

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, January 12, 2011  
9:00 a.m.

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

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

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

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- 1. CALL MEETING TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
- 3. PUBLIC HEARINGS**
  - a. Los Angeles County Sanitation District No. 14 – Annexation No. 354.
  - b. Sphere of Influence Amendment Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 15 – Annexation No. 284.
- 4. PROTEST HEARINGS**
  - a. Newhall County Water District Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03 and 2010-01.

5. **CONSENT ITEMS**

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

- a. Los Angeles County Sanitation District No. 14 – Annexation No. 357.
- b. Los Angeles County Sanitation District No. 14 – Annexation No. 372.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 376.
- d. Los Angeles County Sanitation District No. 18 – Annexation No. 48.
- e. Los Angeles County Sanitation District No. 18 – Annexation No. 51.
- f. Approve Minutes of November 10, 2010 and December 8, 2010.
- g. Operating Account and Check Register of the month of December 2010.
- h. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. East Los Angeles Incorporation Status Report.

7. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

8. **FUTURE MEETINGS**

February 9, 2011  
March 9, 2011  
April 13, 2011  
May 11, 2011

9. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

10. **ADJOURNMENT MOTION**

**Staff Report**

**January 12, 2011**

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

**Annexation No. 354 to  
County Sanitation District No. 14**

The following is a request to annex 20.140± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of 69 existing single-family homes located within a residential area. The territory is currently being developed to include an additional 17 proposed single-family homes.

**Location:** The subject territory is located at the northeast corner of 60<sup>th</sup> Street West and Avenue K-4, all within the City of Lancaster.

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

1. ***Population:*** The current population is 242. The estimated future population after development is 301 residents.
2. ***Landowner(s):*** There are numerous owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and vacant.
6. ***Assessed Value:*** The total assessed value is \$19,016,842.
7. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

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

**Conclusion:** It has been determined that, with the imposition of migration measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 354 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set March 9, 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. 354 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 69 existing single family homes and 17 proposed single-family homes; and

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

WHEREAS, the territory consists of 20.140± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 354 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 January 12, 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. Acting in its role as a responsible agency with the respect to Annexation No. 354, 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. 061042 for the 17 proposed single-family homes and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 354 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.

3. The Commission hereby sets the protest hearing for March 9, 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 this 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**

**Staff Report**

**January 12, 2011**

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

**Sphere of Influence Amendment and  
Annexation No. 284 to  
County Sanitation District No. 15**

The following is a request to annex 1.970± acres of uninhabited territory to Los Angeles County Sanitation District No. 15.

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

**Location:** The subject territory is located on Rolling Greens Way approximately 300 feet north of San Jose Creek and approximately 800 feet west of Workman Mill Road, all within the unincorporated community of Avocado Heights.

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

1. ***Population:*** The current population is 1.
2. ***Landowner(s):*** James/Jayne S. Andreade.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$526,689.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation is being treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.
9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is not within the sphere of influence (SOI) of District No. 15. The proposed annexation currently lies outside District No. 15's SOI boundary and requires an amendment to the Sphere of Influence.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

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

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

**Recommended Action:**

1. 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 Amending the Sphere of Influence and Approving and Ordering, Annexation No. 284 to County Sanitation District No. 15.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS AMENDING THE SPHERE OF INFLUENCE OF LOS**  
**ANGELES COUNTY SANITATION DISTRICT NO. 15 AND**  
**APPROVING AND ORDERING**  
**"ANNEXATION NO. 284 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

WHEREAS, the County Sanitation District No. 15 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the unincorporated community of Avocado Heights; and

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

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

WHEREAS, the territory consists of 1.970± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 284 to County Sanitation District No. 15"; and

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

WHEREAS, on January 12, 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 Section 15319(a).
2. The Commission hereby amends the spheres of influence of County Sanitation District No. 15 to include the territory described in Exhibit “A” and “B”, and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Use in the Area

The present and planned land use is Residential. The current zoning is [R-1-7,000]; Single-family Residential.

