

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, September 8, 2010  
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 Waterworks District No. 37 – Annexation No. 2008-06.
  - b. Los Angeles County Waterworks District No. 37 – Annexation No. 2008-22.
  - c. Los Angeles County Sanitation District No. 14 – Annexation No. 339.
  - d. Los Angeles County Sanitation District No. 14 – Annexation No. 371.
4. **PROTEST HEARING**
  - a. Los Angeles County Sanitation District No. 21 – Annexation No. 712.

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. 2009-12.
- b. Los Angeles County Sanitation District No. 14 – Annexation No. 319.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 387.
- d. Los Angeles County Sanitation District No. 18 – Annexation No. 49.
- e. Los Angeles County Sanitation District No. 18 – Annexation No. 50.
- f. Approve Minutes of August 11, 2010.
- g. Operating Account and Check Register of the month of August 2010.
- h. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. Introduction of newly appointed San Fernando Valley Alternate Commissioner – Lori Brogin, Esq.
- b. East Los Angeles Incorporation Report.
- c. Process for Selection of Executive Officer.

**NOTICE OF CLOSED SESSION**

**CS-1 PUBLIC EMPLOYMENT (Government Code § 54957)**  
Process for Selection of Executive Officer.

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 13, 2010  
November 10, 2010  
December 8, 2010  
January 12, 2011

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 8, 2010**

**Agenda Item No. 3a.**

**Los Angeles County Waterworks District No. 37  
Annexation No. 2008-06**

**The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 37.**

**Proposal Area:** The project site consists of 10.06± acres of vacant land.

**Location:** The site is located southeast of Brock Lane and Westcoatt Street, in the unincorporated community known as Acton.

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

1. ***Population:*** The current population is 0. The future population after development is 8 residents.
2. ***Landowner:*** Randy Salzer & Aravagiri Family Trust.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is rolling terrain with small drainage channels sloping southwesterly.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned A-2-1, Two Family Residence. The present land use is vacant. The subject territory will be developed into two single family residences.
5. ***Surrounding Land Use:*** The surrounding territory is residential and vacant land.
6. ***Assessed Value:*** The total assessed value is \$319,000.
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 are 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. 37.
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 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 2 single family homes. Annexation will allow future inhabitants to receive a reliable source of water.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Consider the Negative Declaration, together with any comments received during the public review process, find that the proposal will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment of the Commission, and adopt the Negative Declaration.
4. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2008-06 to Los Angeles County Waterworks District No. 37.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2008-06 TO**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 37, has been filed with the Deputy 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 10.06 ± acres of uninhabited territory in the unincorporated community known as Acton, and is assigned the following distinctive short form designation: "Annexation No. 2008-06 to Los Angeles County Waterworks District No. 37;" 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 Deputy Executive Officer has reviewed the proposal and submitted to the Commission a report, including her recommendations therein; and

WHEREAS on September 8, 2010, 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 Deputy Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a lead agency with respect to Annexation 2008-06 to Los Angeles County Waterworks District No. 37, 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 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. 37 may legally impose.
  - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 37.
  - c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 37.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
3. 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.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 37.
5. The Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 3b.**

**Los Angeles County Waterworks District No. 37  
Annexation No. 2008-22**

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 37.

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

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

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

1. ***Population:*** The current population is 0.
2. ***Landowner:*** Watt Enterprises, LTD.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned M-1.5, Restricted Heavy Manufacturing. The present land use is vacant. Future or proposed land use will remain the same. The subject territory has no proposed development.
5. ***Surrounding Land Use:*** The surrounding territory is commercial development and vacant land.
6. ***Assessed Value:*** The total assessed value is \$300,000.
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 are 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. 37.
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 March 02, 2010. The review period ended on April 1, 2010. 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 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 currently has no proposed development. Annexation will ensure that the site will be eligible to receive adequate water service in the future.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Consider the Negative Declaration, together with any comments received during the public review process, find that the proposal will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment of the Commission, and adopt the Negative Declaration.
4. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2008-22 to Los Angeles County Waterworks District No. 37.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2008-22 TO**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 37, has been filed with the Deputy 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 unincorporated community known as Acton, and is assigned the following distinctive short form designation: "Annexation No. 2008-22 to Los Angeles County Waterworks District No. 37;" 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 Deputy Executive Officer has reviewed the proposal and submitted to the Commission a report, including her recommendations therein; and

