

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, March 25, 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 HEARING**
 - a. Los Angeles County Sanitation District No. 14 and District No. 20 – Reorganization No. 2007-01.
4. **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 March 11, 2009.
- b. Receive and file update on pending applications.
- c. Los Angeles County Sanitation District No. 15 – Annexation No. 280.
- d. Los Angeles County Sanitation District No. 15 – Annexation No. 281.
- e. Los Angeles County Sanitation District No. 15 – Annexation No. 283.

5. **OTHER ITEMS**

- a. Incorporation Report
 - 1) East Los Angeles
 - 2) Rowland Heights

6. **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.

7. **FUTURE MEETINGS**

April 8, 2009
April 22, 2009
May 13, 2009
May 27, 2009

8. **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.

9. **ADJOURNMENT MOTION**

Staff Report

March 25, 2009

Agenda Item No. 3a

Reorganization No. 2007-01 (Detach from County Sanitation District No. 20 and Annex to County Sanitation District No. 14)

The following is a request to detach 39.512± acres of uninhabited territory from Los Angeles County Sanitation District No. 20 and annex to Los Angeles County Sanitation District No 14.

Proposal Area: The territory consists of one existing commercial shopping center, located within a commercial area.

Location: The subject territory is located northeast of the Antelope Valley Freeway (State Route 14) at the southeast corner of 10th Street West and Avenue O-8, all within the City of Palmdale.

Background: County Sanitation District No. 14 and County Sanitation District No. 20 submitted an application to detach territory from District No. 20 and annex to District No. 14. The territory is currently located within the Sphere of Influence (SOI) boundary of District No. 20. The wastewater generated by the subject territory will flow by gravity to District No. 14. Accordingly, both Districts have requested a sphere of influence amendment, which removes the subject territory from District No. 20 SOI boundary and transfers said territory to be included within District No. 14 SOI boundary.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowners:*** Sam's Real Estate Business Trust; Destination 08, LLC; CFT Development, LLC; Kohl's Department Stores, Inc.; Ashley Furniture Industries., Inc.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is C-4; Commercial Center. The present and proposed land use is commercial.
5. ***Surrounding Land Use:*** The surrounding land use is commercial.
6. ***Assessed Value:*** The total assessed value is \$30,583,276.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by District No. 14. The area was included in the future service area that might be served by District No. 14 and District No. 14'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. County Sanitation District No. 14 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 not within the sphere of influence of District No. 14. The proposed annexation currently lies within the SOI of District No. 20. A sphere amendment is required for both Districts which removes the subject territory from District's No. 20 SOI boundary and transfers said territory to be included within District's No. 14 SOI boundary.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The one existing commercial shopping center is 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 an existing structure developed to the density allowed by the current zoning.

Conclusion: Should the subject territory not be annexed into District No. 14, 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. 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 Reorganization No. 2007-01, and Amending the Spheres of Influence of County Sanitation District No. 14 and County Sanitation District No. 20.
4. Pursuant to Government Code Section 57002, set May 13, 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 REORGANIZATION NO. 2007-01 AND
AMENDING THE SPHERES OF INFLUENCE
OF LOS ANGELES COUNTY SANITATION DISTRICT NO. 14
AND LOS ANGELES COUNTY SANITATION DISTRICT NO. 20

WHEREAS, County Sanitation District No. 14 and County Sanitation District No. 20 each 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 reorganization of territory located in the City of Palmdale; and

WHEREAS, the principal reason for the proposed reorganization is to provide offsite sewage disposal for one existing shopping center; 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 39.512± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Reorganization No. 2007-01”; and

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

WHEREAS, on March 25, 2009, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. The Commission hereby amends the spheres of influence of County Sanitation District No. 14 and County Sanitation District No. 20 to detach the territory from the sphere of influence of County Sanitation District No. 20 and to annex the said territory in the sphere of influence of County Sanitation District No. 14 described in Exhibit "A" and "B", and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Use in the Area

The present and planned land use is commercial. The current zoning is C-4; Commercial Center.

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

The subject territory is already being serviced by County Sanitation District No. 14. The area was included in the future service area that might be served by District No. 14 and District No. 14's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan.

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

The wastewater generated by the annexation will be treated by the Lancaster Water Reclamation Plant (LWRP). The LWRP has a design

capacity of 16mgd and currently processes an average flow of 14.6mgd.

District No. 14 sewerage facilities have or, in accordance with current policy, has adequate capacity to collect, treat, and dispose of wastewater generated by the subject territory.

d. Existence of Any Social or Economic Communities of Interest

County Sanitation District No. 14 services an area directly north and west of the proposed SOI amendment.

