

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, January 28, 2009
9:00 a.m.

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

A person with a disability may contact the LAFCO office at (818) 254-2454 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.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARINGS**
 - a. Los Angeles County Sanitation District No. 14 – Annexation No. 329.
 - b. Los Angeles County Sanitation District No. 14 – Annexation No. 331.
4. **PROTEST HEARING**
 - a. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 340.
5. **CONSENT ITEMS**

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 January 14, 2008.
- b. Receive and file update on pending applications

6. **OTHER ITEMS**

- a. Compensation of Executive Officer.
- b. Report on East Los Angeles, Rowland Heights and West Ranch Proposed Incorporations.

7. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are 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.

8. **FUTURE MEETINGS**

February 11, 2009
February 25, 2009
March 11, 2009
March 25, 2009

9. **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, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

10. **ADJOURNMENT MOTION**

Staff Report

January 28, 2009

Agenda Item No. 3a

Annexation No. 329 to County Sanitation District No. 14

The following is a request to annex 45.117± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

Proposal Area: The territory is currently being developed to include a total of 169 proposed single-family homes, located within a residential community. The territory already consists of 99 single-family homes. The proposal area will also include the construction of 70 proposed single-family homes.

Location: The subject territory consists of two parcels. Parcel 1 is located at the northeast corner of Avenue L and 60th Street West. Parcel 2 is located on 60th Street West approximately 1/3 mile north of Avenue L. Both parcels are located within the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is estimated at 321 residents.
2. ***Landowners:*** There are numerous landowners within the annexation territory.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-7,000 and R-10,000; single-family residential with a minimum lot size of 7,000 and 10,000 square feet. Parcel 1 is zoned R-7,000 and R-10,000. Parcel 2 is zoned R-7,000. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is abandoned farm to the south and vacant to the north, east, and west.
6. ***Assessed Value:*** The total assessed value is \$37,122,300.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The three separate negative declarations adopted by the City of Lancaster are adequate for consideration of this proposal.

Conclusion: It has been determined that the proposal will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 329 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set March 11, 2009 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2009-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
ANNEXATION NO. 329 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 99 existing single-family homes and 70 proposed single-family homes; and

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

WHEREAS, the territory consists of 45.117± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 329 to County Sanitation District No. 14”; and

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

WHEREAS, on January 28, 2009, after being duly and property noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 329, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the three separate negative declarations adopted by the City of Lancaster and has determined that the documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 329 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for March 11, 2009 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

Resolution No. 2009-00RMD
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PASSED AND ADOPTED this 28th day of January 2009.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

January 28, 2009

Agenda Item No. 3b

Annexation No. 331 to County Sanitation District No. 14

The following is a request to annex 28.172± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

Proposal Area: The annexation consists of 111 existing single-family homes, located within a residential community.

Location: The subject territory consists of two parcels. Parcel 1 is located on 60th Street West approximately 2,300 feet north of its intersection with Avenue K. Parcel 2 is located on Avenue K approximately 1,300 feet west of 60th Street West. Both parcels are located within the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is estimated at 354 residents.
2. ***Landowners:*** There are numerous landowners within the annexation territory.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-7,000; single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$44,453,692.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.

10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.

11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.

12. ***Correspondence:*** No correspondence has been received.

CEQA: The two separate negative declarations adopted by the City of Lancaster are adequate for consideration of this proposal.

Conclusion: It has been determined that the proposal will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 331 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set March 11, 2009 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2009-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
ANNEXATION NO. 331 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 111 existing single-family homes; and

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

WHEREAS, the territory consists of 28.172± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 331 to County Sanitation District No. 14”; and

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

WHEREAS, on January 28, 2009, after being duly and property noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 331, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the two separate negative declarations adopted by the City of Lancaster and has determined that the documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 331 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for March 11, 2009 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

Resolution No. 2009-00RMD
Page 3

PASSED AND ADOPTED this 28th day of January 2009.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

January 28, 2009

Agenda Item No. 4a

Protest Hearing on Annexation No. 340 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

On November 19, 2008 your Commission approved a request initiated by the SCVSD to annex 8.084± acres of inhabited territory into the boundaries of SCVSD. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of one existing triplex and 19 existing single-family homes, located within a residential community.

Population: The current population is estimated at 69 residents.

Landowners: There are numerous landowners within the annexation territory.

Topography, Natural Boundaries and Drainage Basins: The topography is flat.

Zoning, Present and Future Land Use: The current zoning is RS; Residential Suburban with up to five dwelling units per acre. The present and proposed land use is residential.

Surrounding Land Use: The surrounding land use is residential.

Governmental Services and Control, Availability and Adequacy: The subject territory is not currently serviced by the SCVSD. However, the area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of the SCVSD.

Tax Resolution: All affected agencies have adopted a negotiated tax exchange resolution.

CEQA: The one existing triplex and 19 existing single-family homes are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 340 to the SCVSD directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2009-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
ANNEXATION NO. 340 TO SANTA CLARITA VALLEY
SANITATION DISTRICT OF LOS ANGELES COUNTY (SCVSD)

WHEREAS, the SCVSD filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the SCVSD; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing triplex and 19 existing single-family homes; and

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

WHEREAS, the territory consists of 8.084± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 340 to the SCVSD”; and

WHEREAS, on November 19, 2008, the Commission approved Annexation No. 340 to the SCVSD; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set January 28, 2009 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 30 and the number of property owners is 19 and the total assessed value of land within the affected territory is \$4,107,272.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 340 to the SCVSD and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the SCVSD.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
 - b. The regular County assessment roll shall be utilized by the SCVSD.
 - c. The subject territory will be taxed for existing bonded indebtedness, if any, of the SCVSD.

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

PASSED AND ADOPTED this 28th day of January 2009.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer