DD	June D. Savala	Salary, October 14, 2016	-3,705.02	-35,790.00
Check	10/14/2016	DM	Federal Tax Deposit	Payroll Taxes, October ...	-4,976.76	-40,766.76
Check	10/14/2016	DM	State Income Tax	Payroll Taxes, October ...	-1,257.01	-42,023.77
Bill Pmt -Check	10/20/2016	8186	FedEx*	Acct#1244-7035-8	-178.59	-42,202.36
Bill Pmt -Check	10/20/2016	8187	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-42,327.36
Bill Pmt -Check	10/20/2016	8188	Mail Finance	Cust#416653, 12-Nov-...	-126.42	-42,453.78
Bill Pmt -Check	10/20/2016	8189	Office Depot*	Acct#32368442	-117.01	-42,570.79
Bill Pmt -Check	10/20/2016	8190	The Lincoln National	LALAFCO-BL-1565902	-258.06	-42,828.85
Bill Pmt -Check	10/20/2016	8191	Tropical Interior Plants	Service: September 2016	-100.00	-42,928.85
Check	10/21/2016	48195...	ADP	EZLaborManager: Octo...	-52.50	-42,981.35
Bill Pmt -Check	10/27/2016	8192	80 South Lake LLC	NO000758-1	-7,331.22	-50,312.57
Bill Pmt -Check	10/27/2016	8193	ATT	Acct#990566760, 09/1...	-267.34	-50,579.91
Bill Pmt -Check	10/27/2016	8194	Bank of America*	BoFA 4024 4210 0091 5...	-172.90	-50,752.81
Bill Pmt -Check	10/27/2016	8195	Daily Journal	Cust#1124120362	-21.75	-50,774.56
Bill Pmt -Check	10/27/2016	8196	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-50,899.56
Bill Pmt -Check	10/27/2016	8197	LACERA	Employee/Employer c...	-10,793.18	-61,692.74
Bill Pmt -Check	10/27/2016	8198	Motor Parks	Cust#025-001, Unreser...	-540.00	-62,232.74
Bill Pmt -Check	10/27/2016	8199	Office Depot*	Acct#32368442	-271.63	-62,504.37
Check	10/28/2016	DD	Michael D. Antonovich	Stipend, October 28, 2...	-105.20	-62,609.57
Check	10/28/2016	31010...	Lori W. Brogin	Stipend, October 28, 2...	-147.83	-62,757.40
Check	10/28/2016	31010...	Richard Close	Stipend, October 28, 2...	-147.83	-62,905.23
Check	10/28/2016	DD	Donald L. Dear	Stipend, October 28, 2...	-147.82	-63,053.05
Check	10/28/2016	31010...	Margaret E. Finlay	Stipend, October 28, 2...	-147.83	-63,200.88
Check	10/28/2016	31010...	Edward G. Gladbach	Stipend, October 28, 2...	-147.82	-63,348.70
Check	10/28/2016	31010...	Donald Knabe	Stipend, October 28, 2...	-147.82	-63,496.52
Check	10/28/2016	31010...	Shelia A Kuehl	Stipend, October 28, 2...	-136.46	-63,632.98
Check	10/28/2016	DD	Gerard McCallum II	Stipend, October 28, 2...	-147.83	-63,780.81
Check	10/28/2016	DD	David E Ryu	Stipend, October 28, 2...	-137.17	-63,917.98
Check	10/28/2016	31010...	Greig L. Smith	Stipend, October 28, 2...	-147.82	-64,065.80
Check	10/28/2016	DD	David Spence	Stipend, October 28, 2...	-147.82	-64,213.62
Check	10/28/2016	DD	Ambar De La Torre	Salary, October 28, 2016	-1,713.59	-65,927.21
Check	10/28/2016	DD	Douglass Dorado	Salary, October 28, 2016	-2,228.54	-68,155.75
Check	10/28/2016	DD	Michael E. Henderson	Salary, October 28, 2016	-1,896.69	-70,052.44
Check	10/28/2016	DD	Patricia Knoeb-wood	Salary, October 28, 2016	-1,252.27	-71,304.71
Check	10/28/2016	DD	Paul Novak	Salary, October 28, 2016	-4,258.68	-75,563.39
Check	10/28/2016	DD	Alisha O'Brien	Salary, October 28, 2016	-1,990.74	-77,554.13
Check	10/28/2016	DD	June D. Savala	Salary, October 28, 2016	-3,705.03	-81,259.16
Check	10/28/2016	DM	Federal Tax Deposit	Payroll Taxes, October ...	-90.86	-81,350.02
Check	10/28/2016	DM	State Income Tax	Payroll Taxes, October ...	-11.35	-81,361.37
Check	10/28/2016	DM	Federal Tax Deposit	Payroll Taxes, October ...	-4,898.00	-86,259.37
Check	10/28/2016	DM	State Income Tax	Payroll Taxes, October ...	-1,221.71	-87,481.08
Total 10003 Operating Account					-87,481.08	-87,481.08
Total 10000 Cash Unrestricted					-87,481.08	-87,481.08
<b>TOTAL</b>					<b>-87,481.08</b>	<b>-87,481.08</b>

**AGENDA ITEM NO. 6c - November 09, 2016**

**PENDING PROPOSALS AS OF NOVEMBER 1, 2016**

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD	Annexation 2008-12 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.	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	5/16/2006	Unknown
2	DD	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.	Incomplete filing: CEQA, registered voter labels, landowner labels, and approved map and legal.	10/5/2006	Unknown
3	DD	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	12/1/2006	Unknown
4	DD	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.	Notice of Filing sent 04/22/09. Incomplete filing: property tax transfer resolution, and CEQA.	9/22/2008	Unknown
5	DD	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	Notice of Filing sent 02/24/09. Incomplete filing: property tax transfer resolution and CEQA	12/5/2008	Unknown
6	DD	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.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	6/9/2010	Unknown
7	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.	Notice of Filing sent 1-3-11 Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and legal. Need to include DUC .	10/25/2010	Unknown
8	DD	Reorganization 2011-16 (Tesoro del Valle)	Montalvo Properties LLC	Annexation to NCWD and CLWA SOI Amendments for both ddistricts. 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.	Notice of Filing sent 05-31-11. Incomplete filing: property tax transfer resolution.	5/5/2011	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
9	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.	Notice of Filing sent 2-15-12 Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, map of limiting addresses, list of limiting addresses, and approved map and legal.	12/8/2011	Unknown
10	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.	Notice of Filing sent 3-22-12 Incomplete filing: property tax transfer resolution, inadequate CEQA, maps of limiting addresses, list of limiting addresses, and approved map and legal. DUC adjacent	3/8/2012	Unknown
11	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.	Notice of Filing sent 3-20-14 Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, radius map, landowner and registered voter labels, landowner consent letter, approved map and legal	3/18/2014	Unknown
12	DD	Annexation No. 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde (Los Valles Development)	SFI Los Valles LLC	SOI Amendment and Annexation of 10± acres located north of Halsey Canyon Road and Los Valles Drive, all within unincorporated territory of Castaic	Notice of Filing sent 10-02-14. Incomplete filing: property tax transfer resolution, CEQA, and approved map and legal.	7/15/2014	Unknown
13	DD	Reorganization No. 2014-03 to the City of Calabasas	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15, Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, radius map, mailing labels of landowners and registered voters, approved map and legal.	12/10/2014	Unknown
14	DD	Annexation No. 2015-11 to the City of Palmdale (Desert View Highlands)	City of Palmdale	284 acres inhabited territory. Generally located north and south of Elizabeth Lake Road between Amargosa Creek and 10th street west, in Los Angeles County unincorporated territory surrounded by the City of Palmdale	Notice of Filing sent 9-22-15 Incomplete filing: property tax resolution, attachment 'A' plan for municipal services, CEQA (NOD), party disclosure, pre-zoning, map of limiting addresses, registered voter info	9/15/2015	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
15	DD	Annexation No. 2015-09 to the City of Pomona	City of Pomona	5.76 acres uninhabited territory. Located south of Valley Blvd approximately 2500' east of Grand Ave, adjacent to the City of Industry and Pomona.	Notice of Filing sent 9-23-15 Incomplete filing: property tax transfer resolution, attachment "A" plan for municipal services, CEQA, party disclosure, pre-zoning, limiting addresses, map of limiting addresses, radius map, registered voter labels within affected territory, registered voters within 300' radius, landowners within affected territory, landowners within 300' radius, map and legal not approved	9/22/2015	Unknown
16	DD	Annexation No. 2015-06 to the Newhall County Water District	Newhall County Water District	0.10 acres uninhabited territory. Located south of Newhall Ranch Road, west of Copper Hill Drive, in the City of Santa Clarita. Existing booster station facility.	Notice of Filing sent 10-14-15. Incomplete filing: property tax transfer resolution, map and legal not approved.	9/24/2015	Unknown
17	DD	Annexation No. 2015-07 to the Newhall County Water District	Newhall County Water District	2.43 acres uninhabited territory. Located south of the Antelope Valley Freeway (SR-14), east of Sand Canyon Road, in the City of Santa Clarita. Construction of a water well.	Notice of Filing sent 10-14-15. Incomplete filing: property tax transfer resolution, map and legal not approved.	9/24/2015	Unknown
18	DD	Annexation No. 2015-10 to the City of Agoura Hills	City of Agoura Hills	117 acres uninhabited territory. Located northeast and southwest of Chesebro Road directly north of the Highway 101	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	11/2/2015	Unknown
19	AD	Annexation 748 to District No. 21	Sanitation Districts	0.8 acres. Located on the northwest corner of Towne avenue and Richbrook Drive, all within the City of Pomona.	October 12, 2016 agenda	1/4/2016	Nov. 2016
20	AD	Annexation 423 to District No. 22	Sanitation Districts	0.91 acres. Located at the terminus of Via Romales, all within the City of San Dimas.	October 12, 2016 agenda	1/4/2016	Nov. 2016
21	AD	Annexation 424 to District No. 22	Sanitation Districts	14.96 acres. Located on San Dimas Canyon Road south of Caballo Ranch Road, all within the City of La Verne.	October 12, 2016 agenda	1/4/2016	Nov. 2016
22	DD	Reorganization No. 2015-14 to the City of Pomona	City of Pomona	5.1 acres uninhabited territory. Located south of Valley Blvd approximately 2500' east of Grand Ave, adjacent to the City of Industry and Pomona.	Notice of Filing sent 2-2-15 Incomplete filing: property tax transfer resolution, attachment "A" plan for municipal services, party disclosure, map of limiting addresses, registered voter labels within affected territory, registered voters within 300' radius, landowners within affected territory, landowners within 300' radius, map and legal not approved	1/28/2016	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
23	DD	Reorganization No. 2016-01 to the Las Virgenes Municipal Water District	Las Virgenes Municipal Water District	Detachment from West Basin Municipal Water District, and annexation to the Las Virgenes Municipal Water District. Both districts require SOI amendments. The territory consists of 26 single-family homes, generally located south of Cairnloch Street, west of Summit Mountain Way, all within the City of Calabasas.	Notice of Filing sent 04-19-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	2/22/2016	Unknown
24	AD	Annexation 294 to District No. 15	Sanitation Districts	0.4 Acres of uninhabited territory. Located on Turnbull Canyon Road approximately 100 feet south of Jantu Avenue, all within unincorporated Los Angeles County.	November 9, 2016 agenda	3/3/2016	Dec. 2016
25	AD	Annexation 295 to District No. 15	Sanitation Districts	1.268 Acres of uninhabited territory. Located on Hacienda Boulevard approximately 200 feet south of West Francisquito Avenue, all within the City of La Puente.	November 9, 2016 agenda	3/3/2016	Dec. 2016
26	AD	Annexation 749 to District No. 21	Sanitation Districts	0.389 Acres of uninhabited territory. Located on Mountain Avenue approximately 300 feet north of Baseline Road, all within unincorporated Los Angeles County.	November 9, 2016 agenda	3/3/2016	Dec. 2016
27	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1080	Sanitation Districts	2.559 Acres of uninhabited territory. Located on Lost Canyon Road approximately 300 feet east of Sand Canyon Road, all within the City of Santa Clarita.	Notice of Filing sent 03-09-16 Incomplete filing: property tax transfer resolution.	3/8/2016	Unknown
28	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1082	Sanitation Districts	3.995 Acres of uninhabited territory. Located on Santa Clara Street at the terminus of Oak Avenue, all within the City of Santa Clarita.	Notice of Filing sent 03-09-16 Incomplete filing: property tax transfer resolution.	3/8/2016	Unknown
29	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1083	Sanitation Districts	82.233 Acres of uninhabited territory. Located at the northerly terminus of Phantom Trail, all within the City of Santa Clarita.	Notice of Filing sent 03-09-16 Incomplete filing: property tax transfer resolution.	3/8/2016	Unknown
30	AD	Annexation 420 to District No. 14	Sanitation Districts	1.76 Acres of uninhabited territory. Located on Avenue M-2 approximately 200 feet west of 50th Street West, all within unincorporated Los Angeles County.	Notice of Filing sent 04-07-16 Incomplete filing: property tax transfer resolution.	4/6/2016	Unknown
31	AD	Annexation 750 to District No. 21	Sanitation Districts	4.36 acres of uninhabited territory. Located on Mountain Avenue approximately 300 feet south of Valparaiso Drive, all within unincorporated Los Angeles County.	Notice of Filing sent 06-14-16 Incomplete filing: property tax transfer resolution.	6/8/2016	Unknown
32	DD	Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 - Antelope Valley	CV Communities LLC	Planned development of 535 single-family homes, open space, and landscaping and drainage facilities. 587± acres of uninhabited territory, generally located north of Elizabeth Lake Road, south and west of the California Aqueduct, east of 50 <sup>th</sup> Street West and west of 30 <sup>th</sup> street West, all within the City of Palmdale.	Notice of Filing sent 06-28-16 Incomplete filing: property tax transfer resolution, and map and legal not approved. ( Potential November 9th agenda)	5/22/2016	Dec. 2016
33	DD	Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District	Annex 2,221 acres of inhabited territory to the San Gabriel Valley Mosquito and Vector Control District. The affected territory includes the entire City of South Pasadena. Amendments to the SGVMVCD Sphere of Influence to include the entire cities of South Pasadena and Baldwin Park.	Notice of Filing sent 09-08-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	8/30/2016	Unknown
34	AD	Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District	Annex 4,333 acres of inhabited territory to the San Gabriel Valley Mosquito and Vector Control District. The affected territory includes the entire City of Baldwin Park.	Notice of Filing sent 09-08-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	8/30/2016	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
35	AD	Annexation 421 to District No. 14	Sanitation Districts	58.32 acres of uninhabited territory. The affected territory has 3 parcels. Parcel 1 and 2 are located on the north side of Eliopoulos Ranch Drive approximately 300 feet west of Marina Court; Parcel 3 is located on the south of Joshua Ranch Road immediately north of Bridle Saddle Court, all within the City of Palmdale.	Notice of Filing sent 09-29-16 Incomplete filing: property tax transfer resolution.	9/28/2016	Unknown
36	AD	Annexation 100 to District No. 20	Sanitation Districts	331.69 acres of uninhabited territory. Located south of the California Aqueduct approximately 300 feet west of Eliopoulos Ranch Road, all within the City of Palmdale.	Notice of Filing sent 09-29-16 Incomplete filing: property tax transfer resolution.	9/28/2016	Unknown
37	AD	Annexation 423 to District No. 14	Sanitation Districts	6.23 acres of uninhabited territory. Located at the northwest corner of Avenue L-6 and 7th Street west, all within the City of Lancaster.	Notice of Filing sent 10-12-16 Incomplete filing: property tax transfer resolution.	10/6/2016	Unknown
38	AD	Annexation 424 to District No. 14	Sanitation Districts	20.24 acres of uninhabited territory. Located on 30th Street West approximately 600 feet north of Avenue I, all within the City of Lancaster.	Notice of Filing sent 10-12-16 Incomplete filing: property tax transfer resolution.	10/6/2016	Unknown
39	AD	Annexation 425 to District No. 14	Sanitation Districts	20.26 acres of uninhabited territory. Located on the northwest corner of Avenue H and Division Street, all within the City of Lancaster.	Notice of Filing sent 10-12-16 Incomplete filing: property tax transfer resolution.	10/6/2016	Unknown



