

**LOCAL AGENCY FORMATION COMMISSION  
SPECIAL MEETING AGENDA**

Wednesday, November 18, 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. 20 – Annexation No. 88.
  - b. Los Angeles County Sanitation District No. 22 – Annexation No. 377.
- 4. PROTEST HEARINGS**
  - a. Antelope Valley Mosquito and Vector Control District – Annexation No. 2008-10.
  - b. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-47.

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 Sanitation District No. 20 – Annexation No. 80.
- b. Los Angeles County Sanitation District No. 21 – Annexation No. 727.
- c. Los Angeles County Sanitation District No. 22 – Annexation No. 406.
- d. Los Angeles County Sanitation District No. 22 – Annexation No. 407.
- e. Los Angeles County Waterworks District No. 40 – Annexation No. 2005-38.
- f. Approve Minutes of October 14, 2009.
- g. Operating Account and Check Register of the month of October 2009.
- h. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. Incorporation Report
  - 1) East Los Angeles:
  - 2) Rowland Heights:
    - (i) Consideration of recommendation for application refund.
- b. Employee reclassifications.
- c. GIS Day reminder.

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**

December 9, 2010  
January 13, 2010  
February 10, 2010  
March 10, 2010

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

November 18, 2009

Agenda Item No. 3a.

### Annexation No. 88 to County Sanitation District No. 20

The following is a request to annex 20.659± acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

**Proposal Area:** The annexation consists of vacant land, located in a vacant area. The territory is currently being developed to include 61 proposed single-family homes.

**Location:** The subject territory is located on Avenue S at its intersection with 65<sup>th</sup> Street East, all within the City of Palmdale.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 153 residents.
2. ***Landowner(s):*** First Pacifica Estate, LLC; WA Real Estate, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-1-7,000; single- family residential with a minimum lot size of 7,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is vacant and residential.
6. ***Assessed Value:*** The total assessed value is \$2,730,459.
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 Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the PWRP. 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. 20.

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

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

**CEQA:** The mitigated negative declarations adopted by the City of Palmdale for approval of Tract Maps 061611 and 061981, respectively, are adequate for consideration of this proposal.

**Conclusion:** It has been determined that, with the imposition of mitigation measures, the project 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 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. 88 to County Sanitation District No. 20
4. Pursuant to Government Code Section 57002, set January 13, 2010 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. 88 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

WHEREAS, the County Sanitation District No. 20 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 Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 61 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 20.659± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 88 to County Sanitation District No. 20"; and

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

WHEREAS, on November 18, 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. Acting in its role as a responsible agency with respect to Annexation No. 88, 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 mitigated negative declarations adopted by the City of Palmdale for approval of Tract Maps 061611 and 061981, respectively, and has determined that the documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 88 to the County Sanitation District No. 20 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 January 13, 2010 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 18<sup>th</sup> day of November 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**

**November 18, 2009**

**Agenda Item No. 3b.**

**Annexation No. 377 to  
County Sanitation District No. 22**

The following is a request to annex 108.091± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

**Proposal Area:** The territory consists of two existing single-family homes and one existing fire station, located within vacant residential and agricultural areas. The territory is currently being developed to include 116 proposed single-family homes.

**Location:** The subject territory is located on Sierra Madre Avenue approximately 700 feet west of its intersection with Yucca Ridge Road, all within the City of Azusa.

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

1. ***Population:*** The current population is 6. The estimated future population after development is 402 residents.
2. ***Landowner(s):*** Azusa Land Partners, LLC, North Rosedale Community Association, and additional owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is gently sloped.
4. ***Zoning, Present and Future Land Use:*** The current zoning is SP and NG3; Monrovia Nursery Specific Plan and Neighborhood General 3, Low Density. The present is residential, vacant residential, and agricultural. The proposed land use is residential and open space.
5. ***Surrounding Land Use:*** The surrounding land use is residential and open space.
6. ***Assessed Value:*** The total assessed value is \$54,342,795.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire subject territory 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 lands. The subject territory will include 49 acres of dedicated open space.
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:** Annexation of the two existing single-family homes and one existing fire station are 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 an existing structure developed to the density allowed by the current zoning. The Monrovia Nursery Specific Plan and Project Environmental Impact Report for the 116 proposed single-family homes adopted by the City of Azusa is adequate for consideration of the remainder 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. 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. 377 to County Sanitation District No. 22
4. Pursuant to Government Code Section 57002, set January 13, 2010 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. 377 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 Azusa; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for two existing single-family homes, one existing fire station, and 116 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 108.091± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 377 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 November 18, 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 two existing single-family homes and one existing fire station is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Acting in its role as a responsible agency with the respect to Annexation No. 377, 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 Monrovia Nursery Specific Plan and Project Environmental Impact Report certified by the City of Azusa and has determined that the document adequately addresses the environmental impacts of that portion of the proposed annexation. 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 that project.
3. Annexation No. 377 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. The Commission hereby sets the protest hearing for January 13, 2010 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 18<sup>th</sup> day of November 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**

