

# LAFCO

Local Agency Formation Commission For The County Of Los Angeles

COMMISSION  
MEMBERS:

JERRY GLADBACH  
CHAIRMAN

GREIG SMITH  
FIRST VICE CHAIR

DONALD L. DEAR  
SECOND VICE CHAIR

RICHARD H. CLOSE  
MARGARET FINLAY  
GLORIA MOLINA  
HENRI F. PELLISSIER  
DAVID SPENCE  
ZEV YAROSLAVSKY

ALTERNATE  
COMMISSION MEMBERS:

LORI BROGIN  
KENNETH I. CHAPPELL  
LILLIAN KAWASAKI  
DON KNABE  
TOM LaBONGE  
JUDITH MITCHELL

STAFF:

PAUL A. NOVAK  
EXECUTIVE OFFICER

JUNE D. SAVALA  
DEPUTY  
EXECUTIVE OFFICER

AMBER DE LA TORRE  
TAMOLA DONLOW  
DOUG DORADO  
ALISHA O'BRIEN-CONNER  
SERA WIRTH

## LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, April 13, 2011  
9:00 a.m.

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

\*\*\*\*\*

A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at [www.lalafco.org](http://www.lalafco.org).

\*\*\*\*\*

### NOTICE OF CLOSED SESSION

**CS-1      PUBLIC EMPLOYMENT (Government Code § 54957)**  
Title: Legal Counsel

\*\*\*\*\*

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARINGS**
  - a. City of Calabasas Annexation No. 2009-09 – Mont Calabasas.
  - b. Los Angeles County Sanitation District No. 21 – Annexation No. 714.
  - c. Los Angeles County Sanitation District No. 21 – Annexation No. 715.
  - d. Fiscal Year 2011-2012 Proposed Budget.

#### 4. **CONSENT ITEMS**

*All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.*

- a. Los Angeles County Sanitation District No. 14 – Annexation No. 330.
- b. Los Angeles County Sanitation District No. 14 – Annexation No. 366.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 404.
- d. Los Angeles County Sanitation District No. 14 – Annexation No. 407.
- e. Los Angeles County Sanitation District No. 22 – Annexation No. 408.
- f. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1006.
- g. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1038.
- h. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1040.
- i. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1044.
- j. Approve Minutes of March 9, 2011.
- k. Operating Account and Check Register for the month of March 2011.
- l. Receive and file update on pending applications.

#### 5. **OTHER ITEMS**

- a. Appointment of Public Member to the Commission.
- b. Process for Selection of Alternate Public Member.
- c. Delegation of Authority to Executive Officer to Enter into Legal Services Contract.
- d. East Los Angeles Incorporation Status Report.
  - 1. East Los Angeles Incorporation Timeline.
- e. CALAFCO 2011 Annual Conference in Napa Valley, August 31 – September 2, 2011.

6. **COMMISSIONER'S REPORT**

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

7. **EXECUTIVE OFFICER'S REPORT**

Executive Officer's announcement of upcoming events and brief report on activities of the Executive Officer since the last meeting.

8. **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.

9. **FUTURE MEETINGS**

~~May 11, 2011~~ (Cancelled due to Board of Supervisors Budget Hearing)  
May 25, 2011 (Special Meeting)  
June 8, 2011  
July 13, 2011  
August 10, 2011

10. **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.

11. **ADJOURNMENT MOTION**



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 3a**

#### **City of Calabasas Annexation No. 2009-09 (Mont Calabasas)**

Agenda Item No. 3a is a proposal requesting annexation of approximately 493 acres of inhabited territory to the City of Calabasas. The applicant of record is the City of Calabasas, having initiated the request through the adoption of the resolution of application, Resolution No. 2008-113, on February 20, 2008.

**Related Jurisdictional Changes:** The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Calabasas, detachment from County Lighting and Maintenance District 1687, withdrawal from County Road District No. 3, and exclusion from County Lighting District LLA-1, Unincorporated Zone. The proposal also includes expansion of the City of Calabasas sphere of influence to include the proposal area.

**Background:** The majority of the proposed annexation area is developed with single-family homes which are surrounded by permanent open space. The area includes the gated community of Mont Calabasas, which is developed with 110 single-family homes, vacant land designated for commercial use, and open-space land. The open-space land surrounding the Mont Calabasas development is within the Santa Monica Mountains National Recreation Area and is part of the National Park System. There is also a small area of open-space to the east that is deed-restricted and privately owned, within the Mont Calabasas subdivision.

The affected territory is within the boundaries of the Santa Mountains Resource Conservation District, the Los Angeles County West Vector Control District, the Consolidated Fire Protection District of Los Angeles County, and the Las Virgenes Municipal Water District.

**Purpose of the Request:** The City states in their application that the Mont Calabasas community is logically a part of the Calabasas community. The application was initiated at the request and support of residents within the proposal area. Annexation would allow residents to fully participate in municipal activities and vote in City elections.

**Location:** The proposed annexation area is generally located south of and adjacent to the Ventura County boundary, west of and adjacent to Las Virgenes Road, and north of the Calabasas Landfill.

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

1. ***Population and Growth:*** The current population is estimated at 303 residents, based on 2.5 persons per dwelling unit. Mont Calabasas is an established development. Future growth in the area surrounding the community is limited because of physical and geographic constraints, but also because the subdivision is primarily surrounded by National Park land. The closest populated area in proximity to the affected territory is the multi-family development directly to the east that is within the City of Calabasas.



2. **Registered Voters/Landowners:** As of February 28, 2011, the County Registrar Recorder - County Clerk certified that there were 176 registered voters residing within the subject proposal area. Therefore, the proposal area is inhabited, having more than 12 registered voters residing within the territory. There are approximately 144 landowners based on the total number of parcels within the affected territory.
3. **Topography:** The topography of the proposal area is hilly and sloping downward towards La Virgenes Road, at its lowest point. There are three Significant Ridgelines that extend into the proposed annexation area.
4. **Zoning, Present and Future Land Use:** Current land uses within the affected territory include single-family residential dwellings, open-space, and vacant land. Land use designations include Residential 2 with two dwelling units per acre (U2), Open Space-Deed Restricted (OS DR), and Commercial (C). The current county zoning designations are R-1-1 (Residential – Single Family), O-S (Open Space), and C-2 (Commercial: Neighborhood Business).

There are no proposed changes in future land use for the majority of the annexation area with the exception of one parcel of vacant land, located east of the residential area, which was approved for a shopping center. The proposed use is allowable under the current zoning designation and is consistent with the City's pre-zoning designation for the parcels "Commercial, Retail". Furthermore, the County recently approved modification of an existing Conditional Use Permit (CUP) for this site to be consistent with the City's development standards.

5. **Surrounding Land Use:** Territory to the north and west is open-space land within the National Park Service area, to the south is the Calabasas Landfill, to the southeast is a commercial strip mall, and to the east is multiple-family residential.
6. **Pre-zoning and Conformance with the General Plan:** Pursuant to the requirements of Government Code Section 56375(a) (7), Pre-zoning Ordinance No. 2008-248, was adopted by the Calabasas City Council on May, 13, 2009.

The City of Calabasas pre-zoning for the territory is R-SF (Residential, Single-Family), OS-RP (Open-Space - Resource Protected), and BR (Business-Retail) and is consistent with the current zoning and proposed zoning. The Mont Calabasas subdivision is an existing community with vested entitlements, including the commercial parcel. The area surrounding is National Park land and open-space deed restricted. With exception of the commercial property, staff has determined that the existing development entitlements on the territory are vested and are already at build-out. The pre-zoning designations of the affected territory are in conformance with the City of Calabasas General Plan.

7. **Regional Transportation and General Plan Consistency:** With regards to the requirements of Government Code Section 65080, staff is not aware of any inconsistencies with the *County of Los Angeles Santa Monica North Area Plan (North Area Plan)*, the *City of Calabasas 2030 General Plan*, and SCAG's *2008 Regional Transportation Plan*. The *North Area Plan* is a

regional plan that encompasses the area and was the result of a collaborative effort that included the City of Calabasas, other adjacent cities, and the National Park Service.

The territory is within the County *North Area Plan* area. The *North Area Plan* states that the County shall, “support the annexation of lands directly adjacent to incorporated cities, where primary access and services, such as parks, are provided through the city.” Primary access to the Mont Calabasas subdivision is through the City of Calabasas, from Thousand Oaks Boulevard. Most services to the affected territory are currently provided by the City or the same service provider that the City contracts with. Furthermore, in its correspondence to LAFCO, the County Department of Regional Planning commented that, “the Mont Calabasas subdivision is more consistent with the suburban-type of development and character found within the City of Calabasas.” Staff has determined that the proposed annexation request is consistent with both the County’s *North Area Plan* and the *City of Calabasas 2030 General Plan*.

8. **Assessed Value, Tax Transfer:** The total assessed value of land for Assessor roll year 2008 is \$190,749,480. All agencies have adopted a property tax transfer resolution.
9. **Governmental Services and Control, Availability and Adequacy:** Government Code Section 56668(b) states that the Commission is to consider, “the need for organized community services: the present cost and adequacy of governmental services and controls in the area; probable future needs for those service and controls; probable effect of the...annexation...or the exclusion an of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.”

The County manages several special assessment districts within the proposed annexation area that provide lighting, road maintenance, and landscape maintenance services. As part of this annexation request the affected territory will be detached or withdrawn from those special assessment districts and the City of Calabasas will assume responsibility for funding and providing these services.

Most of the primary services to the affected territory are either provided by the City of Calabasas or through the same provider of service the City contracts with, namely the County. No future development or growth is anticipated, therefore, there is no need for future services and controls in the area. Enhanced service levels will be financed through city general fund revenues. The applicant states that there will be no increase in cost or property taxes for the annexation area. In addition, residents would be subject to the City of Calabasas Utility User Tax (UUT), which is 5% whereas the County UUT is 4.5%.

There are no alternative courses of action, other than having the territory remain unincorporated with the County continuing to provide municipal services.



Changes in service provider, availability, level, and adequacy of services are as follows:

- a. Fire and Emergency Services: The Los Angeles County Fire Protection District currently provides fire and emergency medical response services within the affected territory and the City of Calabasas. Cost of providing service is through special district assessment of the property owner. There will be no change in service provider or level of service. Services provided are adequate.
- b. Flood Control: Flood control services will continue to be provided by the County Flood Control District. There will be no change in service provider or level of service. Services provided are adequate.
- c. Library: Library service is currently provided by both the County and the City. The nearest County library is in Agoura Hills, residents primarily utilize the City of Calabasas Library, which provides a full range of services and is closer in distance. There will be no change in services or level of services. Residents have benefitted from use of the City's library service. Services provided are adequate.
- d. Park & Recreational Services: Although Park and Recreational services are fundamentally provided by the County, there are no local or regional County park facilities in the area. Residents currently utilize the City of Calabasas' parks and recreational services. The City of Calabasas, Gates Canyon Park, is east of the proposed annexation area and within close proximity to Mont Calabasas. The City provides a full range of park and recreational services. There will be no change in services or the level of service, although residents have benefitted from use of the City's park service. Services provided are adequate.
- e. Police: Law Enforcement is currently provided by the Los Angeles County Sheriff's Department. The County Sheriff also provides service to the City of Calabasas by contract. There will be no change in service provider or level of service. Services provided are adequate.
- f. Solid Waste Services: Each resident within the Mont Calabasas Homeowners Association (HOA) is responsible for arranging service with a private hauler. The primary hauler is Universal Waste Services. The City of Calabasas and the County Environmental Services Department have an established trash service transition plan for the Mont Calabasas community for the transfer of service from United Waste Services to Waste Management. No change in the level of service is anticipated. Services provided are adequate.
- g. Street Lighting and Road Maintenance: Most of the roads within the affected territory are owned and maintained by the Mont Calabasas HOA. The County currently provides road maintenance service to two dedicated public roads, the western half of the right-of-



way of Las Virgenes Road and Brittany Court. Upon annexation the City will be responsible for maintenance of these dedicated public roads. The level of service will be maintained at the same level as the County. Services to be provided will be adequate.

- h. Water Service: The Las Virgenes Municipal Water District (LVMWD) provides water service within the affected territory and to the City of Calabasas. There will be no change in service provider or the level of service. Service provided is adequate.
- i. Wastewater Service: The LVMWD also provides wastewater service within the affected territory and within the City of Calabasas. There will be no change in service provider or the level of service. Service provided is adequate.

10. ***Effects on Agricultural and Open-Spaced Lands***: A significant portion of the affected territory is open-space lands. Approximately fifty acres are Open Space-Deed Restricted (OS-DR) and are located within the Palo Coronado Canyon Significant Ecological Area (SEA). Public open space lands within the affected territory are restricted from development and within the National Park area. The Mont Calabasas HOA owns and maintains the remaining private open-space land. No future development is proposed. Pursuant to Government Code Section 56377, and the policies and priorities of the Commission with regards to the development of open-spaced lands, staff has determined that there will be no adverse effect to agricultural or open-spaced lands as a result of approval of this annexation request.
11. ***Boundaries and Lines of Assessment***: The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
12. ***Effects of the Proposal on Adjacent Areas and the County***: The proposal will have no adverse affect on adjacent areas, or mutual social and economic interests, or on the local governmental structure of the county. The alternative action would be that the proposed annexation area would remain within the jurisdiction of the county, thereby maintaining the current status.
13. ***Conformity with Policies on Planned and Orderly Growth***: The affected territory is within an established community. The City of Calabasas endeavors to maintain its rural character along with that of the Mont Calabasas community. No future land use plans or growth are anticipated. Staff finds that the annexation proposal is in conformance with the County and City's policies on planned and orderly growth.
14. ***Sphere of Influence***: Pursuant to Government Code Section 56425, representatives of the City consulted with the County on March 17, 2009, regarding boundaries, development standards and zoning requirements in anticipations of expansion of the City's sphere of influence (SOI). The proposed annexation area is not within the City's SOI. The applicant requests amendment to the City of Calabasas sphere of influence.

In determining the SOI of a local agency, the Commission must consider the following criteria in making a determination.

- a. The present and planned land uses in the area, including agricultural and open-spaced lands.

The current land use designations are consistent with the City's planned land uses for the affected territory. There is no agricultural land within the proposed annexation area. The following are the planned land uses in the area to be included in the City of Calabasas sphere of influence.

Open Space (National Park Service lands)	335.7 acres
Single-Family Residential (including Mont Calabasas HOA)	152.8 acres
Commercial	4.9 acres

- b. The present and probable need for public facilities and the services in the area.

The Mont Calabasas Homeowners Association (HOA) provides sufficient basic services such as drainage, sanitation, and street maintenance. All other services are either already provided by the City or provided through the same provider the City contracts with. Since no growth is anticipated, there is no need for increased services or facilities within the affected territory.

- c. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The City of Calabasas provides a broad range of services to its residents that include law enforcement, library, parks and recreation, community planning and development, and public works and street maintenance services. The City provides adequate capacity and adequate service delivery to its residents.

Section 9 of this staff report details the current services, future services, and adequacy of services the City is to provide upon annexation.

- d. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The Mont Calabasas community is an extension of the City of Calabasas. The proposal area is part of the City's social and economic community of interest. The *Las Virgenes Municipal Service Review* identified the Mont Calabasas community for future annexation to the City. Direct access to the area is through the adjacent City, from Las Virgenes Road and Thousand Oaks Boulevard. As stated previously, residents of the proposed annexation area also utilize many of the facilities and services provided by the City.



15. **Timely Availability of Water Supplies:** As stated in Section 9, there is no change in water service.
16. **Regional Housing Needs:** Government Code Section 56668(l) states the Commission is to consider, “the extent to which the proposal will affect a city and the county in achieving their respective share of the regional housing needs as determined by the appropriate council of governments....” The City of Calabasas and the County have agreed to the transfer of nine housing units from the County to the annexing city (see Exhibit D).
17. **Environmental Justice:** Pursuant to Government Code Section 56668(o), “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The Commission shall take into consideration the extent to which a proposal will promote environmental justice. In determining whether a proposal will have a negative impact on a disadvantaged community, a general standard of comparing the median household income to the county household median was applied. The State Department of Housing and Community Development categorizes “low income” as 51 to 80 percent of the Los Angeles County Area Median Income (AMI). A comparison of several census tracts was made that included the Mont Calabasas community and communities to the east, south, and southeast. The census tract to the east includes the City of Calabasas. Based on Census 2000 data, the Median Household Income (MHI) for the County was \$42,189. The proposed annexation area was above the low income threshold and there are no disadvantaged communities within the adjacent census tracts that could potentially be affected by the proposal. Approval of the proposed annexation would not have a negative impact upon a disadvantaged community either within the affected territory or adjacent to the affected territory.

Census Tract Area	MHI 2000	% of AMI
Mont Calabasas Community	\$70,236	166%
Area 1- East (includes Calabasas)	\$129,774	308%
Area 2- South	\$75,515	179%
Area 3 - Southeast	\$102,433	242%

18. **Comments from Affected Agencies:** LAFCO received comments from all the affected agencies with regards to this proposal. In a letter dated December 22, 2010, the County Chief Executive Office requested LAFCO place certain conditions upon approval of this proposal, which have been incorporated into the proposed Resolution. The County Department of Parks and Recreation specifically requested to retain control of the Las Virgenes Creek Trail easement and trail alignment. While the County initially opposed this annexation due to the inability of the County and City to agree on a transfer of RHNA units, upon the parties reaching agreement (see Exhibit D) the County withdrew its opposition.



19. **Correspondence:** Other than the above-referenced correspondence from affected agencies, no correspondence was received either in support of or in opposition to the annexation request.

**CEQA:** The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(a) and (b), because it consists of an annexation to a city of areas containing existing public or private structures developed to the density allowed and individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303. Additionally, the proposed project is exempt from CEQA pursuant to Section 15061(b)(3) because it is seen with certainty that the project will not have a significant effect on the environment.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Calabasas boundary.

**Recommended Action:**

- 1) Open the public hearing and receive testimony on the proposed.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations Amending the City of Calabasas Sphere of Influence and Approving City of Calabasas Annexation No. 2009-09.
- 4) Pursuant to Government Code Section 57002, set June 8, 2011, at 9:00 a.m., as the date for the Commission protest proceedings.

**RESOLUTION NO. 2011-00 RMD**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AMENDING THE SPHERE OF INFLUENCE OF THE  
CITY OF CALABASAS AND APPROVING  
"CITY OF CALABASAS ANNEXATION NO. 2009-09 (MONT CALABASAS)"**

WHEREAS, the City of Calabasas (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Calabasas, and detachment of same said territory from County Road District No. 3, withdrawal from County Lighting and Maintenance District 1687 and exclusion from County Lighting District LLA-1, Unincorporated Zone; and

WHEREAS, the proposed annexation consists of 493.4 acres of inhabited territory and is assigned the following distinctive short form designation: "City of Calabasas Annexation No. 2009-09;" 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, having been initiated at the request of the Mont Calabasas residents who identify themselves as part of the City of Calabasas community, is to allow residents to fully participate in municipal activities and City elections; and

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

WHEREAS, on April 13, 2011, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a) and (b) and 15061(b)(3).
2. The Commission hereby amends the sphere of influence of the City of Calabasas, to include the territory described in Exhibits A and B, and makes the required determinations in accordance with Government Code Section 56425:

- a. The present and planned land uses in the area, including agricultural and open-spaced lands.

The current land use designations are consistent with the City's planned land uses for the affected territory. There is no agricultural land within the proposed annexation area. The following are the planned land uses in the area to be included in the City of Calabasas sphere of influence.

Open Space (National Park Service lands)	335.7 acres
Single-Family Residential (including Mont Calabasas HOA)	152. 8 acres
Commercial	4.9 acres

- b. The present and probable need for public facilities and the services in the area.

The Mont Calabasas Homeowners Association (HOA) provides sufficient basic services such as drainage, sanitation, and street maintenance. All other services are either already provided by the City or provided through the same provider the City contracts with. Since no growth is anticipated, there is no need for increased services or facilities within the affected territory.



- c. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The City of Calabasas provides a broad range of services to its residents that include law enforcement, library, parks and recreation, community planning and development, and public works and street maintenance services. The City provides adequate capacity and adequate service delivery to its residents.

- d. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The Mont Calabasas community is an extension of the City of Calabasas. The proposal area is part of the City's social and economic community of interest. The *Las Virgenes Municipal Service Review* identified the Mont Calabasas community for future annexation to the City. Direct access to the area is through the adjacent City, from Las Virgenes Road and Thousand Oaks Boulevard. Residents of the proposed annexation area also utilize many of the facilities and services provided by the City.

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 493.4 acres, is inhabited, and is assigned the following short form designation:

“City of Calabasas Annexation No. 2009-09”

- 5. City of Calabasas Annexation No. 2009-09 is hereby approved, subject to the following terms and conditions:
  - a. Annexation of the affected territory described in Exhibits A and B to the City of Calabasas.
  - b. Detachment of the affected territory from County Road District No. 3.
  - c. Withdrawal of affected territory from County Lighting and Maintenance District 1687.