WHEREAS on September 8, 2010, 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 Deputy Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a lead agency with respect to Annexation 2008-22 to Los Angeles County Waterworks District No. 37, 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 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. 37 may legally impose.
  - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 37.
  - c. The territory will be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 37.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
3. 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.
- 4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 37.
  - 5. The Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 3.c.**

**Annexation No. 339 to  
County Sanitation District No. 14**

The following is a request to annex 30.520± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of 109 existing single-family homes, and is currently being developed to include an additional 11 proposed single-family homes, within a residential area.

**Location:** The subject territory is located on Lancaster Boulevard approximately 930 feet west of 30<sup>th</sup> Street West, all within the City of Lancaster.

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

1. ***Population:*** The current population is 354. The estimated future population after development is 360 residents.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-7,000; single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential community to the south and vacant land to the north, east, and west.
6. ***Assessed Value:*** The total assessed value is \$32,398,241.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

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

**Conclusion:** It has been determined that, with the imposition of migration 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. 339 to County Sanitation District No. 14
4. Pursuant to Government Code Section 57002, set November 10, 2010 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 339 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 109 existing single-family homes and 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 30.520± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 339 to County Sanitation District No. 14"; and

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

WHEREAS, on September 8, 2010, 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 Deputy Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 339, 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 Lancaster for approval of tentative Tract Map 060905, 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.
2. Annexation No. 339 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for November 10, 2010 at 9:00 a.m. and authorizes and directs the Deputy Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 3.d.**

**Annexation No. 371 to  
County Sanitation District No. 14**

The following is a request to annex 30.174± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of 38 existing single-family homes, located within residential and open space areas.

**Location:** The subject territory is approximately 400 feet east of Godde Hill Road and approximately 400 feet south of Regent Hill Terrace, all within the City of Palmdale.

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

1. ***Population:*** The current population is 143.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is slightly rolling.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-10000]; single-family residential with a minimum lot size of 10,000 square feet. The present and 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 \$13,260,585.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural lands. The subject territory will include 14.39 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. 14.

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.

**Conclusion:** It has been determined that, with the imposition of migration 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. 371 to County Sanitation District No. 14
4. Pursuant to Government Code Section 57002, set November 10, 2010 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 371 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 Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 38 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 30.174± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 371 to County Sanitation District No. 14"; and

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

WHEREAS, on September 8, 2010, 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 Deputy Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 371, 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.
2. Annexation No. 371 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for November 10, 2010 at 9:00 a.m. and authorizes and directs the Deputy Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

## Staff Report

September 8, 2010

### Agenda Item No. 4.a.

#### **Protest Hearing on Annexation No. 712 to Los Angeles County Sanitation District No. 21**

On July 14, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 21 to annex 5.159± acres of uninhabited territory into the boundaries of District No. 21. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

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

**Location:** The subject territory consists of two parcels. Parcel 1 is located on Padua Avenue approximately 630 feet north of Pomello Drive; Parcel 2 is located on Pomello Drive approximately 480 feet west of Padua Avenue, all within the City of Claremont.

**Population:** The current population is 6.

**Landowner(s):** There are numerous owners of record.

**Topography, Natural Boundaries and Drainage Basins:** The topography is gently sloping from northeast to southwest.

**Zoning, Present and Future Land Use:** The current zoning is [RR-35,000]; rural residential with a minimum lot size of 35,000 square feet. The present and proposed land use is residential.

**Surrounding Land Use:** The surrounding land use is residential.

**Assessed Value:** The total assessed value is \$3,880,810.

**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.

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

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

***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 21.

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

***CEQA:*** The proposed annexation of 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. The four proposed single-family homes are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15315 and 15332 because it consists of a minor land division and in-fill development within the City limits.

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

**Recommended Action:**

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Deputy Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists or order Annexation No. 712 to Los Angeles County Sanitation District No. 21 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. 2010-00PR**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS ORDERING**  
**"ANNEXATION NO. 712 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the Los Angeles County Sanitation District No. 21 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 21; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing single-family home and four 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 5.159± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 712 to County Sanitation District No. 21"; and

WHEREAS, on July 14, 2010, the Commission approved Annexation No. 712 to County Sanitation District No. 21; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set September 8, 2010 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 5 and the total assessed value of land within the affected territory is \$3,880,810.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 709 to County Sanitation District No. 21 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 Sanitation District No. 21.
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 Sanitation District No. 21 may legally impose.
  - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 21.
  - c. The subject territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 21.
5. The Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 5a.**

**Los Angeles County Waterworks District No. 40  
Annexation No. 2009-12**

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 20.52± acres of vacant land.

**Location:** The site is located at the southwest corner of Avenue J-4 and 40<sup>nd</sup> Street East, in the City of Lancaster.

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

1. ***Population:*** The current population is 0.
2. ***Landowner:*** Eastside Union School District.
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, and future use will consist of an elementary school.
5. ***Surrounding Land Use:*** The surrounding territory is single family residential and vacant land.
6. ***Assessed Value:*** The total assessed value is \$172,076.
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 are 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 Eastside Union School District, as lead agency, adopted an Environmental Impact Report 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 an elementary school. Annexation will allow the campus to receive a reliable source of water.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-23 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2009-12 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 Deputy 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 20.52 ± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2009-12 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 Deputy Executive Officer has reviewed the proposal and submitted to the Commission a report, including her recommendations therein; and

WHEREAS on September 8, 2010 at its regular meeting this Commission considered the proposal and the report of the Deputy 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 2009-12 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 Environmental Impact Report certified by Eastside Union School District, 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 Eastside School District, 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
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 Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 5.b.**

**Annexation No. 319 to  
County Sanitation District No. 14**

The following is a request to annex 1.213± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

**Location:** The subject territory consists of two parcels. Parcel 1 is located at the northeast intersection of Parkmont Drive and Avenue M; Parcel 2 is located on Parkmont Drive approximately 900 feet northeasterly from its intersection with Avenue M, all within unincorporated County territory.

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

1. ***Population:*** The current population is 6.
2. ***Landowner(s):*** Martin & Aubrey Free, Jose G. & Deborah k. Dominguez.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-A-10000]; Residential-Agricultural Zone, 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 is residential.
6. ***Assessed Value:*** The total assessed value is \$684,818.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** Annexation of the two existing single-family homes are categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.

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

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

**Conclusion:** Should the subject territory not be annexed in to the District, the land owners 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. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 319 to County Sanitation District No. 14.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 319 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 within unincorporated Los Angeles County territory; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the 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 1.213± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 319 to County Sanitation District No. 14"; and

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

WHEREAS, on September 8 2010, at its regular meeting this Commission considered the proposal and the report of the Deputy 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 two existing single-family homes are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 319 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited;
  - b. All owners of land within the affected territory have given their written consent to the change of organization; and
  - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
6. The Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 5.c.**

**Annexation No. 387 to  
County Sanitation District No. 14**

The following is a request to annex 10.025± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land, located within a residential community. The territory is currently being developed to include 37 proposed single-family homes.

