

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, September 9, 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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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. 373.
  - b. Los Angeles County Sanitation District No. 15 – Annexation No. 290.
  - c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation 1022.
  - d. Los Angeles County Waterworks District No.40 – Sphere of Influence Amendment No. 2007-11 (**relates to Item 5b**).
  - e. City of Diamond Bar – Annexation No. 2007-20 (Crestline).

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. 2009-12 to Los Angeles County Waterworks District No. 40.

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. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-08.
- b. Los Angeles County Waterworks District No. 40 – Annexation No. 2007-08.
- c. Los Angeles County Sanitation District No. 16 – Annexation No. 27.
- d. Los Angeles County Sanitation District No. 22 – Annexation No. 394.
- e. Approve Minutes of August 12, 2009.
- f. Operating Account and Check Register of the month of August 2009.
- g. Receive and file update on pending applications.
- h. Adoption of revisions to Commission Rules to reflect Commission action of July 8, 2009 regarding regular meetings, per diem, and travel reimbursement.

6. **OTHER ITEMS**

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

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**

October 14, 2009  
November 11, 2009 (**Meeting cancelled due to Veteran's Day Holiday**)  
November 18, 2009 (**Special Meeting for November**)  
December 9, 2009  
January 13, 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

September 9, 2009

Agenda Item No. 3a.

### Annexation No. 373 to County Sanitation District No. 14

The following is a request to annex 8.880± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land, located within a commercial area. The subject territory consists of three parcels. The territory is currently being developed to include one proposed warehouse (Parcel 1), one proposed office building (Parcel 2), and two proposed commercial buildings (Parcel 3).

**Location:** Parcel 1 is located on Avenue L-8 approximately 900 feet west of 10<sup>th</sup> Street West. Parcel 2 is located on 10<sup>th</sup> Street West approximately 600 feet north of Avenue M. Parcel 3 is located on 12<sup>th</sup> Street West approximately 150 feet north of Avenue M. All three parcels are located within the City of Lancaster.

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

1. ***Population:*** The current population is 0.
2. ***Landowner(s):*** Dennis & Kathleen Pursley; Eliopulos Plaza, LLC; Caesars Plaza, LLC; Robert & Janice Stephens.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is sloped 25% in a northerly direction.
4. ***Zoning, Present and Future Land Use:*** The current zoning is LI; Light Industrial. The present land use is vacant. The proposed land use is commercial.
5. ***Surrounding Land Use:*** The surrounding land use is commercial, vacant, and light industrial.
6. ***Assessed Value:*** The total assessed value is \$1,097,528.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. 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 Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have 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:** Annexation of the one proposed warehouse and two proposed commercial buildings is categorically exempt from the provisions of 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 and does not result in any significant environmental impacts. The mitigated negative declaration for the one proposed office building adopted by the City of Lancaster is adequate for consideration for this proposal.

**Conclusion:** It has been determined that, with the imposition of mitigation measures, the one proposed office building 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. 373 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set October 14, 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 AND ORDERING**  
**"ANNEXATION NO. 373 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 proposed warehouse, one proposed office building, and two proposed commercial buildings; 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 8.880± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 373 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 September 9, 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 and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that annexation of the one proposed warehouse and two proposed commercial buildings are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.
2. Acting in its role as a responsible agency with the respect to Annexation No. 373, 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 one proposed office building and the mitigated negative declaration adopted by the City of Lancaster and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 373 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. The Commission hereby sets the protest hearing for October 14, 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.

PASSED AND ADOPTED this 9<sup>th</sup> day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
Executive Officer



## Staff Report

September 9, 2009

Agenda Item No. 3b.

### Annexation No. 15 to County Sanitation District No. 290

The following is a request to annex 2.078± acres of uninhabited territory to Los Angeles County Sanitation District No. 15.

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

**Location:** The subject territory consists of two parcels. Parcel 1 is located on Turnbull Canyon Road approximately 450 feet southeast of La Mesita Drive. Parcel 2 is located on Vallecito Drive approximately 200 feet south of Sonnet Place. Both parcels are within unincorporated County territory.