3. Reorganization No. 2007-01 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 District No. 14 may legally impose.
- b. The regular County assessment roll is utilized by District No. 14.
- c. The affected territory will be taxed for existing general bonded indebtedness, if any, of District No. 14.

4. The Commission hereby sets the protest hearing for May 13, 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.

5. 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 25th day of March 2009.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

March 25, 2009

Agenda Item No. 4c

**Annexation No. 15 to
County Sanitation District No. 280**

The following is a request to annex 1.529± acres of uninhabited territory to Los Angeles County Sanitation District No. 15.

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

Location: The subject territory consists of two parcels located on Lomitas Avenue approximately 2,400 feet southeasterly from its intersection with Workman Mill Road, all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 6 residents.
2. ***Landowners:*** Andrew Ramirez & Josefina Rios; Julian M. & Joan P. Johannes; Rachel A. Johannes.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is slightly sloped.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-1-20,000 and A-1-15,000; Light Agricultural with a minimum lot size of 20,000 and 15,000 square feet. Parcel 1 is zoned A-1-20,000. Parcel 2 is zoned A-1-15,000. 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 \$865,937.
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 Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. 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. 15.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The three 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.

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. 280 to County Sanitation District No. 15.

RESOLUTION NO. 2009-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 280 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 15

WHEREAS, the County Sanitation District No. 15 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 three 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 1.529± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 280 to County Sanitation District No. 15”; and

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

WHEREAS, on March 25, 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(a).
3. Annexation No. 280 to the County Sanitation District No. 15 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. 15.
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 25th day of March 2009.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

March 25, 2009

Agenda Item No. 4d

**Annexation No. 15 to
County Sanitation District No. 281**

The following is a request to annex 3.894± acres of uninhabited territory to Los Angeles County Sanitation District No. 15.

Proposal Area: The annexation consists of three existing single-family homes and includes the construction of one proposed single-family home, located within a residential community.

Location: The subject territory consists of four parcels. Parcel 1 is located on Turnbull Canyon Road approximately ½ mile southwesterly from its intersection with Vallecito Drive. Parcel 2 through Parcel 4 are located on Vallecito Drive, southeasterly from its intersection with Turnbull Canyon Road. All four parcels are within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 8 residents.
2. ***Landowners:*** Rebecca Viramontes; Alfred & Yvonne Medina; James & Olga Coronado; Michael B. Roberts.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat and slightly sloped.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-1-1 and A-1-20,000; Light Agricultural with a minimum lot size of one acre and single-family residential with a minimum lot size of 20,000 square feet. Parcel 1 and Parcel 4 are zoned A-1-1. Parcel 2 is zoned A-1-1 which includes the construction of one proposed single-family home. Parcel 3 is zoned A-1-20,000. 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 \$1,643,561.
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 Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. 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. 15.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

CEQA: The three 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. The one proposed single-family home is categorically exempt from the provisions of the 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 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. 281 to County Sanitation District No. 15.

RESOLUTION NO. 2009-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 281 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 15

WHEREAS, the County Sanitation District No. 15 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 three existing single-family homes and one proposed 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 3.894± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 281 to County Sanitation District No. 15”; and

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

WHEREAS, on March 25, 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 three existing single-family homes are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. The Commission finds that the one proposed single-family home is categorically exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15319(b).
4. Annexation No. 281 to the County Sanitation District No. 15 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.

5. 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.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 15.
7. 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 25th day of March 2009.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

March 25, 2009

Agenda Item No. 4e

**Annexation No. 15 to
County Sanitation District No. 283**

The following is a request to annex 1.053± acres of uninhabited territory to Los Angeles County Sanitation District No. 15.

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

Location: The subject territory is located on Orange Grove Avenue approximately ¼ mile southeast from its intersection with 7th Avenue, all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 4 residents.
2. ***Landowner:*** Juan J. Lopez.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-1-1; Light Agricultural with a minimum lot size of one acre. 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 \$1,428,693.
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 Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. 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. 15.

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 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 an existing structure developed to the density allowed by the current zoning.

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. 283 to County Sanitation District No. 15.

RESOLUTION NO. 2009-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 283 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 15

WHEREAS, the County Sanitation District No. 15 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 1.053± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 283 to County Sanitation District No. 15”; and

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

WHEREAS, on March 25, 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(a).
3. Annexation No. 283 to the County Sanitation District No. 15 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. 15.
- 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 25th day of March 2009.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer