

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, February 11, 2009  
9:00 a.m.

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

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A person with a disability may contact the LAFCO office at (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](http://www.lalafco.org).

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**NOTICE OF CLOSED SESSIONS**

**CS-1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

The Commission will meet in Closed Session pursuant to Government Code Section 54957 to evaluate the performance of the Executive Officer.

**CS-2 CONFERENCE WITH LABOR NEGOTIATORS**

The Commission will meet in Closed Session pursuant to Government Code Section 54957.6.

Commission Representative: Jerry Gladbach, Chairman  
Unrepresented Employee: Executive Officer

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARING**
  - a. Los Angeles County Sanitation District No. 20 –Annexation No. 95 (**Continued**).

4. **GOVERNMENT CODE § 56857 NOTICES**  
(For Informational Purposes Only, Receive and File)

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

- a. Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37.
- b. Annexation No. 2008-19 to Los Angeles County Waterworks District No. 40.
- c. Annexation No. 2008-22 to Los Angeles County Waterworks District No. 37.

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 Operating Account Check Register for January 2009.
- b. Approve Minutes of January 28, 2008.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 327.
- d. Los Angeles County Sanitation District No, 14 – Annexation No. 333.
- e. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. LAFCO website update.
- 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 25, 2009  
March 11, 2009  
March 25, 2009  
April 8, 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

February 11, 2009

Agenda Item No. 3a

### Annexation No. 95 to County Sanitation District No. 20

The following is a request to annex 926.291± acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

**Proposal Area:** The annexation consists of vacant high desert land, located within a rural agricultural area.

**Location:** The subject territory consists of 10 parcels located between Avenue K and Avenue M, and 110<sup>th</sup> Street East and Longview Road. Parcels 1 through Parcels 8 are located within unincorporated County territory. Parcel 9 is located within the City of Palmdale. Parcel 10 is located within both the City of Palmdale and unincorporated County territory.

**Background:** The County Sanitation District No. 20 of Los Angeles County filed eminent domain complaints in the Los Angeles County Superior Court in October 2007 to acquire the subject territory. The District has acquired title for the majority of parcels within the subject territory. The District is in escrow for the remaining parcels and currently negotiating with the landowners to determine fair market value on their properties. The District is acquiring the land to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan.

#### **Factors to be Considered Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 0.
2. ***Landowners:*** The County Sanitation District No. 20 of Los Angeles County and additional owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is generally flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-2-1; Heavy Agricultural with a minimum lot size of one unit per acre. The present land use is vacant and agricultural.
5. ***Surrounding Land Use:*** The surrounding land use is agricultural and open space.
6. ***Assessed Value:*** The total assessed value is \$3,151,138.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. No sewerage service is planned for the future. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the PWRP 2025 Facilities Plan.

8. ***Effects on agricultural or open-space lands:*** The proposal area will be maintained as agricultural lands. The annexation territory will not have an effect on 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 not within the sphere of influence of District No. 20.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The Palmdale Water Reclamation Plant 2025 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 20 is adequate for consideration of this proposal.

**Conclusion:** Denial of this proposal would increase the operational costs of the proposed reclaimed water agricultural reuse project because the District would have to pay property taxes on this property if it remains outside of the District, resulting in a higher service charge for the District's ratepayers.

**Recommended Action:**

1. Staff recommends this Agenda Item be continued until the May 13, 2009 hearing at which time County Sanitation District No. 20 will submit a revised application that includes a sphere of influence amendment.

**Staff Report**

**February 11, 2009**

**Agenda Item No. 4**

**GOVERNMENT CODE § 56857 NOTICES**

**(For Informational Purposes Only, Receive and File)**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only. Within 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that the annexing district "present written findings supported by substantial evidence in the record that the termination request is justified by a financial or service related concern." Prior to the Commission's determination of termination of proceedings the resolution is subject to judicial review.

Waiver of 60-Day Termination Period

Under section 56857, LAFCO may not hear and consider the proposed annexation until the 60-day termination period has expired. The Code provides, however, that the Commission may waive the 60-day termination period if the annexing district adopts and submits to LAFCO a resolution supporting the change of organization or reorganization.

The following is a summary of the annexation proposals filed with LAFCO:

- a. *Project Description – Annexation No. 2008-09*  
Brady Watt, landowner, filed an application to annex 272 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 37 for the future construction of single-family homes.

*Project Location* - The project site is located south of Escondido Canyon Road, split by Hubbard Road, in the unincorporated community known as Acton.

- b. *Project Description – Annexation No. 2008-19*  
Westside Union School District, landowner, filed an application to annex 20 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 40 for the future construction of a school.

*Project Location* - The project site is located at the northwest corner of Avenue N-8 and 50<sup>th</sup> Street West, in the City of Palmdale.

- c. *Project Description – Annexation No. 2008-22*  
Brady Watt, landowner, filed an application to annex 10 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 37 for anticipation of future development.

*Project Location* - The project site is located north of the intersection of Angeles Forest Highway and Vincent View Road, in the unincorporated community known as Acton.

**Recommended Action**

Receive and file.

**Staff Report**

**February 11, 2009**

**Agenda Item No. 5c**

**Annexation No. 327 to  
County Sanitation District No. 14**

The following is a request to annex 1.275± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of one existing office building, located within a commercial area.

**Location:** The subject territory is located on 10<sup>th</sup> Street West approximately 675 feet north of its intersection with Avenue L-8, all within the City of Lancaster.

**Factors to be Considered Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 0.
2. ***Landowner:*** Crest Development Group, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is 1% sloped to the north.
4. ***Zoning, Present and Future Land Use:*** The current zoning is LI; Light Industrial. The present land use is commercial. The proposed land use is light industrial.
5. ***Surrounding Land Use:*** The surrounding land use is commercial and industrial to the north, south, and east, and residential to the west.
6. ***Assessed Value:*** The total assessed value is \$1,852,057.
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 one existing office building is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan.

**Waiver of Notice and Hearing:** Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**Waiver of Protest Hearing:** Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written opposition to waiver of the protest proceedings.

**Conclusion:** 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 generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 327 to County Sanitation District No. 14.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**ANNEXATION NO. 327 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 one existing office building; and

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

WHEREAS, the territory consists of 1.275± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 327 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 February 11, 2009, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:
  - a. All owners of land within the affected territory have given their written consent to the change of organization; and
  - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.
3. Annexation No. 327 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited;

- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

- 5. The Commission hereby orders the uninhabited territory described in Exhibits “A” and “B” annexed to County Sanitation District No. 14.
- 6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of 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 11<sup>th</sup> day of February 2009.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER, Executive Officer**

**Staff Report**

**February 11, 2009**

**Agenda Item No. 5d**

**Annexation No. 333 to  
County Sanitation District No. 14**

The following is a request to annex 0.702± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of one existing single-family home, located within a light agricultural area.

**Location:** The subject territory is located approximately 360 feet north of Avenue M-4 and approximately 1,000 feet west of 55<sup>th</sup> Street West, all within unincorporated County territory.

**Factors to be Considered Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 4 residents.
2. ***Landowners:*** Timothy & Sherryl Wood.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-1-10,000; Light Agricultural with one dwelling unit per 10,000 square feet. The present and proposed land use is light agricultural.
5. ***Surrounding Land Use:*** The surrounding land use is agricultural to the west and residential to the north, south, and east.
6. ***Assessed Value:*** The total assessed value is \$255,905.
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 one existing single-family home is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(b) because it consists of an annexation to a district of an individual small parcel of the minimum size for facilities exempted by CEQA Guidelines Section 15303(a).

**Waiver of Notice and Hearing:** Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**Waiver of Protest Hearing:** Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted a written opposition to waiver of the protest proceedings.

**Conclusion:** 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 generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 333 to County Sanitation District No. 14.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**ANNEXATION NO. 333 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 unincorporated County territory; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing single-family home; 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 0.702± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 333 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 February 11, 2009, at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:
  - a. All owners of land within the affected territory have given their written consent to the change of organization; and
  - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b).
3. Annexation No. 333 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited;



- b. All owners of land within the affected territory have given their written consent to the change of organization; and
- c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

- 5. The Commission hereby orders the uninhabited territory described in Exhibits “A” and “B” annexed to County Sanitation District No. 14.
- 6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of 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 11<sup>th</sup> day of February 2009.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER, Executive Officer**