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

1. **Population:** The current population is 2 residents.
2. **Landowner(s):** US Bank Na Series 2006-CB8 C/O Litton Servicing, LP; Sam Abuzalaf.
3. **Topography, Natural Boundaries and Drainage Basins:** The topography has an existing residual slope of 30%.
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 non-urban residential and residential.
6. **Assessed Value:** The total assessed value is \$1,519,391.
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 is being 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:** Annexation of the two existing single-family homes is categorically 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.

**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. 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. 290 to County Sanitation District No. 15.
4. Pursuant to Government Code Section 57002, set October 14, 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. 290 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 two 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 2.078± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 290 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 September 9, 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 and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 290 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.
3. The Commission hereby sets the protest hearing for October 14, 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.

PASSED AND ADOPTED this 9<sup>th</sup> day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
Executive Officer

## Staff Report

September 9, 2009

### Agenda Item No. 3c.

#### **Annexation No. 1022 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 2.907± acres of uninhabited territory to the SCVSD.

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

**Location:** The subject territory consists of two parcels. Parcel 1 is located on the southeast corner of Sand Canyon Road and Lost Canyon Road. Parcel 2 is located on Lost Canyon Road approximately 1,800 feet northeast of Sand Canyon Road. Both parcels are located within the City of Santa Clarita.

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

1. ***Population:*** The current population is 7 residents.
2. ***Landowner(s):*** Matthew D. Lynch; Sally Gasser; Anthony & Barbara Romo.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is RL; Residential Low with up to 2.2 dwelling units per 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 \$1,344,377.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the SCVSD. 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 annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD 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 the SCVSD.

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

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

**CEQA:** Annexation of the three existing single-family homes is categorically 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.

**Conclusion:** Should the subject territory not be annexed into the SCVSD, 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. 1022 to the SCVSD.
4. Pursuant to Government Code Section 57002, set October 14, 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. 1022 TO**  
**SANTA CLARITA VALLEY SANITATION DISTRICT**  
**OF LOS ANGELES COUNTY (SCVSD)"**

WHEREAS, the SCVSD 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 Santa Clarita; 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 2.907± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1022 to the SCVSD"; and

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

WHEREAS, on September 9, 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 and the report of the Executive Officer.



NOW, THEREFORE, BE IT RESOLVED as follows:

1. 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).
2. Annexation No. 1022 to the SCVSD 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 SCVSD may legally impose.
  - b. The regular County assessment roll is utilized by the SCVSD.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.
3. The Commission hereby sets the protest hearing for October 14, 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.

PASSED AND ADOPTED this 9<sup>th</sup> day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

**Staff Report**

**September 9, 2009**

**Agenda Item No. 3d.**

**Sphere of Influence Amendment 2007-11 to  
Los Angeles County Waterworks District No. 40**

The proposal before you is a request to amend the sphere of influence boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The project site consists of 10.36± acres of vacant land.

**Location:** The site is located west of Fort Tejon Road in the unincorporated area know as Juniper Hills.

**Background:** In 2007 the applicant originally requested 160 acres to be added into the Sphere of Influence of Los Angeles County Waterworks District No. 40. The applicant owns 10.36 of the 160 acres. A water tower, owned by the district was also included within the original request. The applicant has since modified the request to amend the SOI boundary to only include their 10.36 acre property.

**CEQA:** CEQA documentation is provided with the related Annexation 2007-08.

**Conclusion:** The proposed 10.36 acre sphere amendment is necessary to complete the related Annexation 2007-08. Without amending the sphere, the applicant will not be able to proceed with the annexation and will not be able to build their single family home.

**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 Resolution Making Determinations and Approving Sphere of Influence Amendment 2007-11 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"SPHERE OF INFLUENCE AMENDMENT 2007-11" AMENDING THE SPHERE OF**  
**INFLUENCE OF LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an applicant for the proposed amendment of the sphere of influence of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 40, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission") is required, pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to amend the sphere of influence of Los Angeles County Waterworks District No. 40; and

WHEREAS, the territory consists of 10.36 acres and is uninhabited; and

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

WHEREAS, the short-form designation given this proposal is "Sphere of Influence Amendment 2007-11"; and

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

WHEREAS, on September 9, 2009, after being duly and properly noticed, this matter 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 matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as lead agency with respect to Sphere of Influence Amendment 2007-11, pursuant to State CEQA Guidelines Section 15074(b), has considered the Negative Declaration, together with any comments received during the public review process, finds that the proposal will not have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment of the Commission, and has adopted the Negative Declaration.

2. The Commission hereby amends the sphere of influence of Los Angeles County Waterworks District No. 40 to include the territory described in Exhibit "A", and makes the following determinations in accordance with Government Code Section 56425:

a. Present and Planned Land Uses in the Area

The present land use of the subject area is vacant land. The planned land used outlined in the current Los Angeles County General Plan has a designation for the subject area of R-A-1 (low density rural residential).

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

There are adequate public facilities to serve the area as the subject area is currently composed entirely of vacant land the probable need for public services are negligible. Upon the development of the subsequent proposed single-family home the public facilities and services needed have been accounted for in the current County of Los Angeles General Plan.

c. Present Capacity of Public Facilities and Services

The Los Angeles County Waterworks District has indicated that they have the capacity to provide water to the subject territory in conjunction with the proposed development of a single-family home.

d. Existence of Any Social or Economic Communities of Interest

The subject territory is composed of vacant land with a small residential community to the north that is rural in nature. The Juniper Hills Community Standards ensure that any additional development will conform to the existing standards.

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

PASSED AND ADOPTED this 9th day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

## **Staff Report**

**September 9, 2009**

### **Agenda Item No. 3e**

#### **City of Diamond Bar Annexation No. 2007-20 (Crestline Drive)**

Agenda Item No.3e is a proposal requesting annexation of approximately 116.4 acres of inhabited unincorporated county territory to the City of Diamond Bar. The applicant of record is the City of Diamond Bar, the proposal having been initiated by City of Diamond Bar Resolution No. 2007-20, adopted on March 6, 2007. The application was received on February 8, 2008.

**Related Jurisdictional Changes:** Jurisdictional boundary changes include annexation of the subject territory to the City of Diamond Bar. Related jurisdictional changes include annexation to County Lighting Maintenance District 10006, withdrawal from County Lighting Maintenance District 1687, and detachment from County Road District No. 4 and County Road District No. 5.

**Background:** There are a total of 163 parcels within the proposal area. The subject territory is developed primarily as a residential community of 151 single-family homes. Two differing residential developments exist within the project area: the north central portion contains 76 residential units along the ridgeline; the center of the project area contains a gated residential community with 75 units near the base of the canyon, surrounded by approximately 53 acres of open-space.

The southeast portion of project area also contains 3.4 acres of commercial/industrial use, which includes a light industrial building occupied by the company Biodense Webster, a church and associated parking lot, and 18.5 acres of open-space. There is a total of 71 acres of open-space land.

**Purpose of Request:** The City states in their application that there are several reasons for requesting annexation: to create a more uniform, logical political city boundary; to offer a better community connection; area residents believe they are or should be in the City of Diamond Bar; annual tax receipts from the area were historically distributed to the City and later retained by the County; and property tax transfers fall below the threshold of significance from the County's perspective.

**Location:** The subject property is generally located in the southeast portion of Los Angeles County. It is bordered by Brea Canyon Cutoff Road to the north, Diamond Canyon Road and the Orange Freeway (CA-57) to the east, and hillside to the west.

**Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The estimated population of the annexation area is 575 residents. It is unlikely that there will be any significant population growth in the area since the area is already built out and open-space lands are undevelopable.
2. ***Registered Voters/Landowners:*** As of August 18, 2009, the County Registrar-Recorder-County Clerk certified that there are 249 registered voters residing within the subject territory.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The proposal area consists of rolling hills and valleys ranging in elevation from 700 feet to 1,000 feet above sea level. The area is further characterized as having a narrow ridge along Crestline Drive, sloping hillsides of up to 200 feet in height, and a gently sloping area below the ridges in the southeast portion of the territory. There are no rivers, basins, or other natural features within the annexation area.
4. ***Zoning, Present and Future Land Use:***  
The area is currently within the County's Diamond Bar Community Plan. The zoning designations of the properties within the subject area include: RPD-1-1.3U (Residential Planned Development-One Acre Minimum Required Area-1.3 dwelling units per acre), RPD-5000-5.4U (Residential Planned Development-5,000 Square Feet Minimum Required Area-5.4 dwelling units per acre), MPD (Manufacturing Planned Development), and O-S (Open Space).

A portion of the annexation area is within the Tonner Canyon-Chino Hills Significant Ecological Area (SEA), as designated by the County General Plan. The City does not propose any new developments or changes to the area; therefore, the areas within the SEA will remain unchanged.

No future change in land use is anticipated.

5. ***Surrounding Land Use:*** Land uses north of the subject area are primarily single-family residential. Open space exists to the south, southwest, and northeast. To the east is the Orange Freeway (CA -57).
6. ***Pre-zoning and Conformance with the General Plan:*** The City of Diamond Bar adopted a pre-zoning ordinance (Ordinance No. 06 (2007)) on July 17, 2007. The City's pre-zoning ordinance designates the residential areas as RLM (Low/Medium Density Residential), the church and Biodense Webster site as OP (Office Professional), and OS (Open Space) for open space. The subject territory is pre-zoned to mirror the County's current zoning designations, with two exceptions: moving approximately 45 acres of large undeveloped parcels designated (RPD-1-1.3U) to an Open Space (OS) zone and 4.6 acres designated MPD



to Office Professional (OP). The remaining residential zones will be consolidated under the city's Low/Medium Density Residential (RLM) zone.

7. **General Plan Consistency:** The proposal is consistent with the County of Los Angeles and City of Diamond Bar General Plans.
8. **Assessed Value, Tax Transfer:** The total assessed value of land for Assessor Roll Year 2008 is \$99,082,678. The per capita assessed land valuation is \$172,318. All agencies have adopted a tax transfer resolution.
9. **Governmental Services and Control, Availability and Adequacy:** Upon annexation, the City of Diamond Bar will provide most services to the area. Services will be provided to the subject territory at the same level of service or a greater level upon approval of this annexation proposal.
  - a. **Fire and Emergency Medical Services:** The area is within the Consolidated Fire Protection District of Los Angeles County. There will be no service impact on fire protection and emergency medical services. The current level of fire and emergency medical services are adequate.
  - b. **Flood Control:** Flood control services will continue to be provided by the County Flood Control District. There will be no change in the current level or range of service. Service levels are adequate.
  - c. **Library:** Both the subject area and the City are served by the Los Angeles County Library system. The Rowland Heights Library is located at 1850 Nogales Street, in Rowland Heights, and the Diamond Bar Library is located at 1061 South Grand Avenue in the City of Diamond Bar. Both libraries will continue to serve the area following annexation. Library service levels are adequate.
  - d. **Park & Recreational Services:** There are no changes in park and recreational services. There is one county park and two city parks near the subject territory. Residents in the proposal area are currently allowed to participate in City recreation programs. Services in the area are adequate.
  - e. **Police:** Law enforcement services are currently provided by the Los Angeles County Sheriff's Department. The County Sheriff is also a contract service provider for the City of Diamond Bar. There will be no change in the current level of service. Police service levels are adequate.
  - f. **Solid Waste Services:** Solid waste services are provided by two private collection companies, Waste Management and Valley Vista. Waste Management offers curbside solid waste collection for residents and commercial waste collection for

businesses. Valley Vista offers recycling services to residents and businesses. There will be no change in service. The current level of solid waste services is adequate.

- g. Street Lighting and Road Maintenance: The County will continue to provide street lighting service through property tax assessment. Portions of County Lighting District 1687 located within the subject territory will be withdrawn concurrently with approval of this annexation and annexed to County Lighting Maintenance District 10006. In accordance with Proposition 218, residents within the subject area voted to be assessed and annexed into the lighting district. There will be no change in the level of service.

Upon annexation the City of Diamond Bar will assume maintenance of all streets within the subject territory. Incorporation of the subject area will not produce a significant increase in responsibility to the City of Diamond Bar. Road Maintenance service levels will be adequate and maintained at the current level of service.

- h. Water: There will be no change in water service. The Walnut Valley Water District currently provides water service within the proposed area and will continue to do so. The District service level is sufficient to meet existing demands. No future demand growth is anticipated.
  - i. Wastewater Service: There will be no change in wastewater service. Service is currently provided by the Consolidated Sewer Maintenance District of Los Angeles County (County Sanitation District 21). The District will continue to provide service. No change in service levels or demand is anticipated. Service level is adequate to meet current needs.
10. ***Effects on Agricultural and Open-Space Lands***: The proposal will not impact agricultural or open-space lands. Open-space lands within the territory are primarily undevelopable. The project area is not used as farmland, or designated as Prime Farmland, or under the Williamson Act.
11. ***Boundaries and Lines of Assessment***: The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated county territory.
12. ***Effects of the Proposal on Adjacent Areas and the County***: The proposed annexation will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny annexation of the subject territory, which would remain under the County jurisdiction.
13. ***Planned and Orderly Growth***: The proposed annexation provides for planned, orderly, and efficient patterns of urban development, and is not reasonably expected to induce, facilitate or lead to the conversion of existing open-space lands to uses other than open-space uses.

The subject territory is within an established community that is built-out. No future land use plans or growth are anticipated.

14. ***Sphere of Influence:*** The subject territory is currently within the City of Diamond Bar's sphere of influence. During LAFCO's last round of Municipal Service Review updates, the Commission approved inclusion of the area in the City's sphere of influence on July 13, 2005.
15. ***Timely Availability of Water Supplies:*** Water is currently provided to the area by the Walnut Valley Water District. There are no issues regarding water supply or delivery.
16. ***Regional Housing Needs:*** Annexation of the subject area is not likely to result in the construction of new housing units because there is no developable land and no planned construction of any new housing units.
17. ***Environmental Justice:*** The proposal will have no affect with respect to the fair treatment of people of all races and income, or the location of public facilities or services. Census tract data was compared for areas within and adjacent to the annexation proposal area. Median income, Median home values, and racial makeup were similar within the subject territory and adjacent areas. Adequate public facilities exist for the proposal area as well as the City. No discrepancies were noted.
18. ***Comments from Affected Agencies:*** There were no concerns from affected agencies.
19. ***Correspondence:*** Staff has received no correspondence regarding this annexation proposal.

**CEQA:** As Lead Agency, the City of Diamond Bar adopted a Negative Declaration for the project on March 6, 2007, Resolution No. 2007-02. The Notice of Determination was filed with the County Clerk on June 25, 2007.

**Conclusion:**

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Diamond Bar's boundary.

**Recommended Action:**

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations and Approving City of Diamond Bar Annexation No. 2007-20.

- 4) Pursuant to Government Code Section 57002, set October 14, 2009 at 9 a.m. as the date for Commission protest proceedings.

**RESOLUTION NO. 2009 – XX RMD**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AND APPROVING  
"CITY OF DIAMOND BAR ANNEXATION NO. 2007-20"  
(CRESTLINE DRIVE)**

WHEREAS, the City of Diamond Bar (the “City”) 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 annexation of the territory herein described to the City of Diamond Bar, including withdrawal from County Lighting Maintenance District 1687, detachment from County Road District No. 4 and County Road District No. 5, and annexation to County Lighting Maintenance District 10006; and

WHEREAS, the proposed annexation consists of 116.4 ± acres of inhabited unincorporated territory and is assigned the following distinctive short form designation: "City of Diamond Bar Annexation No. 2007-20;" and

WHEREAS, the principal reason for this annexation is to create a more orderly, uniform, and logical city boundary; and

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

WHEREAS, on September 9, 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 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. 2007-20 pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental documents adopted by the City of Diamond Bar as lead agency, namely City of Diamond Bar Resolution No.2007-02, approving and adopting a Negative Declaration for the project. LAFCO 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 Negative Declaration, previously adopted by the City of Diamond Bar in connection with its approval of the proposed project.
2. 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.
3. The subject territory consists of 116.4 acres, is inhabited, and is assigned the following short form designation:

“City of Diamond Bar Annexation No. 2007-20”
4. City of Diamond Bar Annexation No. 2007-20 is hereby approved, subject to the following terms and conditions:
  - a. Annexation of the subject territory to the City of Diamond Bar;
  - b. Annexation of the subject territory to County Lighting Maintenance District 10006;
  - c. Withdrawal of the subject territory from County Lighting Maintenance District 1687;

- d. Detachment of that portion of the subject territory in County Road District No. 4 from County Road District No. 4;
  - e. Detachment of that portion of the subject territory in County Road District No. 5 from County Road District No. 5;
  - f. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the City of Diamond Bar may legally impose;
  - g. The regular County assessment roll shall be utilized by the City of Diamond Bar; and
  - h. The territory will not be taxed for existing bonded indebtedness of the City of Diamond Bar.
5. The Commission hereby sets the protest hearing for October 14, 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.
6. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided for in Government Code Section 56882.

PASSED AND ADOPTED this 9th day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**

**Staff Report**

**September 9, 2009**

**Agenda Item No. 4a.**

**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. 2009-12*  
Eastside Union School District, landowner filed an application to annex 20.52 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 southwest corner of Avenue J-4 and 40<sup>th</sup> Street East, in the City of Lancaster.

**Recommended Action**

Receive and file.



**Staff Report**

**September 9, 2009**

**Agenda Item No. 5a.**

**Los Angeles County Waterworks District No. 40  
Annexation No. 2006-08**

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The project site consists of 10± acres of vacant land.

**Location:** The site is located south of Avenue I between 40<sup>th</sup> Street West and 35<sup>th</sup> Street West, in the City of Lancaster.

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

1. ***Population:*** The current population is 0.
2. ***Landowner:*** Lancaster Blvd & 42<sup>nd</sup> Street West, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned R-7000, the present and future land use is residential and vacant.
5. ***Surrounding Land Use:*** The surrounding territory is vacant and residential.
6. ***Assessed Value:*** The total assessed value is \$748,108.
7. ***Governmental Services and Control, Availability and Adequacy:***  
The City of Lancaster will provide services as provided for in the City's General Plan.
8. ***Water Availability:***  
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.

9. ***Effects on agricultural or open-space lands:*** Currently, there is no open space, or agricultural lands within the subject or surrounding territory.
10. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to recorded lines of assessment.
11. ***Sphere of Influence:*** The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
12. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
13. ***Correspondence:*** No correspondence has been received.

**Alternate Course of Action:**

There are no foreseeable alternate courses of action.

**CEQA:** The City of Lancaster, as lead agency, adopted a Mitigated Negative Declaration for the project.

**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:** The subject territory will be developed into 37 single family homes. Annexation will allow inhabitants to receive a reliable source of water.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-08 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2009-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 2006-08 TO  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"**

WHEREAS, an application for the proposed annexation of certain territory in the City of Lancaster to the Los Angeles County Waterworks District No. 40, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 10 ± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2006-08 to Los Angeles County Waterworks District No. 40;" 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 this annexation is to provide a reliable source of water to inhabitants of the subject territory; and

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

WHEREAS on September 9, 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), 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 written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2006-08 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted by the City of Lancaster, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously certified by the City of Lancaster, in connection with its approval of the project.

3. The Commission hereby approves the annexation 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 Los Angeles County Waterworks District No. 40 may legally impose.
- b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
- c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

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 the Los Angeles County Waterworks District No. 40.

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 9<sup>th</sup> day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,  
Executive Officer**

**Staff Report**

**September 9, 2009**

**Agenda Item No. 5b.**

**Los Angeles County Waterworks District No. 40  
Annexation No. 2007-08**

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The project site consists of 10.36± acres of vacant land.

**Location:** The site is located west of Fort Tejon Road in the unincorporated area know as Juniper Hills.

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

1. ***Population:*** The current population is 0.
2. ***Landowner:*** Lucinda Bretches.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The subject territory is currently zoned as R-A-1-Low Density Rural Residential, the future or proposed land use will remain the same. The subject territory is proposed to be developed as one single family dwelling unit.
5. ***Surrounding Land Use:*** The surrounding territory is vacant land.
6. ***Assessed Value:*** The total assessed value is \$11,285.
7. ***Governmental Services and Control, Availability and Adequacy:***  
The subject territory is all within the unincorporated territory of Los Angeles County and municipal services to the subject territory and will be provided as outlined in the County's General Plan.
8. ***Water Availability:***  
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.
9. ***Effects on agricultural or open-space lands:*** Currently, there is no open space, or agricultural lands within the subject or surrounding territory.

10. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to recorded lines of assessment.
  
11. ***Sphere of Influence:*** The subject territory will be within the sphere of influence if the Commission approves related agenda item, 3d, Sphere of Influence Amendment 2007-11 to Los Angeles County Water District No. 40.
  
12. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
  
13. ***Correspondence:*** No correspondence has been received.

**Alternate Course of Action:**

There are no foreseeable alternate courses of action.

**CEQA:** : In accordance with the provisions of the California Environmental Quality Act (CEQA), an initial study and Negative Declaration were prepared and circulated for review beginning May 27, 2009. The review period ended on June 25, 2009. Your Commission, acting as lead agency, must consider and adopt the Negative Declaration before it approves this proposal. Comments received, if any, will be provided to your Commission for its consideration along with the Negative Declaration. No comments have been received to date. The Local Agency Formation Commission for Los Angeles County, as lead agency, has filed a Notice of Intent to Adopt a Negative Declaration.

**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:** The subject territory will be developed into one single family home. Annexation will allow future inhabitants to receive a reliable source of water.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2007-08 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2007-08 TO**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 40, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 10.36 ± acres of uninhabited territory in the unincorporated area known as Juniper Hills, and is assigned the following distinctive short form designation: "Annexation No. 2007-08 to Los Angeles County Waterworks District No. 40"; 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 this annexation is to provide a reliable source of water to future inhabitants of the subject territory; and

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

WHEREAS on September 9, 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), 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 written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as lead agency with respect to Annexation 2006-08 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15074(b), has considered the Negative Declaration, together with any comments received during the public review process, finds that the proposal will not have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment of the Commission, and has adopted the Negative Declaration.

3. The Commission hereby approves the annexation 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 Los Angeles County Waterworks District No. 40 may legally impose.
- b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
- c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

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 the Los Angeles County Waterworks District No. 40.

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 9<sup>th</sup> day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,  
Executive Officer**

**Staff Report**

**September 9, 2009**

**Agenda Item No. 5c.**

**Annexation No. 27 to  
County Sanitation District No. 16**

The following is a request to annex 44.602± acres of uninhabited territory to Los Angeles County Sanitation District No. 16.

**Proposal Area:** The annexation consists of one existing golf course which contains a clubhouse and golf cart storage area, located within industrial and residential areas.

**Location:** The subject territory is located on Sierra Madre Boulevard at its intersection with Sierra Madre Villa Avenue, all within the unincorporated County territory.

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

1. ***Population:*** The current population is 0.
2. ***Landowner(s):*** Merlin & Henrietta Geddes; Merton & Shirley Wilson; Los Angeles County Department of Parks & Recreation.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is rolling terrain.
4. ***Zoning, Present and Future Land Use:*** The current zoning is OS; Open Space. The present and proposed land use is a golf course.
5. ***Surrounding Land Use:*** The surrounding land use is industrial and residential.
6. ***Assessed Value:*** The total assessed value is \$3,297.
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 is being 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 lands. The Los Angeles County Department of Regional Planning designates golf courses as open space even when there are accompanying structures, such as; a clubhouse and/or restrooms.

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. 16.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** Annexation of the one existing golf course is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation consisting of existing public or private structures developed to the density allowed, where the extension of utility services will only have the capacity to serve the existing structures.