**Staff Report**

**November 9, 2016**

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

**Annexation No. 294 to the Los Angeles County Sanitation District No. 15**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	0.4± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 15
Resolution or Petition:	January 27, 2016
Application Filed with LAFCO:	March 3, 2016
Location:	The affected territory is generally located on the north side of Turnbull Canyon Road between La Mesita Dr and Vallecito Dr.
City/County:	Los Angeles County unincorporated territory (Hacienda Heights)
Affected Territory:	The affected territory consists of one existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Janet Cowley
Registered Voters:	0 registered voters as of February 1, 2016
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). The annexation consists of areas containing existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by Los Angeles County Sanitation District, as lead agency, on January 27, 2016.

**Additional Information:**

None

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

***a. Population:***

The existing population is 2 residents as of February 1, 2016. The population density is 5 persons per acre.

The estimated future population is 2 residents (no anticipated change).

The affected territory is 0.4+/- acres. The existing land use consists of one existing single-family home.

The assessed valuation is \$492,224 as of February 1, 2016.

The per capita assessed valuation is \$246,112.00.

On August 2, 2016, 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 consists of one existing single-family home which requires organized governmental services.

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 Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing County General Plan designation of Residential 5 (H5).

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

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

**i. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 15.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

Although the affected territory is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

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

There are no known issues regarding water supply or delivery.

**m. *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).

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

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

**o. *Land Use Designations***

The proposal is consistent with the existing County General Plan designation of Residential 5 (H5).

The proposal is consistent with the existing County zoning designation of Residential Agricultural (R-A-15000). Single-Family dwellings are allowed in the Residential Agricultural Zone.

**p. *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 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. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

**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. 15 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, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 294 to Los Angeles County Sanitation District No. 15.

**RESOLUTION NO. 2016-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 294 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

WHEREAS, the Los Angeles County Sanitation District No. 15 (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 Los Angeles County unincorporated territory; and

WHEREAS, the proposed annexation consists of approximately 0.4± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 294 to the Los Angeles County Sanitation District No. 15"; 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 one existing single-family home; 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 November 9, 2016 at 8:30 a.m., at the Los Angeles County Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on November 9, 2016, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 294 to the Los Angeles County Sanitation District No. 15, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.



2. 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.

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

"Annexation No. 294 to the Los Angeles County Sanitation District No. 15",

5. Annexation No. 294 to the Los Angeles County Sanitation District No. 15 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. 15.
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 9<sup>th</sup> day of November 2016.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSED:

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

---

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



### Legend

-  CSD Annexation 15-294
-  City of Industry
-  County Unincorporated
-  Los Angeles County Sanitation District No. 15
-  Sphere of Influence, CSD 15

## Annexation No. 294 to County Sanitation District No. 15

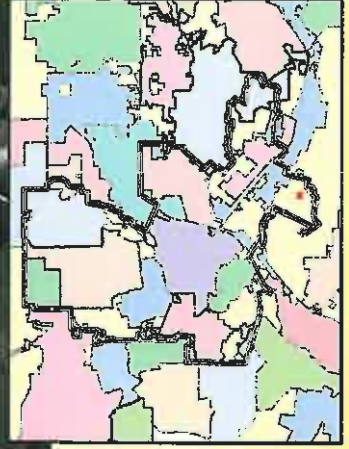


**LAFCO**  
Los Angeles County  
Land Agency  
Foothill Region  
Sanitation District No. 15

60 30 0 60



Feet



**Staff Report**

**November 9, 2016**

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

**Annexation No. 295 to the Los Angeles County Sanitation District No. 15**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1.268± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 15
Resolution or Petition:	February 24, 2016
Application Filed with LAFCO:	March 3, 2016
Location:	The affected territory is located on Hacienda Boulevard approximately 200 feet south of West Francisquito Avenue.
City/County:	City of La Puente
Affected Territory:	The affected territory is being developed to include one proposed supermarket. The topography is flat.
Surrounding Territory:	Surrounding territory is commercial.
Landowner(s):	CCTI Investment Group, Inc.
Registered Voters:	0 registered voters as of February 29, 2016
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 15332 (In-Fill Development Project). A Categorical Exemption was adopted by Los Angeles County Sanitation District No. 15, as lead agency, on February 24, 2016.

**Additional Information:**

None

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

***a. Population:***

The existing population is 0 residents as of February 29, 2016.

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

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

The affected territory is 1.268+/- acres. The proposed/future land use is being developed to include one proposed supermarket.

The assessed valuation is \$3,009,111 as of February 29, 2016.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On August 2, 2016, 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 modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

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

The affected territory will be developed to include one proposed supermarket 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 a modest 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 Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing City's General Plan designation of General Commercial (GC).



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

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

**i. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 15.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

Although the affected territory is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

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

There are no known issues regarding water supply or delivery.

**m. *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).

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

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

**o. *Land Use Designations***

The proposal is consistent with the existing City of La Puente General Plan designation of General Commercial (GC).

The proposal is consistent with the existing City of La Puente zoning designation of General Commercial (GC).

**p. *Environmental Justice:***

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

There is a Disadvantaged Unincorporated Community (DUC) southeast of the affected territory. This DUC is within the boundaries of, and sanitary sewer service is provided by, County Sanitation District No. 22.

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

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Project) because (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

**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. 15 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, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 295 to Los Angeles County Sanitation District No. 15.

**RESOLUTION NO. 2016-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 295 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

WHEREAS, the Los Angeles County Sanitation District No. 15 (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 La Puente; and

WHEREAS, the proposed annexation consists of approximately 1.268± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 295 to the Los Angeles County Sanitation District No. 15"; 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 one proposed supermarket; 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 November 9, 2016 at 8:30 a.m., at the Los Angeles County Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on November 9, 2016, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 295 to the Los Angeles County Sanitation District No. 15, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15332 (In-Fill Development Project) because (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

2. 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 the owner of land within the affected territory has given their written consent to the proposal.

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

3. 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 1.268± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 295 to the Los Angeles County Sanitation District No. 15",

5. Annexation No. 295 to the Los Angeles County Sanitation District No. 15 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. 15.
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 9<sup>th</sup> day of November 2016.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSED:

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


---

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





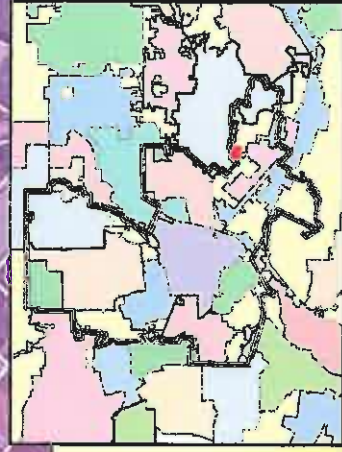
# Legend

-  CSD Annexation 15-295
-  City of La Puente
-  County Unincorporated
-  Los Angeles County Sanitation District No. 15
-  Sphere of Influence, CSD 15

## Annexation No. 295 to County Sanitation District No. 15



**LAFCO**  
Los Angeles County  
Sanitation Districts





**Staff Report**

**November 9, 2016**

**Agenda Item No. 6.f.**

**Annexation No. 749 to the Los Angeles County Sanitation District No. 21**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	0.389± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	January 27, 2016
Application Filed with LAFCO:	March 3, 2016
Location:	The affected territory is located on Mountain Avenue approximately 300 feet north of Baseline Road.
City/County:	Los Angeles County unincorporated territory near the City of Claremont.
Affected Territory:	The affected territory consists of one existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	James & Kathleen Foster
Registered Voters:	2 registered voters as of February 2, 2016
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) The annexation consists of areas containing existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by Los Angeles County Sanitation District, as lead agency, on January 27, 2016.

**Additional Information:**

None

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

***a. Population:***

The existing population is 2 residents as of February 2, 2016. The population density is 5.14 persons per acre.

The estimated future population is 2 residents (no anticipated change).

The affected territory is 0.389+/- acres. The existing land use is one existing single-family home.

The assessed valuation is \$438,941 as of February 2, 2016.

The per capita assessed valuation is 219,470.50.

On August 2, 2016, 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 one existing single-family home which requires organized governmental services.

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 Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing County's General Plan designation of Residential 5 (H5).

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

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

**i. *Sphere of Influence:***

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

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

Although the affected territory is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

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

There are no known issues regarding water supply or delivery.

**m. *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).

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

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

**o. *Land Use Designations***

The proposal is consistent with the existing County's General Plan designation of Residential 5 (H5).

The proposal is consistent with the existing County's zoning designation of Light Agriculture (A-1-15000). Single-Family dwellings are allowed in the A-1 zone.

**p. *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 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. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

**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, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 749 to Los Angeles County Sanitation District No. 21.

**RESOLUTION NO. 2016-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 749 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 unincorporated Los Angeles County; and

WHEREAS, the proposed annexation consists of approximately 0.389± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 749 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 one existing single-family home; 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 November 9, 2016 at 8:30 a.m., at the Los Angeles County Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on November 9, 2016, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 749 to the Los Angeles County Sanitation District No. 21, 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. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. 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.

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

"Annexation No. 749 to the Los Angeles County Sanitation District No. 21".

- 5. Annexation No. 749 to the Los Angeles County Sanitation District No. 21 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the 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.*

Resolution No. 2016-00RMD

Page 5

PASSED AND ADOPTED this 9<sup>th</sup> day of November 2016.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

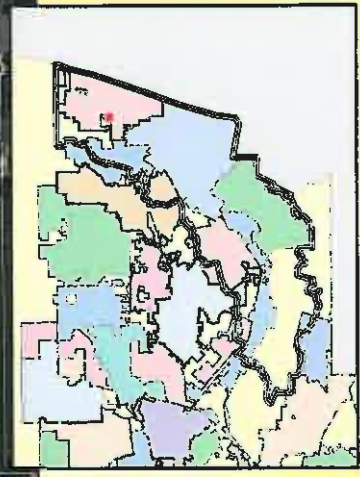
ABSENT:

MOTION PASSED:


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


---


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





**Legend**

 CSD Annexation 21-749

 City of Claremont

 County Unincorporated

 Los Angeles County Sanitation District No. 21

 Sphere of Influence, CSD 21



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

**Annexation No. 749 to  
 County Sanitation  
 District No. 21**



**Staff Report**

**November 9, 2016**

**Agenda Item No. 6.g.**

**Annexation No. 2016-03 to the Los Angeles County  
Waterworks District No. 40 – Antelope Valley  
(Joshua Ranch)**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	587± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	CV Communities, LLC
Resolution or Petition:	June 20, 2016
Application Filed with LAFCO:	June 20, 2016
Location:	The affected territory is generally located north of Elizabeth Lake road between 50 <sup>TH</sup> Street West and 30 <sup>th</sup> Street West.
City/County:	City of Palmdale
Affected Territory:	The affected territory consists of vacant land. The territory is being developed to include 535 residential units, an equestrian center, and a community center. The topography is hilly.
Surrounding Territory:	Surrounding the territory is residential and vacant land.
Landowner(s):	CV Communities, LLC; Joshua Ranch 2, Inv, LLC; and Joshua Ranch 3, Inv, LLC
Registered Voters:	0 registered voters as of June 20, 2016
Purpose/Background:	For the District to provide potable water 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 Palmdale, as lead agency, on July 9, 2015.

Additional Information: None

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

***a. Population:***

The existing population is 0 residents as of June 20, 2016. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 1,608 residents.

The affected territory is 587+/- acres. The territory is being developed to include 535 residential units, equestrian center, and a community center.

The assessed valuation is \$6,400,000 as of June 20, 2016.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On November 1, 2016, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is hilly.

There are no natural boundaries.

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

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

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

The affected territory will be developed to include 535 residential units, equestrian center, and a community center 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.

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

The proposed action will have a moderate effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the governmental structure of the County.

The effect of alternate actions 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.

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 Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing City of Palmdale General Plan designation of Single Family Residential (SFR-1).

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

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

**i. *Sphere of Influence:***

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



**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

See “l.” below.

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

In a letter dated June 2, 2016 the wholesale water provider (Antelope Valley – East Kern Water Agency) has allocated 567 acre feet per year of permanent water supply rights for the Joshua Ranch project. On June 14, 2016, the Los Angeles County Waterworks District No. 40 - Antelope Valley indicated that it has the ability to provide potable water service to the affected territory once the annexation is complete.

**m. *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).

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

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

**o. *Land Use Designations***

The proposal is consistent with the existing City of Palmdale General Plan designation of Single Family Residential (SFR-1).

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

**p. *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 Palmdale, as lead agency, on July 9, 2015. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines Section 15096.

**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 Los Angeles County Waterworks District No. 40 – Antelope Valley 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, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Joshua Ranch).

**RESOLUTION NO. 2016-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 2016-03 TO THE LOS ANGELES COUNTY  
WATERWORKS DISTRICT NO. 40 – ANTELOPE VALLEY (JOSHUA RANCH)"**

WHEREAS, CV Communities, 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 District, all within the City of Palmdale (City); and

WHEREAS, the proposed annexation consists of approximately 587± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Joshua Ranch)"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide potable water service; and

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

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

WHEREAS, the Executive Officer set the item for consideration for November 9, 2016 at 8:30 a.m., at the Los Angeles County Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on November 9, 2016, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Joshua Ranch), pursuant to California Environmental Quality Act (CEQA) the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Palmdale, as lead agency, on July 9, 2015, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration; and adopts the Mitigation Monitoring Program and Compliance Record for the project, finding that the Mitigation Monitoring Program and Compliance Record is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. 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.

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

" Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Joshua Ranch)".

5. Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Joshua Ranch) is hereby approved, subject to the following terms and conditions:

a. CV Communities, 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 District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the Los Angeles County Waterworks District No 40 – Antelope Valley.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40 – Antelope Valley.
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 09<sup>th</sup> day of November 2016.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

---

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







**Staff Report**

**October 18, 2016**

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

**Hidden Creeks Estates Project – Status Report**

At the January 13<sup>th</sup> meeting, the Commission directed staff to provide bi-monthly updates on the status of the proposed Hidden Creeks Estates Project and associated proposed Annexation No. 2011-27 to the City of Los Angeles in light of its proximity to Porter Ranch and the Southern California Gas Company Aliso Canyon Storage Facility.

There has been no change in the status of the proposal currently pending before LAFCO since your most recent report of September 14, 2016.

Staff does not anticipate agendaizing Annexation No. 2011-27 to the City of Los Angeles before the Commission until the spring of 2017 at the earliest.

**Recommended Action:**

Staff recommends that the Commission:

1. Receive and file.