**Location:** The subject territory is located at the northeast corner of Avenue K and 65<sup>th</sup> Street West, all within 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 130 residents.
2. ***Landowner(s):*** Bayshore LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography slopes north to northwesterly at about 0.5%.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7000]; single-family residential with a minimum lot size of 7,000 square feet. The present land use is vacant, residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and non-urban residential.
6. ***Assessed Value:*** The total assessed value is \$550,934.
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** The negative declaration adopted by the City of Lancaster 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:** 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. 387 to County Sanitation District No. 14.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 387 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 37 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 10.025± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 387 to County Sanitation District No. 14"; and

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

WHEREAS, on September 8, 2010, at its regular meeting this Commission considered the proposal and the report of the Deputy 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. 387, 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 negative declaration adopted by the City of Lancaster for approval of Tentative Tract map No. 062409 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. 387 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
  
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited;
  - b. All owners of land within the affected territory have given their written consent to the change of organization; and
  - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 14.
6. The Deputy 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 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 5.d.**

**Annexation No. 49 to  
County Sanitation District No. 18**

The following is a request to annex 1.048± acres of uninhabited territory to Los Angeles County Sanitation District No. 18.

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

**Location:** The subject territory is located on East Road approximately 3,000 feet northeasterly from its intersection with Hacienda Road, all within the City of La Habra Heights.

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

1. ***Population:*** The current population is 2.
2. ***Landowner(s):*** Carlos B. Galvan.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is generally sloping.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RA-1]; Residential Agricultural-1. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is vacant to the north, open space to the south and residential to the east & west.
6. ***Assessed Value:*** The total assessed value is \$1,543,595.
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. 18.
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.

**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 it would prevent said territory from obtaining off-site sewage disposal services from the Sanitation District.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 49 to County Sanitation District No. 18.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 49 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 18"**

WHEREAS, the County Sanitation District No. 18 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 La Habra Heights; and

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

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

WHEREAS, the territory consists of 1.048± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 49 to County Sanitation District No. 18"; and

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

WHEREAS, on September 8, 2010, at its regular meeting this Commission considered the proposal and the report of the Deputy 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 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. Annexation No. 49 to the County Sanitation District No. 18 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.
  - d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.

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. 18.
6. The Deputy 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. 2010-00RMD  
Page 4

PASSED AND ADOPTED 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**

**Staff Report**

**September 8, 2010**

**Agenda Item No. 5.e.**

**Annexation No. 50 to  
County Sanitation District No. 18**

The following is a request to annex 5.169± acres of uninhabited territory to Los Angeles County Sanitation District No. 18.

**Proposal Area:** The territory consists of one existing single-family home, located within a residential community. The territory is currently being developed to include two proposed single-family homes.

**Location:** The subject territory is located approximately 900 feet southwesterly from its intersection of West Road and La Riata Drive, all within the City of La Habra Heights.

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

1. ***Population:*** The current population is 2.
2. ***Landowner(s):*** Charles E. Hawley Jr., Alison K. Pigott, Keri J. Hawley.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is sloping from east to west.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RA-1]; Residential Agricultural-1. 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 \$2,339,237.
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. 18.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** With respect to the existing single family home, the annexation is categorically exempt from the provisions of 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 for the one single-family home. With respect to the two proposed single-family homes, the annexation of the two proposed single-family homes is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of the construction of two single-family residence located 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 it would prevent said territory from obtaining off-site sewage disposal services from the Sanitation District.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 50 to County Sanitation District No. 18.

**RESOLUTION NO. 2010-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 50 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 18"**

WHEREAS, the County Sanitation District No. 18 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 La Habra Heights; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing single-family home and two 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 5.169± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 50 to County Sanitation District No. 18"; and

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

WHEREAS, on September 8, 2010, at its regular meeting this Commission considered the proposal and the report of the Deputy 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 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 two proposed single-family homes are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b).
4. Annexation No. 50 to the County Sanitation District No. 18 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.

- d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
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. 18.
7. The Deputy 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. 2010-00RMD  
Page 4

PASSED AND ADOPTED 8<sup>th</sup> day of September 2010.

Ayes:

Noes:

Absent:

Abstain:

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

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**JUNE D. SAVALA,  
Deputy Executive Officer**