**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. 27 to County Sanitation District No. 16.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 27 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 16"**

WHEREAS, the County Sanitation District No. 16 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 golf course containing a clubhouse and golf cart storage area; 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 44.602± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 27 to County Sanitation District No. 16"; and

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

WHEREAS, on September 9, 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. 27 to the County Sanitation District No. 16 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, notice and hearing requirements are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 16.
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 9<sup>th</sup> day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,  
Executive Officer**

**Staff Report**

**September 9, 2009**

**Agenda Item No. 5d.**

**Annexation No. 394 to  
County Sanitation District No. 22**

The following is a request to annex 9.888± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

**Proposal Area:** The annexation consists of vacant land, located within a residential community. The territory is currently being developed to include 11 proposed single-family homes.

**Location:** The subject territory is located on Valley Center Avenue at its intersection with Gainsborough Road, approximately 1,900 feet south of Cypress Avenue, all within the City of San Dimas.

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

1. ***Population:*** The estimated population is 54 residents.
2. ***Landowner(s):*** Estate Financial Mortgage Fund, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is sloped to the south.
4. ***Zoning, Present and Future Land Use:*** The current zoning is City of San Dimas Specific Plan No. 4. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$3,473,500.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. 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 Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District will have 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 lands. The territory will include three dedicated open space lots.



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. 22.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The Environmental Impact Report for Tentative Tract Map 52717, Amend to Specific Plan No. 4 certified by the City of San Dimas is adequate for consideration of this proposal.

**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. 394 to County Sanitation District No. 22.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 394 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the County Sanitation District No. 22 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 San Dimas; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 11 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 9.888± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 394 to County Sanitation District No. 22"; and

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

WHEREAS, on September 9, 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. Acting in its role as a responsible agency with the respect to Annexation No. 394, 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 Environmental Impact Report for Tentative Tract Map 52717, Amendment to Specific Plan No. 4, certified by the City of San Dimas and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 394 to the County Sanitation District No. 22 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, notice and hearing requirements are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 22.
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.

Resolution No. 2009-00RMD  
Page 4

PASSED AND ADOPTED this 9<sup>th</sup> day of September 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER,**  
**Executive Officer**

**Staff Report**

**September 9, 2009**

**Agenda Item No. 5h**

**ADOPTION OF REVISIONS TO COMMISSION RULES**

On July 8, 2009 your Commission adopted revisions to the regular meeting schedule to reduce the number of Commission meetings to once-a-month and approved continuing a per diem of \$150 per meeting for Commission members and alternates, together with mileage reimbursement for travel to and from meetings attended in your role as Commission members and alternates.

County Counsel has revised section 5 of the Commission Rules to reflect that the Commission will hold its regular meeting on the second Wednesday of the month, and has added section 9 to the Commission Rules to reflect the \$150 per diem and travel reimbursement policy of the Commission, which had not previously been incorporated into the Commission Rules.

The revised Commission Rules are attached.

**Recommendation:**

Adopt the Commission Rules as revised.

**Staff Report**

**September 9, 2009**

**Agenda Item No. 6a.1**

**EAST LOS ANGELES APPLICATION FOR INCORPORATION**

The East Los Angeles Residents Association (ELARA) representative, Mr. Gustavo Cumacho, met with LAFCO staff on August 24, 2009 to provide an update regarding their effort to raise the \$134,710 funding required for LAFCO's consultant to conduct and prepare an independent Comprehensive Fiscal Analysis (CFA).

As of the date of the meeting ELARA has raised approximately \$80,000 in hard cash and they firmly believe that they are on schedule in raising the entire amount by the September 22, 2009 extension date.

**Assembly Bill 711**

As amended on August 19, 2009 - Assembly Member Charles Calderon (Attached)

Principal coauthor: Assembly Member Mendoza

Principal coauthors: Senators Calderon, Cedillo and Romero

The original language for the bill was amended so as to provide \$112,000 from the State General Fund to the Controller for allocation to the Los Angeles LAFCO for a loan to the East Los Angeles incorporation proponents. The funds would be used for CFA purposes. As a reminder, the State Controller rejected a letter from LAFCO for such funds because there was no such existing allocation in the state budget as required in Government Code 56383(g).

It is noted that a 2/3 majority vote by both the Assembly and the Senate is required to pass the bill.