**November 18, 2009**

**Agenda Item No. 4a.**

### **Protest Hearing Antelope Valley Mosquito and Vector Control District Annexation No. 2008-10**

On October 14, 2009 your Commission approved a request initiated by Antelope Valley Mosquito and Vector Control District to annex 14,120± acres of inhabited territory into the boundary of the Antelope Valley Mosquito and Vector Control District. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The annexation proposal is summarized as follows:

***Proposal Area:*** The project site consists of 14,120± acres of land.

***Location:*** The site is generally located between Avenue K to the north, 10<sup>th</sup> Street West to the east, Elizabeth Lake Road to the south, and Bouquet Canyon Road to the west. The 14,120 acres include small portions of unincorporated county territory, small portions of the City of Lancaster, and greater portions of the City of Palmdale.

***Population:*** The current population is 38,742.

***Landowner:*** There are numerous landowners within the annexation area.

***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.

***Zoning, Present and Future Land Use:*** The present land use consists of a mixture of residential, commercial, and industrial developments. There is no proposed change in land use for the subject territory.

***Surrounding Land Use:*** The surrounding territory is a mixture of residential, commercial, industrial, and vacant land.

***Assessed Value:*** The total assessed value is \$1,711,627,837.

***Governmental Services and Control, Availability and Adequacy:***

The subject territory is all within the unincorporated county territory, the City of Lancaster, and the City of Palmdale. Municipal services to the subject territory will be provided as outlined in the County and City's General Plans.

***Effects on agricultural or open-space lands:*** Currently, there is no open space or agricultural lands within the subject or surrounding territory.

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

***Sphere of Influence:*** The subject territory is within the sphere of influence of Antelope Valley Mosquito and Vector Control District.

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

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

***CEQA:*** Antelope Valley Mosquito and Vector Control District, as lead agency, adopted a Negative Declaration for the project.

**Recommended Action:**

1. Open the public hearing and receive written protests.
2. Close the public hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of the protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists ordering Annexation 2008-10 to Antelope Valley Mosquito and Vector Control District directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.



**RESOLUTION NO. 2009-00PR**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS ORDERING**  
**"ANNEXATION NO. 2008-10 TO THE**  
**ANTELOPE VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT"**

WHEREAS, an application for the proposed annexation of certain territory in unincorporated county territory, the City of Lancaster, and the City of Palmdale to the Antelope Valley Mosquito and Vector Control District, 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 14,120 ± acres of inhabited territory in unincorporated county territory, the City of Lancaster, and the City of Palmdale, and is assigned the following distinctive short form designation: "Annexation No. 2008-10 to the Antelope Valley Mosquito and Vector Control District;" 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 mosquito and vector control services to inhabitants of the subject territory; and

WHEREAS on October 14, 2009, the Commission approved Annexation No 2008-10 to Antelope Valley Mosquito and Vector Control District; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set November 18, 2009 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all

oral or written protests, objections and evidence were received and considered; and

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 20,625 and the number of property owners is 12,914 and the total assessed value of land within the affected territory is \$1,711,627,837.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2008-10 to Antelope Valley Mosquito and Vector Control District and not withdrawn is \_\_\_\_, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Antelope Valley Mosquito and Vector Control District.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Antelope Valley Mosquito and Vector Control District may legally impose.
  - b. The regular County assessment roll shall be utilized by the Antelope Valley

Mosquito and Vector Control District.

- c. The subject territory will be taxed for existing bonded indebtedness, if any, of the Antelope Valley Mosquito and Vector Control District.

5. 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 57000, *et seq.*

PASSED AND ADOPTED this 18<sup>th</sup> day of November 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**

**November 18, 2009**

**Agenda Item No. 4b.**

**Protest Hearing  
Los Angeles County Waterworks District No. 40  
Annexation No. 2006-47**

On October 14, 2009 your Commission approved a request initiated by the landowner petition to annex 16.55± acres of uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The annexation proposal is summarized as follows:

***Proposal Area:*** The project site consists of 20 existing homes and vacant land.

***Location:*** The site is located at the northeast corner of Kettering and 20<sup>th</sup> Street East, in the City of Lancaster.

***Population:*** The current population is 37.

***Landowner:*** Cambridge Homes, Inc.

***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.

***Zoning, Present and Future Land Use:*** The territory is zoned R-7000 and the present land use is single family residential and vacant. Future land use will consist of 80 single family homes.

***Surrounding Land Use:*** The surrounding territory is single family residential and vacant land.

***Assessed Value:*** The total assessed value is \$1,200,000.

***Governmental Services and Control, Availability and Adequacy:***

The City of Lancaster will provide services as provided for in the City's General Plan.

***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.

***Effects on agricultural or open-space lands:*** Currently, there is no open space, or agricultural lands within the subject or surrounding territory.

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

***Sphere of Influence:*** The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.

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

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

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

**Recommended Action:**

1. Open the public hearing and receive written protests.
2. Close the public hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of the protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists or ordering Annexation 2006-47 to Los Angeles County Waterworks District No. 40 directly if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2009-00PR**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS ORDERING**  
**"ANNEXATION NO. 2006-47 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 16.5 ± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2006-47 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 on October 14, 2009, the Commission approved Annexation No 2006-47 to Los Angeles County Waterworks District No. 40; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set November 18, 2009 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of owners of property within the territory is 12 and the total assessed value of land within the affected territory is \$1,200,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2006-47 to Los Angeles County Waterworks District No. 40 and not withdrawn is \_\_\_\_, which, even if valid, represents owners of land who also own less than 50 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Waterworks District No. 40.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
  - b. The regular County assessment roll shall be utilized by the Los Angeles County Waterworks District No. 40.
  - c. The subject territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Waterworks District No 40.

5. 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 57000, *et seq.*

PASSED AND ADOPTED this 18<sup>th</sup> day of November 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

November 18, 2009

Agenda Item No. 5a.

### Annexation No. 80 to County Sanitation District No. 20

The following is a request to annex 60.743± acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

**Proposal Area:** The annexation consists of vacant land, located in vacant and residential areas. The territory is currently being developed to include 229 proposed single-family homes.

**Location:** The subject territory is located on Fort Tejon Road approximately 1,200 feet northwesterly from its intersection with Pearblossom Highway and Avenue T, all within the City of Palmdale.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 838 residents.
2. ***Landowner(s):*** Hsu Trust.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-1-7,000; single-family residential with a minimum lot size of 7,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is vacant and residential.
6. ***Assessed Value:*** The total assessed value is \$2,814,319.
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 Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the PWRP. 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. 20.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** The mitigated negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

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

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

**Conclusion:** It has been determined that, with the imposition of mitigation measures, the project 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 generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 80 to County Sanitation District No. 20.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 80 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

WHEREAS, the County Sanitation District No. 20 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 Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 229 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 60.743± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 80 to County Sanitation District No. 20"; and

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

WHEREAS, on November 18, 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. 80, 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 mitigated negative declaration adopted by the City of Palmdale 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. 80 to the County Sanitation District No. 20 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. 20.
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 18<sup>th</sup> day of November 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**

**November 18, 2009**

**Agenda Item No. 5b.**

**Annexation No. 727 to  
County Sanitation District No. 21**

The following is a request to annex 0.555± acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

**Proposal Area:** The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include one proposed single-family home.

**Location:** The subject territory is located on Alamosa Drive approximately 200 feet west of Mills Avenue, all within the City of Claremont.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 5 residents.
2. ***Landowner(s):*** Edward L. & Josephine E. Sanders.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is RR; rural residential, one dwelling unit per acre with a minimum lot size of 35,000 square feet. 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 \$431,766.
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 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. 21.
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 single-family home is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(b) because it consists of construction of one single-family residence in a residential zone 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. 727 to County Sanitation District No. 21.



**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 727 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the County Sanitation District No. 21 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 Claremont; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 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 0.555± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 727 to County Sanitation District No. 21"; and

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

WHEREAS, on November 18, 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 annexation of the one proposed single-family home is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b).
- 3. Annexation No. 727 to the County Sanitation District No. 21 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. 21.
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 18<sup>th</sup> day of November 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

November 18, 2009

Agenda Item No. 5c.

### Annexation No. 406 to County Sanitation District No. 22

The following is a request to annex 10.136± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

**Proposal Area:** The annexation consists of one existing water treatment plant, located within open space. The territory is currently being developed to include the proposed expansion and upgrade of one existing water treatment plant.

**Location:** The subject territory is located on Ranch Road (formerly Azusa and San Gabriel Canyon Road), north of Azusa Avenue and south of San Gabriel Canyon Road, all within the City of Azusa.

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

1. ***Population:*** The current population is 0.
2. ***Landowner(s):*** Azusa Valley Water Company.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is gently sloped to the west.
4. ***Zoning, Present and Future Land Use:*** The current zoning is OS; Open Space. The present land use is a water treatment plant. The proposed land use is expansion and upgrade of one existing water treatment plant.
5. ***Surrounding Land Use:*** The surrounding land use is open space and residential.
6. ***Assessed Value:*** The total assessed value is \$3,459,515.
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 subject territory is designated as open space per the City of Azusa's General Plan Land Use Map. The existing water treatment facilities are an appurtenant use to support the City of Azusa's existing water supply system.
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 mitigated negative declaration adopted by the City of Azusa is adequate for consideration of this proposal.

**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:** It has been determined that, with the imposition of mitigation measures, the project 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 generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 406 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. 406 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 Azusa; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing water treatment plant; 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 10.136± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 406 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 November 18, 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. 406, 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 mitigated negative declaration adopted by the City of Azusa 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. 406 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, protest proceedings 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.

PASSED AND ADOPTED this 18<sup>th</sup> day of November 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**

**November 18, 2009**

**Agenda Item No. 5d.**

**Annexation No. 407 to  
County Sanitation District No. 22**

The following is a request to annex 1.556± acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

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

**Location:** The subject territory is located on San Dimas Canyon Road northwesterly of La Mesa Oak Road, all within the City of San Dimas.

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

1. ***Population:*** The current population is 6 residents.
2. ***Landowner(s):*** Jose & Caritina Ornelas; David Ornelas; Holly Ornelas.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is SF-A-10,000; single-family agricultural with a minimum lot size of 10,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$273,510.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire subject territory 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. 22.
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 single-family home 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 an existing structure developed to the density allowed by the current zoning. Annexation of 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 the construction of one single-family residence within a residential zone 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. 407 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. 407 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 one existing single-family home 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 1.556± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 407 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 November 18, 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 annexation of the one existing single-family home is 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 annexation of 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. 407 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.

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. 22.
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 18<sup>th</sup> day of November 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**

**November 18, 2009**

**Agenda Item No. 5e.**

**Los Angeles County Waterworks District No. 40  
Annexation No. 2005-38**

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 40.98± acres of vacant land.

**Location:** The site is located at the southwest corner of Avenue J between 35<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. The estimated future population after development is 420 residents.
2. ***Landowner:*** Ave J & 35<sup>th</sup> Street East, 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 land use is vacant. The proposed land use is single family residential.
5. ***Surrounding Land Use:*** The surrounding territory is vacant and residential.
6. ***Assessed Value:*** The total assessed value is \$500,295.
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 168 single family homes. Annexation will allow future inhabitants to receive a reliable source of water.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2008-38 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. 2005-38 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 40.98 ± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-38 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 November 18, 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 2005-38 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 18<sup>th</sup> day of November 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**

**November 18, 2009**

**Agenda Item No. 6.a.2(i)**

**ROWLAND HEIGHTS**

**Recommendation for Application Refund**

The Rowland Heights Advocates for Cityhood (RHAC) has twice attempted to collect the appropriate signatures required to qualify for the processing of an application for city incorporation.

The first attempt was abandoned by the RHAC via written correspondence on December 26, 2009 after being notified by LAFCO on December 2, 2009 that they lacked the required amount of valid signatures.

Your Executive Officer received the attached e-mail on October 12, 2009 notifying LAFCO that the RHAC decided to suspend its petition drive. The RHAC has requested that its \$7,500.00 application fee be put towards its next attempt at a petition drive, which it expects to undertake in 2011.

Pursuant to Government Code section 56383(d), your Commission may reduce or waive a fee, service charge or deposit if it finds that payment would be detrimental to the public interest.

To date, staff has done very little work related to the Rowland Heights incorporation proposal. Normally, staff's heavy involvement does not begin until after the petition is certified as sufficient, which has not occurred with respect to this proposal. Instead of holding the application fee until RHAC undertakes a possible third petition drive, your Executive Officer recommends that the RHAC be given a refund of the application fee in the full amount of \$7,500.00, at this time. If and when RHAC decides to undertake a new petition drive, it can resubmit the application fee.

**Recommendation:**

Find that payment of the application fee of \$7,500.00 with respect to the Rowland Heights incorporation proposal would be detrimental to the public interest, and direct the Executive Officer to refund the fee in full.

## **Staff Report**

**November 18, 2009**

**Agenda Item No. 6b.**

### **Employee Reclassifications**

As the commission is aware, staff's ability to perform was severely impacted upon the tragic loss of Ms. Wilda Turner. While your Executive Officer has always maintained a management philosophy that causes all employees to learn one another's job functions as temporary replacements during times such as vacations, promotional opportunities, etc., our staff does not normally learn those jobs to an expert level. However, in our shift to respond to our changed needs, your Executive Officer was pleasantly surprised at how quickly and efficiently staff recovered. Their attitude, ability and desire to adapt to these changes have been impressive and have exemplified the teamwork concept. Each of the three individuals most affected by these changes, those who have been relied upon to meet new job requirements, have done so in a quick, efficient, and professional manner.