- d. Exclusion of affected territory from County Lighting District LLA-1, Unincorporated Zone.
- e. Upon the effective date of the annexation, the City of Calabasas shall succeed to the benefits and be bound by the obligations and duties of the County of Los Angeles with respect to all Los Angeles County Department of Public Works Multiple Agreements, Faithful Performance Bonds, and Labor and Material Bonds pertaining to Tract No. 45342, and the County of Los Angeles shall be relieved of any obligation under those agreements and bonds which is within the legal power of the City of Calabasas to perform. The City of Calabasas shall indemnify and hold the County of Los Angeles harmless from any claims or actions based on the City of Calabasas's failure to fulfill or enforce any such terms and conditions of said agreements or bonds.
- f. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- g. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Calabasas, except for those properties to be retained by the County and specifically listed below:
  - i) The County of Los Angeles shall retain control of the Las Virgenes Creek Trail easement and trail alignment.

- h. Upon the effective date of the annexation, the City of Calabasas shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- i. Upon the effective date of the annexation, the City of Calabasas shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County of Los Angeles; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal



Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- j. The City of Calabasas agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- k. The effective date of the annexation shall be the date of recordation.
- l. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Calabasas.
- m. The regular County assessment roll shall be utilized by the City of Calabasas.
- n. The territory will not be taxed for existing bonded indebtedness of the City of Calabasas.
- o. Except to the extent in conflict with a through n, above, the general terms and conditions contained in 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.

6. The Commission hereby sets the protest hearing for June 8, 2011 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution provided in Government Code Section 56882.

PASSED AND ADOPTED this 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

**PAUL NOVAK, Executive Officer**

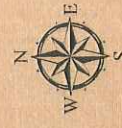


Current SOI Boundary - City of Calabasas

APNs:  
 2052 004 009-034, 036, 900  
 2052 005 054, 055, 901, 903-905  
 2052 033 016, 019-051, 055-073, 075-077, 079, 080  
 2052 044 001-022  
 2052 045 001-021, 023, 024, 900  
 2052 046 001, 002, 005-007

City of Calabasas SOI Boundary  
 after Commission Approval

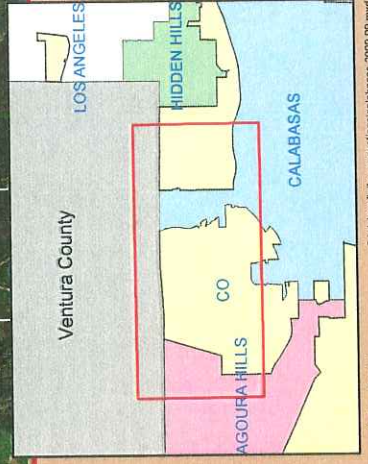
# SOI Amendment & Annexation No. 2009-09 (Mont Calabasas)



LAFCO  
 Local Agency Formation Commission  
 For the County of Los Angeles



- City of Calabasas
- Unincorporated County Territory
- Annexation 2009-09
- City of Calabasas SOI



April 13, 2011  
 C:\gl\mcity\annexations\calabasas\_2009-09.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 3.b.**

#### **Annexation No. 714 to County Sanitation District No. 21**

The following item is a proposal requesting annexation of approximately 0.557± acres of uninhabited territory to Los Angeles County Sanitation District No. 21. The District, as the applicant of record, adopted a resolution initiating proceedings on April 25, 2007.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

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

**Location:** The affected territory is located on Lamonette Street approximately 350 feet east of Padua Avenue, all within the City of Claremont.

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

1. ***Population:*** The current population is 1.
2. ***Registered Voters/Landowners:*** Carroll T. Anderson.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [E-7, 40,000]; Single Family Residential Estate with a minimum lot size of 40,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$56,880. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 21.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The proposed annexation 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.



**Conclusion:** Should the subject territory not be annexed into the District, the land owner would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 714 to County Sanitation District No. 21
4. Pursuant to Government Code Section 57002, set June 8, 2011 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 714 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 the one existing single-family home; and

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

WHEREAS, the territory consists of 0.557± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 714 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 April 13, 2011, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.



NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 714 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.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 June 8, 2011 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 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

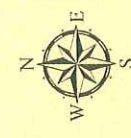
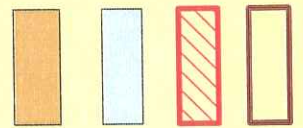
**PAUL A. NOVAK, Executive Officer**



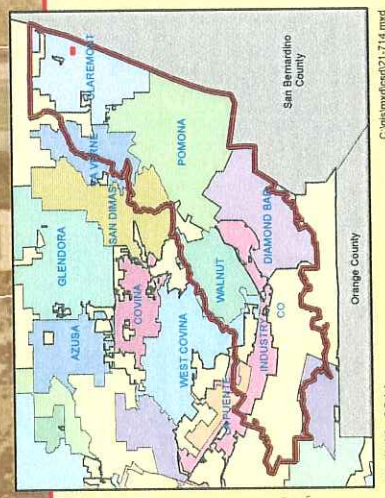


# Annexation No. 714 County Sanitation District No. 21

- Los Angeles County  
Sanitation District No. 21
- City of Claremont
- CSD Annexation 21-714
- Sphere of Influence, CSD 21



**LAFCO**  
Local Agency Formation Commission  
For the County of Los Angeles



April 13, 2011  
C:\gms\ladd\21-714.mxd



## **Staff Report**

**April 13, 2011**

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

#### **Annexation No. 715 to County Sanitation District No. 21**

The following item is a proposal requesting annexation of approximately 1.942± acres of uninhabited territory to Los Angeles County Sanitation District No. 21. The District, as the applicant of record, adopted a resolution initiating proceedings on February 28, 2007.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

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

**Location:** The affected territory is located on Blue Sky Road at its intersection with Turnbull Canyon Road, all within the unincorporated area of Hacienda Heights.

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

1. ***Population:*** The current population is 4.
2. ***Registered Voters/Landowners:*** Maria Gutierrez, Robert E. Brooks.
3. ***Topography:*** The topography is Sloping.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1]; Light Agricultural. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$1,193,936. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 21.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.



**Conclusion:** Should the subject territory not be annexed into the District, the land owner would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 715 to County Sanitation District No. 21
4. Pursuant to Government Code Section 57002, set June 8, 2011 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING**  
**"ANNEXATION NO. 715 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 unincorporated area of Hacienda Heights; 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 1.942± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 715 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 April 13, 2011, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 715 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.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 June 8, 2011 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 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

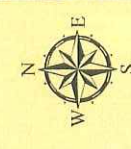
**PAUL A. NOVAK, Executive Officer**



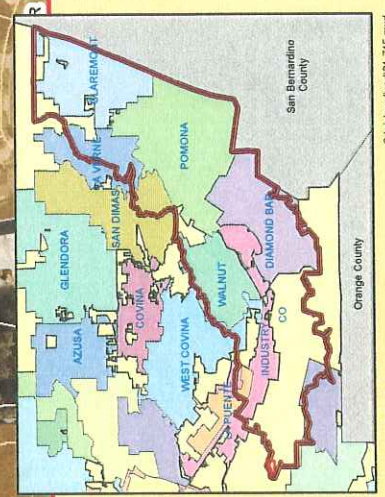


# Annexation No. 715 County Sanitation District No. 21

- Los Angeles County Sanitation District No. 21
- Unincorporated County Territory
- CSD Annexation 21-715
- Sphere of Influence, CSD 21



**LAFCO**  
Local Agency Formation Commission  
For The County of Los Angeles



April 13, 2011  
C:\gim\lafd\21-715.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item 3.d.**

#### **Fiscal Year 2011-12 Proposed Budget**

##### **Background**

Pursuant to Government Code Sections 56381, LAFCO must adopt a proposed budget by May 1st and a final budget by June 15th of each year, after conducting a noticed public hearing. At a minimum, the proposed and final budget shall be equal to the budget adopted for the previous fiscal year, unless the commission finds that reduced staffing or program costs will nevertheless allow the commission to fulfill its purposes and programs.

LAFCO's budget is funded primarily by the County, City of Los Angeles, and cities and independent special districts in Los Angeles County. LAFCO also receives revenue through application fees and interest earnings. The Commission budgets in accordance with prescribed funding sources.

Upon adoption of the proposed budget staff will submit the budget to the funding agencies for their review and comments.

##### **Workload and Staffing Projections**

###### **Staffing**

The projected budget of \$554,100 for Salaries funds a staff of 7 full-time positions. Continuance of the current staffing level will allow the Commission to achieve its core responsibilities of reviewing and processing jurisdictional proposals in a thorough, accurate and expeditious manner.

###### **Workload**

The second cycle of the five-year mandated Municipal Service Reviews/Sphere of Influence updates is an ongoing process that will continue through the third quarter of Fiscal Year 2011-12. Additionally, staff continues its efforts to facilitate completion on the East Los Angeles Incorporation proposal. Through the third quarter of the current fiscal year 35 district and 4 city proposals have been received. By the end of the year staff projects an additional 16 proposals will be received. Other projects on the schedule involve overhauling the web-site; updating the LAFCO guidelines; and developing accounting, personnel, and procedures policy manuals.



**Assessments:**

There has been wide variance in the assessments placed upon the County, cities, and special districts over the last eight fiscal years:

FY 2003-2004:	\$ 903,090
FY 2004-2005:	\$1,092,499
FY 2005-2006:	\$1,092,351
FY 2006-2007:	\$ 899,821
FY 2007-2008:	\$ 968,680
FY 2008-2009:	\$ 865,811
FY 2009-2010:	\$ 808,181
FY 2010-2011:	\$ 658,363

Staff was unable to identify the justification for the significant fluctuations in assessments over the past eight years. These changes present significant challenges in terms of planning and budgeting—both for the three parties which pay the assessments (the County, the 88 cities, and the 54 independent special districts) and for LAFCO staff in terms of long-range planning. In order to provide more certainty to the agencies that support LAFCO, staff is of the opinion that there should be more consistency in annual assessments.

Staff is proposing that the FY 2011-2012 assessments shall be \$850,657. This number reflects the following:

- Utilize an “average” assessment of six of the last eight years.
- Exclude in the “average” calculation the two fiscal years with exceptionally high assessments (Fiscal Years 2004-05 and 2005-06, at nearly \$1.1 million).
- Include in the “average” calculation the two fiscal years with relatively low assessments (FY 2009-2010 and FY 2010-11) in the calculation.

Although this fiscal year’s assessments would be increased over the previous fiscal year, assessments would remain lower than six of the last eight years.

Staff’s intent is as follows:

- Provide some consistency to assessments on a year-to-year basis.
- Work diligently over the next two upcoming fiscal years (FY 2012-2013 and FY 2013-2014) to identify a good “average” or “baseline” level of assessments.
- Establish the baseline level of assessments no later than FY 2013-2014.
- Implement an annual, modest adjustment based on an established standard (i.e., Los Angeles area CPI) for annual adjustments, capped at a 5% maximum increase.

- Implement a periodic (suggested every 5-years) intense review of the assessments to see if a more significant adjustment would be required (i.e., FY 2012-2013, then FY 2017-18, then FY 2012-2013, etc.).

In all cases, any change in the assessments would be agendized every April/May in the Commission's consideration of the annual budget.

### **Fees:**

LAFCO last adjusted its filing/application fees in early 2006. Staff is not proposing any change in the fee schedule for LAFCO, reflecting two issues: one, public agencies (cities and special districts) pay the majority of LAFCO application fees, and these same agencies already pay the assessments that form the basis of LAFCO's budget; and two, assessments are proposed to be increased this year (see above).

Staff expects to return to the Commission, sometime within the next year, with a proposal on creating a "cycle" for fee adjustments (similar to what is being proposed for assessments). It is staff's intent that the "cycle" (5 years) for significant changes to assessments and to fees be off-set from each other.

### **Unfunded Liabilities – GASB 45 - Other Postemployment Benefits (OPEB) Compliance**

GASB 45, is an accounting and financial reporting provision requiring government employers to accrue and report on the value of OPEB liabilities associated with other postemployment benefits (other than pension). Government entities with fewer than 100 plan members were required to be in full compliance in fiscal year 2009-10.

On March 28, 2011, the firm of James Marta & Company, CPAs, prepared a valuation, using data and assumptions enumerated in the attached report, to estimate OBEP liability. As of July 1, 2009, the estimated unfunded accrued OPEB liability is \$680,973. The annual required contribution is \$72, 671 (\$37,502-normal cost; \$35,169-amortization).

At the present, LAFCO does not have a cost-management solution in place to fund future OPEB liability for active employees. The annual cost for the sole retiree is paid on a pay-as you-go basis, at an annual cost of \$5,440.

It is the intent of Staff to meet with the Auditors to determine the most prudent method to fund the OPEB liability and avoid a future fiscal crisis.



### **Salaries & Employee Benefits 1000 Series**

#### Salaries - Account 1010: \$554,100

The salaries projection contemplates a 5% cost-of-living adjustment, which is the maximum allowed in the employment contract. The COLA is estimated at \$26,385. Although it is unlikely there will be an increase in the CPI index (if current trends continue), the budget nevertheless assumes the maximum increase for planning purposes.

#### Stipends – Account 1010: \$34,200

The FY 2011-12 budgeted allocations assumes there will be 15 commissioners in attendance at 12 regular and 2 special meetings. An additional \$2,700 is included for participation at LAFCO-related meetings.

#### Retirement – Account 1040: \$65,272

In the second quarter of FY 2010-11, the Los Angeles County Employee Retirement Association (which provides retirement benefits for LAFCO employees) increased retirement rates from an average rate of 10.46% to 12.65% of salaries paid plus those benefits identified as “earnable compensation.” The recommended budget allocation was increased to account for this rate change.

#### Other Postemployment Benefits: \$5440

LAFCO like many governmental agencies provide postemployment health care to its retirees. Since the release of GASB 45 in 2004 two employees have retired, however only one elected to receive OPEB benefits. The other retiree is covered under Medicare. The annual required contribution to fund the sole retiree’s OPEB is \$5440.

#### Group Health Insurance – Account 1045: \$107,100

This account allocates full premium subsidy for 7 full-time employees and eligible family members enrolled in the County sponsored medical and dental plans (as required by existing employment contracts). The increase over last year reflects increased rates charged by LAFCO’s insurance carriers.

#### Vacation/Sick Buy-out – Account 1050: \$14,000

The existing employment contracts allow employees to convert up to 3 days sick and 50% of the accrued vacation time every six months.

#### Worker’s Compensation – Account 1060: \$8,100

LAFCO contracts with Alliant Insurance Services, Inc. to secure worker’s compensation insurance through the Special District Risk Management Authority (SDRMA), a joint powers authority. During the 2010-11 plan year the coverage for Classification 8742-P- District Directors was incorporated into the policy. This action resulted in a final audited premium increase of slightly less than \$1,300 over the FY 2010-11 projections of \$6,802.



### **Office Expense – 2000 Series**

#### **Rent – Account 2010: \$90,000**

The current office lease provide for an automatic 3% increase each year. The next increase scheduled for November 1, 2011 will result in a \$208 monthly increase. There is also a monthly charge of \$107 for storage space (\$1,248/year). The leasing agreement is set to expire on December 31, 2011.

#### **Communications – Account 2020: \$8,500**

This account is utilized for local and long distance telephone services provided by the Polaris Company. It is also used for cellular phone services provided by AT&T.

#### **Supplies – Account 2030: \$7,000**

LAFCO utilizes a government contract with Office Depot to procure office supplies. The average monthly procurement activity for FY 2010-11 is approximately \$502 per month.

#### **Information Technology/Programming – Account 2040: \$6,500**

LAFCO contracts with Digital West for website hosting; and Google Apps for email services. Information technology services for normal operational activities are provided by Computer Troubleshooters. The company provides hardware/software troubleshooting and updates; as well as daily monitoring of the local area network.

#### **Equipment Rental/Lease – Account 2050: \$31,800**

LAFCO leases a color copier from Ricoh Corp., at a monthly rate of \$2,254, plus copy overages. This account is also utilized to lease a postage metering system from the NeoPost Company.

#### **Equipment Maintenance and Supplies – 2060: \$5,500**

This account supports equipment leased/purchased under Accounts 2050 and 5010. It accounts for the purchase of toner supplies, monthly preventative maintenance, and unanticipated service calls.

#### **Employee/Other Parking Fees – Account 2070: \$8,700**

This account is utilized to pay for employee parking, at a monthly rate of \$92.70 per space for 7 employees. The account is also utilized to purchase parking validations to offset parking costs for guests visiting the LAFCO office.

#### **Other Insurance – Account 2080: \$39,800**

This account is for property liability, general liability, and public officials and employees errors and omissions insurance, purchased through Alliant Insurance Service. Automobile and Life insurance policies are underwritten by reputable insurance companies.

Agency Membership Dues – 2090: \$9,500

This account is for membership in professional associations. Dues for CALAFCO, the California Special District Association and the Association of California Water Agencies are not expected to increase.

Miscellaneous – Account 2100: \$4,000

This account is utilized for fees charged for environmental filing, as well as other services not otherwise categorized within the budget.

**Miscellaneous Expense 3000 Series**

Legal Notices – Account 3010: \$12,000

This account has been adjusted to account for anticipated increases in legal advertising and printing costs as the Commission begin consideration of municipal service reviews and sphere of influence updates, and the East Los Angeles Incorporation proposal.

Publications – Account 3020: \$600

This account covers the yearly costs for subscriptions to local newspapers; and other necessary publications utilized by staff or the Commission.

Postage – Account 3030: \$6,000

This account is utilized for US Postal Service, FedEx and United Parcel Service mail/package delivery services.

Audio-Visual Service – Account 3040: \$4,100

LAFCO contracts with the County Department of Internal Services to provide audio services at commission meetings. The current rate is \$225 per hour.

Printing Account – Account 3050: \$3,000

This account is for reproduction activity outside of the LAFCO office (Kinko's, Lievano, Inc., and Western Graphix).

Conferences/Travel, Commissioners - Account 3060: \$24,000

Commissioners are reimbursed for all reasonable and necessary expenses in connection with the conduct of LAFCO business, including travel, lodging, meals, gratuities and other related costs. Commissioners also receive reimbursement for miles driven to and from LAFCO meetings.

Conferences/Travel, Staff – Account 3065: 10,000

LAFCO employees are reimbursed for necessary travel expenses, based on established rates, in connection with attendance at LAFCO-related conferences/workshops; and staff enrichment training, authorized by the Executive Officer. Employees are also reimbursed for miles driven in the course of conducting LAFCO-related business (Executive Officer and Deputy Executive Officer excluded).



Auto Reimbursement – Account 3080: \$10,240

The budget appropriation was increased by \$6,240 to account for auto reimbursement authorized in the new Executive Officer's contract. The remaining \$4,000 is a budgeted allocation for the Deputy Executive Officer position.

Various Vendors – Account 3090: \$4,500

LAFCO contracts with local companies to provide recurring specialized services. The maximum monthly contract amount for any one company is \$150.

**Professional Services (Account Series - 4000)**

Legal Services – Account 4010: \$50,000

This account anticipates a moderate increase due to evolving proposal activity that will carry over into FY 2011-12.

Accounting & Bookkeeping - Account 4020: \$15,000

\$3,000 is allocated for monthly payroll processing through ADP. The remaining \$12,000 allocation will make possible the hiring of an independent bookkeeper, to provide an ongoing quarterly review of the financial records to ensure compliance with generally accepted accounting standards.

Contract Services - Account 4040: \$3,000

This account is utilized for outsourcing file scanning services to a licensed Laserfiche contractor, on an as needed basis.

Municipal Service Reviews – Account 4050: \$25,000

This is an ongoing process that was initiated in FY 2010-11 and will continue into FY 2011-12.

**Capital Costs – Series 5000**

Computer/Copier/Misc Equipment – Account 5010: \$3,000

This account is in place should it become necessary to replace equipment that has reached its useful life expectancy. The recommended appropriation is unchanged from the prior fiscal year.

Capital costs associated with the proposed office relocation: \$47,500

Since April 2010 staff has engaged the services of a broker to actively pursue suitable office space in the Pasadena and downtown Los Angeles areas that is in close proximity to rail and light rail public transportation (the current location in Glendale is not convenient to a rail stop). Potential sites under review include the Gateway Plaza owned by LACERA and an office complex owned by Operating Engineers – Local 12 (both located in Pasadena), the Los Angeles Federal Credit Union Building in Downtown Los Angeles, and remaining in the existing location in Glendale.

A one-time budget allocation of \$47,500 is required to cover moving expenses, tenant improvements, equipment installation and the purchase of additional furniture for an expanded reception area.



### **Contingency Account - 7000**

The contingency account is designed for unexpected expenditures. The appropriation for contingency is \$61,222 or 5 percent of appropriations, which has been past practice.

### **Revenue – Series 8000**

#### **Filing & Processing Fees – Account 8010: \$125,000**

Although the current realized fee revenues support the FY 2010-11 projections of \$150,000, the slow economic recovery is a safe indicator that fee revenue will be on the down turn during FY 2011-12. In response, we have reduced the projected fee revenue from \$150,000 to \$125,000.

#### **FY 2010-11 Fund Balance Carry-over: \$150,000**

Government Code §56381(c) provides ...“If at the end of the fiscal year, the Commission has funds in excess of what it needs, the Commission may retain those funds and calculate them into the following fiscal year’s budget.” The actual FY 2010-11 fund balance is not known at this time. However, based on a comparison of the beginning year fund balance and 3<sup>rd</sup> Quarter actual, an assumption can be made that the available fund balance will be in excess of \$150,000.

Any funds remaining from the prior year, or any portion thereof, can be used to offset the FY 2011-12 revenues, thereby reducing the revenues to be collected from the funding agencies; or the alternative would be to transfer an amount equal to the remaining FY 2010-11 fund balance into the reserve account.

Staff is therefore recommending that the projected FY 2010-11 remaining fund balance be used to offset FY 2011-12 costs allocated to the funding agencies.

### **Recommended action:**

1. Open budget hearing and close hearing after receiving public comments.
2. Approve the attached Proposed Budget for Fiscal Year 2011-12.
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget to all independent special districts, cities, and the County of Los Angeles for their comments.
4. Set May 25, 2011 for hearing on adoption of the Final Budget for Fiscal Year 2011-12.

## LAFCO PROPOSED BUDGET - FISCAL YEAR 2011-2012

<u>Acct No.</u>	<u>EXPENSES</u>	<u>Budget 2010-11</u>	<u>Budget 2011-12</u>	<u>Budget Difference</u>
<b>1000</b>	<b>Salaries &amp; Employee Benefits</b>			
1010	Employee Salaries (Note #1)	\$ 550,000.00	\$ 554,085.00	\$ 4,085.00
1020	Stipends	\$ 31,800.00	\$ 34,200.00	\$ 2,400.00
1030	Payroll Taxes	\$ 8,000.00	\$ 7,000.00	\$ (1,000.00)
1040	Retirement	\$ 55,000.00	\$ 65,272.00	\$ 10,272.00
1042	Other Post Employment Benefits (OPEB)	\$ -	\$ 5,440.00	\$ 5,440.00
1045	Health Insurance	\$ 93,220.00	\$ 107,100.00	\$ 13,880.00
1050	Vacation/Sick Leave Buy Back	\$ 7,000.00	\$ 14,000.00	\$ 7,000.00
1060	Workmans Compensation Insurance	\$ 6,802.00	\$ 8,100.00	\$ 1,298.00
	<b>Total Salaries &amp; Employee Benefits</b>	<b>\$ 751,822.00</b>	<b>\$ 795,197.00</b>	<b>\$ 43,375.00</b>
<b>2000</b>	<b>OFFICE EXPENSE</b>			
2010	Rent	\$ 83,000.00	\$ 90,000.00	\$ 7,000.00
2020	Communications	\$ 8,000.00	\$ 8,500.00	\$ 500.00
2030	Supplies	\$ 5,000.00	\$ 7,000.00	\$ 2,000.00
2040	Information Technology/Programming	\$ 7,000.00	\$ 6,500.00	\$ (500.00)
2050	Equipment lease	\$ 32,700.00	\$ 31,800.00	\$ (900.00)
2060	Equipment Maintenance and Supplies	\$ 6,000.00	\$ 5,500.00	\$ (500.00)
2070	Employee / Other Parking Fees	\$ 8,700.00	\$ 7,800.00	\$ (900.00)
2080	Other Insurance	\$ 37,700.00	\$ 39,800.00	\$ 2,100.00
2090	Agency Membership Dues	\$ 9,100.00	\$ 9,500.00	\$ 400.00
2100	Miscellaneous	\$ 6,500.00	\$ 4,000.00	\$ (2,500.00)
	<b>Total Office Expense</b>	<b>\$ 203,700.00</b>	<b>\$ 210,400.00</b>	<b>\$ 6,700.00</b>
<b>3000</b>	<b>MISCELLANEOUS EXPENSE</b>			
3010	Legal Notices	\$ 10,000.00	\$ 12,000.00	\$ 2,000.00
3020	Publications	\$ 3,000.00	\$ 600.00	\$ (2,400.00)
3030	Postage	\$ 7,000.00	\$ 6,000.00	\$ (1,000.00)
3040	Audio/Visual Services	\$ 3,000.00	\$ 4,100.00	\$ 1,100.00
3050	Printing	\$ 3,000.00	\$ 3,000.00	\$ -
3060	Conferences/Travel - Commissioners	\$ 24,000.00	\$ 24,000.00	\$ -
3065	Conferences/Travel - Staff	\$ 8,000.00	\$ 10,000.00	\$ 2,000.00
3070	Auto - Fuel & Maintenance	\$ 3,000.00	\$ -	\$ (3,000.00)
3080	Auto - Reimbursement	\$ 4,000.00	\$ 10,240.00	\$ 6,240.00
3090	Various Vendors	\$ 3,000.00	\$ 4,500.00	\$ 1,500.00
	<b>Total Miscellaneous Expense</b>	<b>\$ 68,000.00</b>	<b>\$ 74,440.00</b>	<b>\$ 6,440.00</b>
<b>4000</b>	<b>PROFESSIONAL SERVICES</b>			
4010	Legal services	\$ 35,000.00	\$ 50,000.00	\$ 15,000.00
4020	Accounting & Bookkeeping	\$ 35,000.00	\$ 15,000.00	\$ (20,000.00)
4030	Special Studies Consultant	\$ 3,000.00	\$ -	\$ (3,000.00)
4040	Contract Services	\$ 3,000.00	\$ 3,000.00	\$ -
4050	Municipal Service Reviews	\$ 20,000.00	\$ 25,000.00	\$ 5,000.00
	<b>Total Professional Services</b>	<b>\$ 96,000.00</b>	<b>\$ 93,000.00</b>	<b>\$ (3,000.00)</b>



## LAFCO PROPOSED BUDGET - FISCAL YEAR 2011-12

<u>Acct No.</u>	<u>Budget</u> <u>2010-11</u>	<u>Budget</u> <u>2011-12</u>	<u>Budget</u> <u>Difference</u>	
<b>5000 CAPITAL COSTS</b>				
5010 Computer/Copier/Misc. Equipment	\$ 5,000.00	\$ 3,000.00	\$ (2,000.00)	
5020 Office Furniture	\$ 2,000.00	\$ 5,000.00	\$ 3,000.00	
5025 Office Relocation	\$ -	\$ 15,000.00	\$ 15,000.00	
5030 Tenant Improvements	\$ 1,000.00	\$ 25,000.00	\$ 24,000.00	
5040 Telephone Installation	\$ 800.00	\$ -	\$ (800.00)	
5050 Equipment Installation	\$ 500.00	\$ 2,500.00	\$ 2,000.00	
6000 Automobile	\$ 22,000.00	\$ -	\$ (22,000.00)	
<b>Total Capital Costs</b>	<b>\$ 31,300.00</b>	<b>\$ 50,500.00</b>	<b>\$ 19,200.00</b>	
 <b>7000 Contingency @ 5.0%</b>	 \$ 57,541.10	 \$ 61,176.85	 \$ 3,635.75	
 <b>Subtotal Expense (Accounts 1000 - 7000)</b>	 <b>\$ 1,208,363.10</b>	 <b>\$ 1,284,713.85</b>	 <b>\$ 76,350.75</b>	
 <b>8000 REVENUE</b>				
8010 Filing & Process Fees	\$ 150,000.00	\$ 125,000.00	\$ (25,000.00)	
8020 FY 2010-11 Carryover	\$ 400,000.00	\$ 150,000.00	\$ (250,000.00)	
8030 Transfer from Investment Pool	\$ -	\$ 159,056.85	\$ 159,056.85	
<b>Net Operating Cost</b>	<b>\$ 658,363.10</b>	<b>\$ 850,657.00</b>	<b>\$ 192,293.90</b>	
 <b>LOCAL AGENCY APPORTIONMENT</b>				
County of L.A.:	38.462%	\$ 253,219.62	\$ 327,179.70	\$ 73,960.08
City of L.A. :	15.385%	\$ 101,289.16	\$ 130,873.58	\$ 29,584.42
87 Other Cities:	23.077%	\$ 151,930.45	\$ 196,306.12	\$ 44,375.66
54 Ind.Spec.Dist:	23.077%	\$ 151,930.45	\$ 196,306.12	\$ 44,375.66
<b>Total Allocated Costs</b>	<b>100%</b>	<b>\$ 658,369.68</b>	<b>\$ 850,665.51</b>	<b>\$ 192,295.82</b>

Note #1: For budgetary purposes 2011-12 employee salaries reflect a 5% COLA increase.

c:\document\budget\FY 2011-12 Proposed Budget

## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.a.**

#### **Annexation No. 330 to County Sanitation District No. 14**

The following item is a proposal requesting annexation of approximately 9.367± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on March 26, 2008.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of three parcels, two with existing single-family homes, and one being developed to include one proposed single-family home, all located within a residential area.

**Location:** The affected territory consists of three Parcels. Parcel 1 is located at the northwest corner of Avenue N-8 and 40<sup>th</sup> Street West; Parcel 2 is located at the northwest corner of Avenue N-8 and 38<sup>th</sup> Street West; and Parcel 3 is located at the northeast corner of Avenue N-8 and 36<sup>th</sup> Street West. All parcels are within unincorporated Los Angeles County.

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

1. ***Population:*** The current population is 4.
2. ***Registered Voters/Landowners:*** There are numerous owners of land.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-2-2]; Heavy Agricultural, with a minimum lot size of two acres. The present land use is residential and vacant residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$1,491,115. The affected agencies have adopted a negotiated tax exchange resolution.



8. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The proposed annexation of the parcels with the two existing single-family homes 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. The proposed annexation of the parcel proposed to be developed with a single-family home is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of construction 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 330 to County Sanitation District No. 14.



**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 330 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 two existing single-family homes and one proposed single-family home; and

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

WHEREAS, the territory consists of 9.367± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 330 to County Sanitation District No. 14"; and

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

WHEREAS, on April 13, 2011, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) and 15319 (b).
3. Annexation No. 330 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 to the extent in conflict with a through c, above, the general terms and conditions contained in 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 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 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

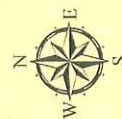
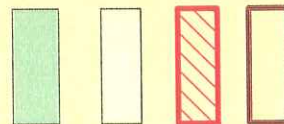
**PAUL A. NOVAK, Executive Officer**



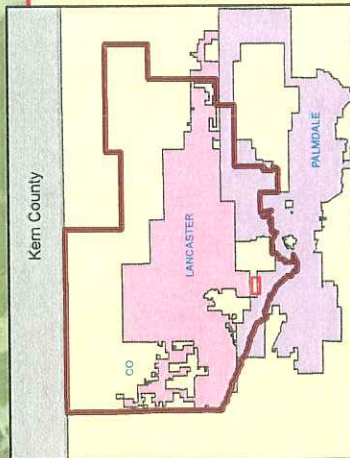


# Annexation No. 330 County Sanitation District No. 14

- Los Angeles County  
Sanitation District No. 14
- County Unincorporated Territory
- CSD Annexation 14-330
- Sphere of Influence, CSD



**LAFCO**  
Local Agency Formation Commission  
For The County of Los Angeles



April 13, 2011

C:\gis\wednesday\14-330.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.b.**

#### **Annexation No. 366 to County Sanitation District No. 14**

The following item is a proposal requesting annexation of approximately 15.015± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on August 27, 2008.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of vacant land, located within a vacant residential area. The territory is being developed to include 58 proposed single-family homes.

**Location:** The affected territory is located on Avenue K approximately 200 feet east of 60<sup>th</sup> Street West, all within City of Lancaster.

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

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** Lancaster 58 LLC.
3. ***Topography:*** The topography is flat.
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 land use in the surrounding territory is vacant.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$2,121,374. The affected agencies have adopted a zero tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The mitigated 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 366 to County Sanitation District No. 14.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 366 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 the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 58 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 15.015± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 366 to County Sanitation District No. 14"; and

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

WHEREAS, on April 13, 2011, 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. 366, 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 No. 061677 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. 366 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 to the extent in conflict with a through c, above, the general terms and conditions contained in 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 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 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

**PAUL A. NOVAK, Executive Officer**







## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.c.**

### **Annexation No. 404 to County Sanitation District No. 14**

The following item is a proposal requesting annexation of approximately 2.203± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on November 19, 2009.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

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

**Location:** The affected territory is located on Avenue 40<sup>th</sup> Street West approximately 600 feet north of Avenue N-8, all within unincorporated area of Los Angeles County.

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

1. ***Population:*** The current population is 4.
2. ***Registered Voters/Landowners:*** George Lane Family Trust.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-2-2]; Heavy Agricultural. With a two acre minimum lot size. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$175,300. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The proposed annexation 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

**Recommended Action:**

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 404 to County Sanitation District No. 14.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 404 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 area of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an 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 2.203± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 404 to County Sanitation District No. 14"; and

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

WHEREAS, on April 13, 2011, 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 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 404 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 to the extent in conflict with a through c, above, the general terms and conditions contained in 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 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. 2011-00RMD

Page 4

PASSED AND ADOPTED 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

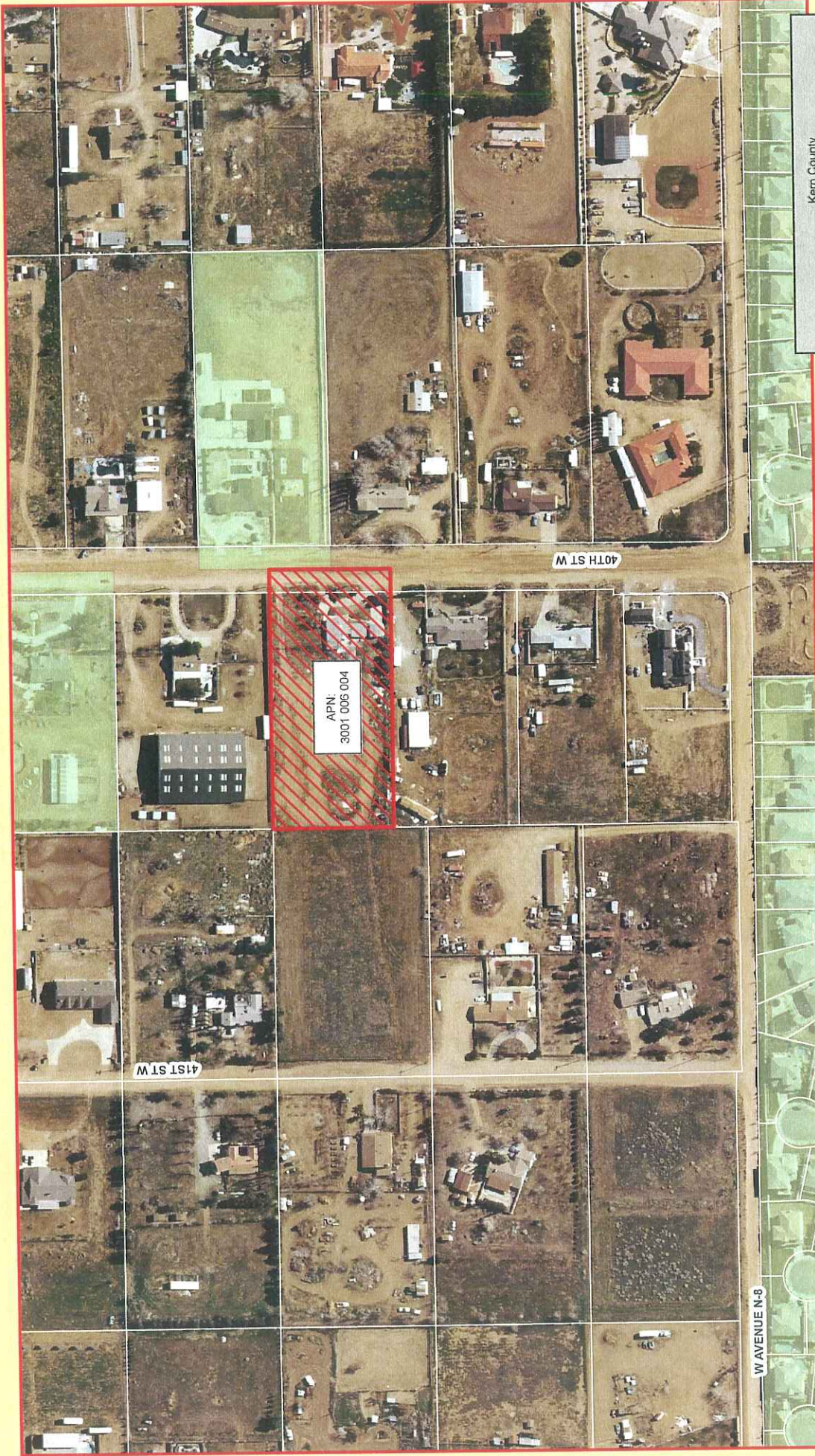
Abstain:

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

---

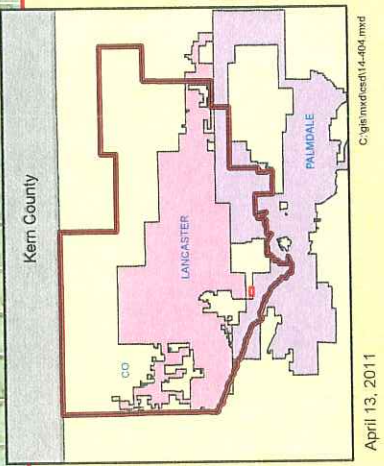
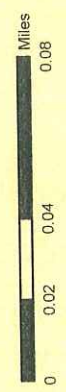
**PAUL A. NOVAK, Executive Officer**





# Annexation No. 404 County Sanitation District No. 14

- Los Angeles County Sanitation District No. 14
- County Unincorporated Territory
- CSD Annexation 14-404
- Sphere of Influence, CSD



April 13, 2011



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.d.**

### **Annexation No. 407 to County Sanitation District No. 14**

The following item is a proposal requesting annexation of approximately 1,057,994± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on October 28, 2009.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** The principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.

**Proposal Area:** The annexation consists of vacant high desert located in a rural agricultural area. The territory is currently being developed into agricultural/farming operations utilizing reclaimed wastewater.

**Location:** The affected territory is located between Avenue E, Avenue G, and 60<sup>th</sup> Street East and 90<sup>th</sup> Street East, all within the unincorporated Antelope Valley.

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

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** County Sanitation District No. 14.
3. ***Topography:*** The topography is generally flat with a slight slope toward Rosamond Dry.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1-1]; Light Agricultural, with a minimum lot size of 1 acre. There is no proposed change in zoning. The present land uses are vacant, residential and agricultural. The proposed land use is Agricultural operations utilizing reclaimed wastewater.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is agricultural, open space, and residential property to the north, south, east, and west.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$0. The affected agency has adopted a zero tax exchange resolution.



8. ***Governmental Services and Control, Availability and Adequacy:*** The present area is not currently serviced by the District. No sewerage service is planned for the near future. However the area was included in the future service area of the District and is required for the Districts' reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan and EIR.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The area will be maintained as agricultural lands. The annexation territory will not have an effect on open pace lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 407 to County Sanitation District No. 14.

**RESOLUTION NO. 2011-00RMD**  
**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. 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 county territory; and

WHEREAS, The principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant 2020 Facilities Plan; 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 1,057,994± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 407 to County Sanitation District No. 14"; and

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

WHEREAS, on April 13, 2011, 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. 407, 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 Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County 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. 407 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. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 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 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

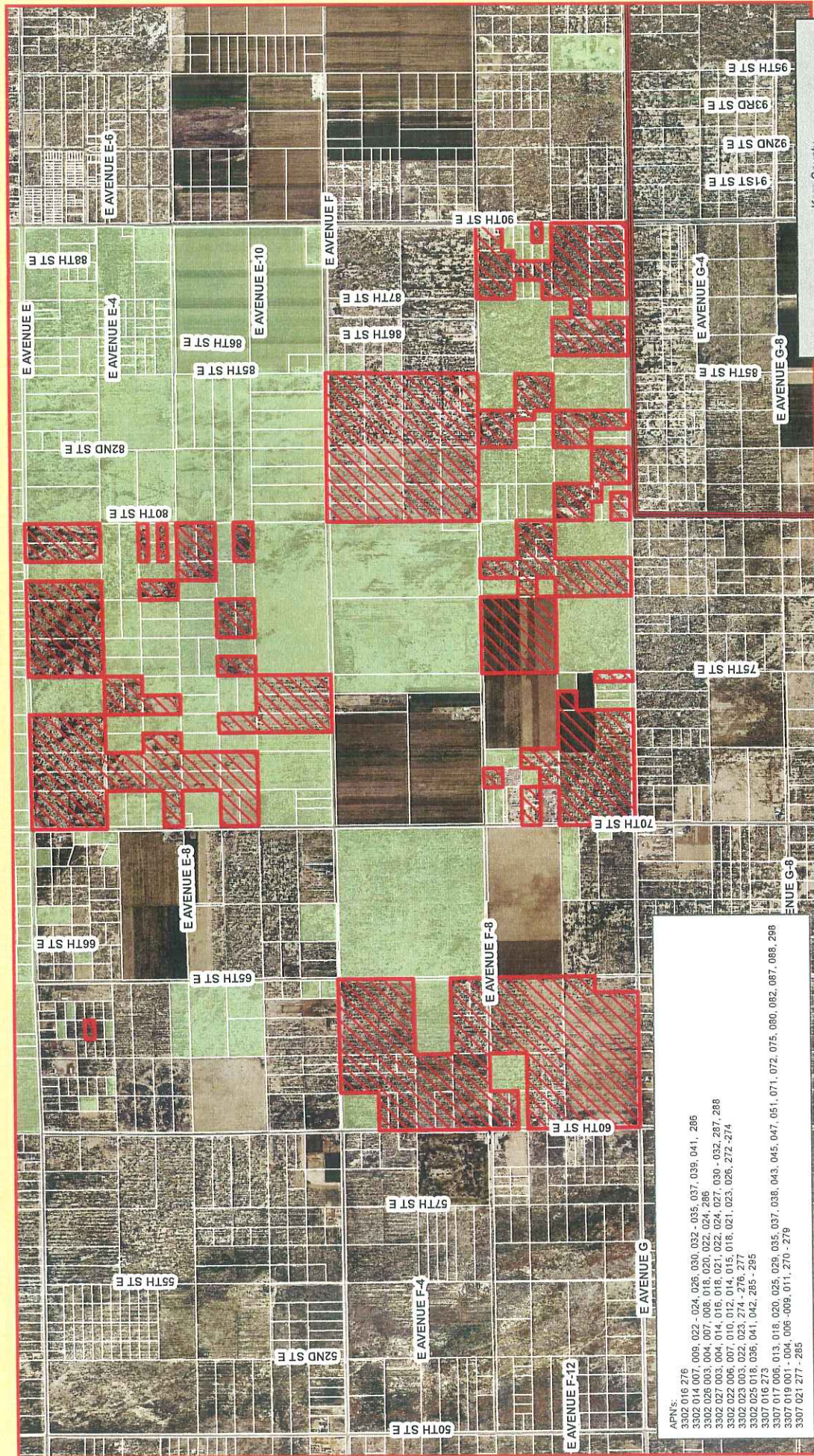
Abstain:

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

---

**PAUL A. NOVAK, Executive Officer**

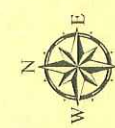
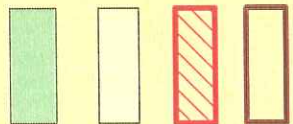




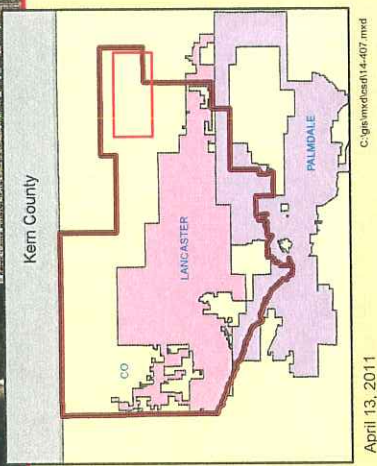
APNs:  
 3302 016 276  
 3302 014 007, 008, 022 - 024, 026, 030, 032 - 035, 037, 039, 041, 286  
 3302 026 003, 004, 007, 008, 018, 020, 022, 024, 286  
 3302 027 003, 004, 014, 016, 018, 021, 022, 024, 027, 030 - 032, 287, 288  
 3302 022 006, 007, 010, 012, 014, 015, 018, 021, 023, 026, 272 - 274  
 3302 023 003, 022, 023, 274 - 276, 277  
 3302 025 018, 036, 041, 042, 285 - 295  
 3307 016 273  
 3307 017 006, 013, 018, 020, 025, 029, 035, 037, 038, 043, 045, 047, 051, 071, 072, 075, 080, 082, 087, 088, 298  
 3307 019 001 - 004, 006 - 009, 011, 270 - 279  
 3307 021 277 - 285

# Annexation No. 407 County Sanitation District No. 14

- Los Angeles County  
Sanitation District No. 14
- County Unincorporated Territory
- CSD Annexation 14-407
- Sphere of Influence, CSD



**LAFCO**  
 Local Agency Formation Commission  
 For The County of Los Angeles



April 13, 2011

C:\paved\ad14-407.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.e.**

#### **Annexation No. 408 to County Sanitation District No. 22**

The following item is a proposal requesting annexation of approximately 10.1± acres of uninhabited territory to Los Angeles County Sanitation District No. 22. The District, as the applicant of record, adopted a resolution initiating proceedings on December 17, 2009.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of vacant land, located within a vacant residential area. The territory is currently being developed to include a proposed home for the aged.

**Location:** The affected territory is located on Puente Street at its intersection with Reeder Avenue, all within the City of Covina.

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

1. ***Population:*** The current population is 0. The applicant estimated a population increase of 356 residents after development.
2. ***Registered Voters/Landowners:*** Masonic Homes of California.
3. ***Topography:*** The topography varies from 40 feet elevations.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RD-8500]; Low Density Residential. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and non-urban residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$127,900. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected territory is not currently being 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 affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 22.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County or City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The mitigated negative declaration adopted by the City of Covina is adequate for your 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 22 boundary.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 408 to County Sanitation District No. 22.

**RESOLUTION NO. 2011-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 408 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 Covina; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed home for the aged; 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 10.1± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 408 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 April 13, 2011, 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. 408, 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 Covina for approval of Site Plan Review 06-016(F), PCD 07-001, TPP 07-001 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. 408 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.
- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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. 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 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

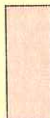



---

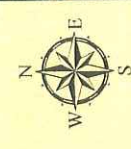
**PAUL A. NOVAK, Executive Officer**



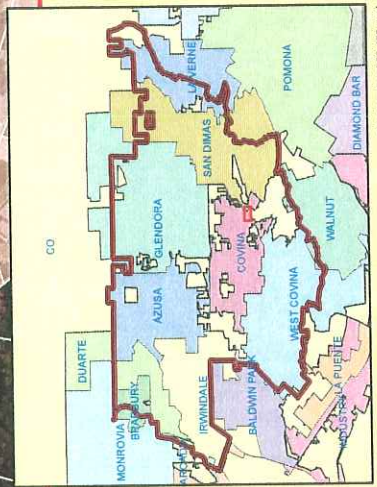


# Annexation No. 408 County Sanitation District No. 22

-  Los Angeles County Sanitation District No. 22
-  City of Covina
-  CSD Annexation 22-408
-  Sphere of Influence, CSD



**LAFCO**  
Local Agency Formation Commission  
For The County of Los Angeles



April 13, 2011  
C:\gm\modified\22-408.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.f.**

#### **Annexation No. 1006 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following item is a proposal requesting annexation of approximately 30.018± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on December 9, 2009.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real properties within the territory have requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of vacant land and is located within a vacant area. The territory is being developed to include a proposed elementary school.

**Location:** The affected territory is located approximately 500 feet southeast of Copper Hill Drive at its intersection with Haskell Canyon Road, all within the unincorporated area of Los Angeles County.

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

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** Saugus Union School District.
3. ***Topography:*** The topography is generally hilly.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-2-1] Heavy Agricultural, minimum of one acre and [A-2-2] Heavy Agricultural, minimum of two acres. The present land use is vacant. The proposed land use is for an educational facility.
5. ***Surrounding Land Use:*** The surrounding land use is residential and vacant residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$139,923. The affected agencies have adopted a negotiated tax exchange resolution.



8. ***Governmental Services and Control, Availability and Adequacy:*** The affected territory is not currently being serviced by the District. However, the area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD will have adequate capacity to collect, treat, and dispose of the wastewater generated by the affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of the SCVSD.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The mitigated negative declaration adopted by the Saugus Union School District is adequate for your 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Should the affected territory not be annexed into the SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the affected territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1006 to the SCVSD.



**RESOLUTION NO. 2011-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1006 TO  
SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY (SCVSD)"**

WHEREAS, the SCVSD adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the unincorporated area of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed elementary school; 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 30.018± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1006 to the SCVSD"; and

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

WHEREAS, on April 13, 2011, 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. 1006, 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 Saugus Union School District for approval of the Bouquet Canyon Elementary School Expansion Project, 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. 1006 to the SCVSD is hereby approved subject to the following terms and conditions:



- a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
  - b. The regular County assessment roll is utilized by the SCVSD.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 SCVSD.

6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD'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 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

**PAUL A. NOVAK, Executive Officer**





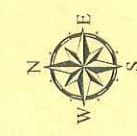
APN: 3244 035 902

Santa Clarita Valley Sanitation District  
of Los Angeles County

County Unincorporated  
Territory

CSD Annexation SCV-1006

Sphere of Influence, CSD SCV



**LAFCO**  
Local Agency Formation Commission  
For The County of Los Angeles

# Annexation No. 1006 Santa Clarita Valley County Sanitation District of Los Angeles County



April 13, 2011

C:\gis\mxd\scv-1006.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.g.**

#### **Annexation No. 1038 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following item is a proposal requesting annexation of approximately 1.014± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on March 11, 2009.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real properties within the territory have requested, in writing, that the District provide off-site sewage disposal service.

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

**Location:** The affected territory is located on Live Oak Springs Canyon Road approximately 100 feet east of Circle G Drive, all within the City of Santa Clarita.

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

1. ***Population:*** The current population is 4.
2. ***Registered Voters/Landowners:*** Joe J. Jr., and Victoria B. Gonzales.
3. ***Topography:*** The topography is generally flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RVL] -Residential Very Low Density. The present and proposed land use is Residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$718,200. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected territory is already being serviced by the SCVSD. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect treat, and dispose of the wastewater generated by the affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of the SCVSD.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.



**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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Should the affected territory not be annexed into the SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the affected territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1038 to the SCVSD.

**RESOLUTION NO. 2011-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1038 TO  
SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY (SCVSD)"**

WHEREAS, the SCVSD adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of Santa Clarita; 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 1.014± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1038 to the SCVSD"; and

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

WHEREAS, on April 13, 2011, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 1038 to the SCVSD is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
  - b. The regular County assessment roll is utilized by the SCVSD.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.



- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD'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. 2011-00RMD

Page 4

PASSED AND ADOPTED this 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:





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

---

**PAUL A. NOVAK, Executive Officer**



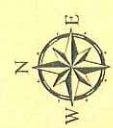


-  Santa Clarita Valley Sanitation District of Los Angeles County
-  City of Santa Clarita
-  CSD Annexation SCV-1038
-  Sphere of Influence, CSD SCV

Santa Clarita Valley Sanitation District  
of Los Angeles County

# Annexation No. 1038

## Santa Clarita Valley County Sanitation District of Los Angeles County



**LAFCO**  
Local Agency Financial Control  
For The County of Los Angeles



April 13, 2011

C:\gdm\mxd\scv-1038.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.h.**

#### **Annexation No. 1040 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following item is a proposal requesting annexation of approximately 8.924± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on March 11, 2009.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real properties within the territory have requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of an existing Metrolink Station located within an Industrial Area. The territory is being developed to include a proposed restroom facility.

**Location:** The affected territory is located at the northwest corner of Weyerhaeuser Way and Via Princessa, all within the City of Santa Clarita.

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

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** City of Santa Clarita.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [BP]-Business Park. The present and proposed land use is Residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential, vacant and industrial.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$0. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect treat, and dispose of the wastewater generated by the affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of the SCVSD.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The affected territory is categorically exempt from the provisions of the CEQA pursuant to CEQA Guidelines Section 15319(b) because it consists of an annexation of small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303(a).



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

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

**Conclusion:** Should the affected territory not be annexed into the SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the affected territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1040 to the SCVSD.

**RESOLUTION NO. 2011-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1040 TO  
SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY (SCVSD)"**

WHEREAS, the SCVSD adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed restroom facility at a Metrolink Station; and

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

WHEREAS, the territory consists of 8.924± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1040 to the SCVSD"; and

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

WHEREAS, on April 13, 2011, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b).
3. Annexation No. 1040 to the SCVSD is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
  - b. The regular County assessment roll is utilized by the SCVSD.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.

- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 SCVSD.
- 6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD'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. 2011-00RMD

Page 4

PASSED AND ADOPTED this 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

**PAUL A. NOVAK, Executive Officer**



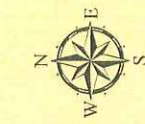


Santa Clarita Valley Sanitation District  
of Los Angeles County

City of Santa Clarita

CSD Annexation SCV-1040

Sphere of Influence, CSD SCV



**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles

## Annexation No. 1040

### Santa Clarita Valley County Sanitation District of Los Angeles County



April 13, 2011

C:\gamedev\dev-1040.mxd



## **Staff Report**

**April 13, 2011**

### **Agenda Item No. 4.i.**

#### **Annexation No. 1044 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following item is a proposal requesting annexation of approximately 0.291± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on May 13, 2009.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real properties within the territory have requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of one existing fourplex located within a residential area.

**Location:** The affected territory is located on Scherzinger Lane approximately 400 feet east of Sierra Highway, all within the City of Santa Clarita.

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

1. ***Population:*** The current population is 10.
2. ***Registered Voters/Landowners:*** Dr. Ana Dwork, Dwork Family Living Trust.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RS]-Residential Suburban. The present and proposed land use is Residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and commercial.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$450,000. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD has adequate capacity to collect treat, and dispose of the wastewater generated by the affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of the SCVSD.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.



**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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Should the affected territory not be annexed into the SCVSD, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the affected territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1044 to the SCVSD.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1044 TO**  
**SANTA CLARITA VALLEY SANITATION DISTRICT**  
**OF LOS ANGELES COUNTY (SCVSD)"**

WHEREAS, the SCVSD adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing fourplex; 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 0.291± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1044 to the SCVSD"; and

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

WHEREAS, on April 13, 2011, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 1044 to the SCVSD is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
  - b. The regular County assessment roll is utilized by the SCVSD.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.



- d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in 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 SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD'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. 2011-00RMD  
Page 4

PASSED AND ADOPTED this 13<sup>th</sup> day of April 2011.

Ayes:

Noes:

Absent:

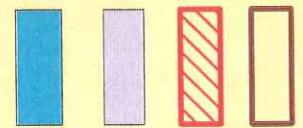
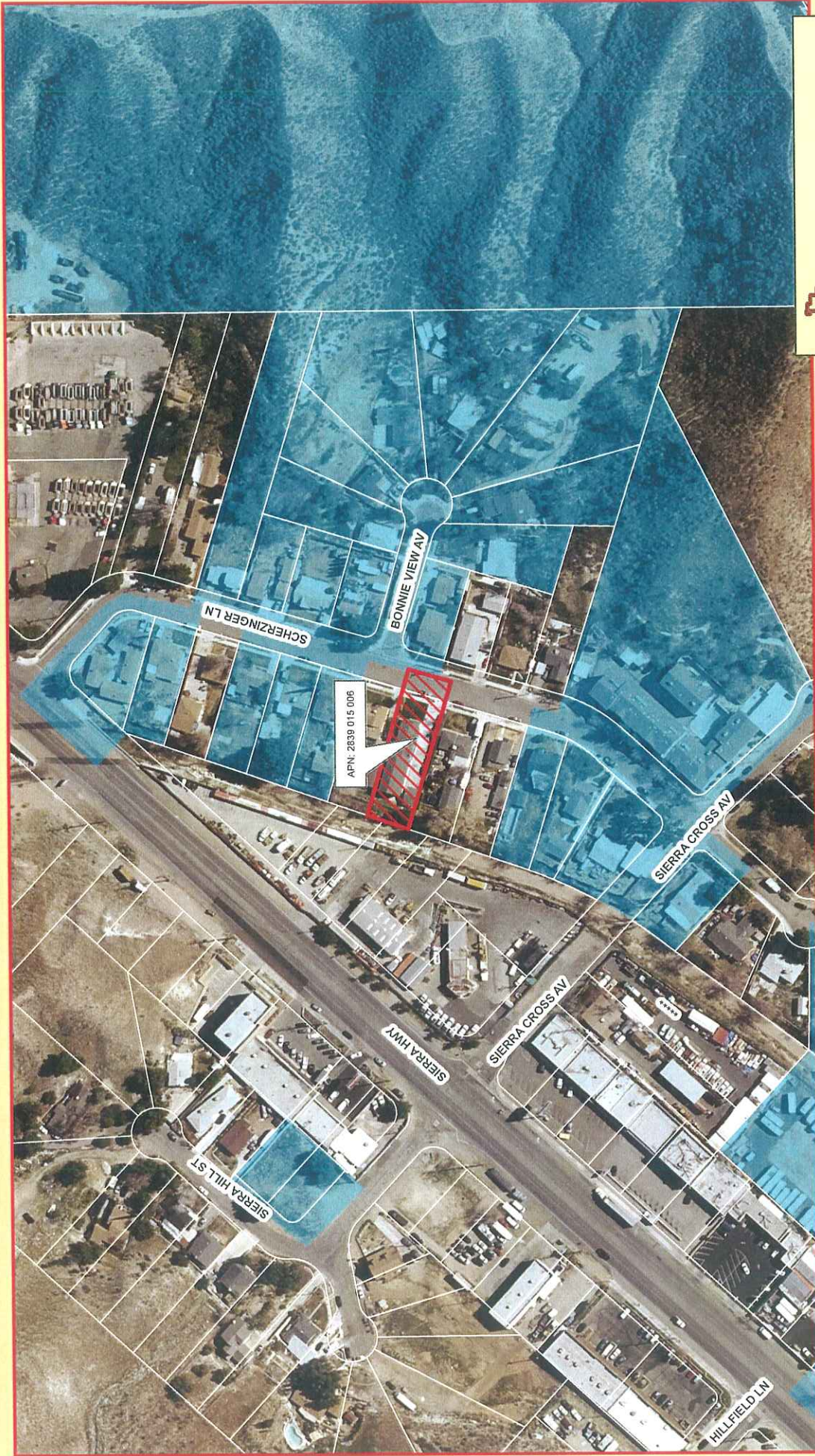
Abstain:

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

---

**PAUL A. NOVAK, Executive Officer**



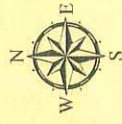


Santa Clarita Valley Sanitation District  
of Los Angeles County

City of Santa Clarita

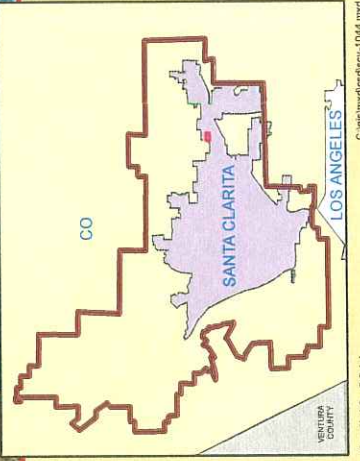
CSD Annexation SCV-1044

Sphere of Influence, CSD SCV



**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles

# Annexation No. 1044 Santa Clarita Valley County Sanitation District of Los Angeles County



April 13, 2011

C:\gdm\lsc\fig\1044.mxd



## **Staff Report**

**April 13, 2011**

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

#### **Process for Selection of Alternate Public Member**

**Background:** The Local Agency Formation Commission for the County of Los Angeles consists of nine regular members and six alternate members. One of the regular members (and one of the alternate members) represents the general public.

Pursuant to Government Code §56334, the term of office of each member is four years and until the appointment of his or her successor. The expiration date of the term of office of each member is the first Monday in May in the year in which the term of the member expires.

Any vacancy in the membership of the Commission shall be filled for the unexpired term by appointment by the body which originally appointed the member whose office has become vacant. Since the term of the Alternate Public Member expires on May 1, 2012, the term of the new appointment would be until that date.

The members representing the public are appointed by the other members of the Commission.

Pursuant to Government Code §56331, no person appointed as a public member or alternate public member shall be an officer or employee of the county or any city or district with territory in the county.

**Process for Selection of Alternate Public Member:** The Cortese-Knox-Hertzberg Local Government Reorganization Act does *not* require that the Local Agency Formation Commission for the County of Los Angeles follow any specific process for the selection of its public members. The Commission is free to provide for a process that it believes will result in the selection of appropriate public members.

In order to advise the public of the vacancy in the position of Alternate Public Member, the Commission may choose to post the attached Notice of Vacancy of Alternate Public Member and Application for Appointment on the Commission's website and solicit resumes from persons interested in this position for consideration by the Commission.

In addition, the Commission may wish to further publicize the vacancy by:

- Sending copies of the notice and application to the clerk of the legislative body of some or all of the local agencies within the county, or to other organizations within the county.
- Placing an advertisement in one or more newspapers.
- Issuing a press release about the vacancy.

The Commission may also decide to designate a group of Commissioners or other individuals to review the submitted applications and narrow the field to 5 or so finalists who could each make a brief presentation to the Commission during a public meeting of the Commission.

**Recommendation:**

Post the attached Notice of Vacancy of Alternate Public Member and Application for Appointment on the Commission's website, and on the Commission's official bulletin board used for the posting of public notices.

Provide in the notice that an appointment to fill the vacant office will not be made before \_\_\_\_\_, 2011 (at least 21 days after the posting of the notice).

Further publicize the vacancy as directed by the Commission.

Designate a group of Commissioners or other individuals to review the submitted applications and narrow the field to 5 or so finalists who could each make a brief presentation to the Commission during a public meeting of the Commission.