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

The subject territory is already being serviced by County Sanitation District No. 15. The area was included in the future service area that might be served by District No. 15 and District No. 15’s future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

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

The wastewater generated by the annexation will be treated by the Joint Outfall System (JOS). The JOS has a design capacity of 592.7

mgd and currently processes an average flow of 427.8mgd. District No. 15 sewerage facilities have or, in accordance with current policy, has adequate capacity to collect, treat, and dispose of wastewater generated by the subject territory.

d. Existence of Any Social or Economic Communities of Interest

County Sanitation District No. 15 services an area directly North, East and West of the proposed SOI Amendment territory.

3. Annexation No. 284 to the County Sanitation District No. 15 is hereby approved subject to the following terms and conditions:

- a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
- b. The regular County assessment roll is utilized by the District.
- c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
- 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. 15.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,**  
**Executive Officer**

## Staff Report

January 12, 2011

### Agenda Item No. 4.a.

#### **Protest Hearing on Newhall County Water District Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03, and 2010-01**

On November 10, 2010 your Commission approved a request initiated by the Newhall County Water District to annex 1547.38± acres of inhabited territory into its boundaries. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The annexation proposal is summarized as follows:

***Proposal Area:*** The project site consists of 1547.38± acres of developed land.

***Location:*** *Annexation 2007-15* is located east of Interstate 5 approximately ½ mile north of Copper Hill Dr. between Tesoro Del Valle Dr. and Avenida Rancho Tesoro in unincorporated county territory. *Annexation 2008-15* consists of three separate parcels located at the east end of the City of Santa Clarita and adjacent unincorporated county territory. *Annexation 2008-17* consists of two parcels located around the intersection of Interstate 5 and Salon Canyon Road in the unincorporated community of Castaic. *Annexation 2009-03* consists of nine separate parcels located at the south end of the City of Santa Clarita and adjacent unincorporated county territory. *Annexation 2010-01* consists of four parcels surrounded by the 14 Freeway to the east and the 5 Freeway to the north and west and Lyons Ave. and Placerita Canyon to the north in the City of Santa Clarita.

***Population:*** The current population is 4,688.

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

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

***Zoning, Present and Future Land Use:*** The territory is zoned residential, commercial, and agriculture. The present and future land use is residential and commercial.

***Surrounding Land Use:*** The surrounding land use is residential, commercial, and vacant land.

***Assessed Value:*** The total assessed value is \$237,776,794.

***Governmental Services and Control, Availability and Adequacy:*** The City of Santa Clarita and Los Angeles County will provide services as provided for in their General Plans.

***Water Availability:*** The District has sufficient water supply to meet the needs of the proposal area. The subject territory is already being serviced by the District.

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

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

***Sphere of Influence:*** The subject territory is within the sphere of influence of Newhall County Water District.

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

***CEQA:*** Newhall County Water District, as lead agency, adopted a Notice of Exemption for Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03, and 2010-01. All annexations are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because they are annexations containing existing structures developed to the density allowed by the current zoning.

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

**Conclusion:** All five annexation areas have been developed and are currently being serviced by the District. These annexations will allow the residences and facilities to continue to receive a reliable source of water. Approving the annexations will complete the annexation portion of the “clean up” boundary issues recommended by the Santa Clarita Regional Comprehensive Water Study back in 2005. Water rates will not change as result of these annexations.

**Recommended Action:**

1. Open the protest hearing and receive written protests.
2. Close the public hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of the protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating any of the annexation proceedings for which a majority protest exists, ordering Annexation Nos. 2007-15, 2008-15, 2008-17, 2009-03, and 2010-01 to Newhall County Water District directly or ordering the annexations subject to confirmation by the registered voters of the affected territory, depending on the number of protests filed and not withdrawn in each of the annexation areas.

**RESOLUTION NO. 2011-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2007-15" TO  
NEWHALL COUNTY WATER DISTRICT"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 276.33± acres of inhabited territory, and is assigned the following distinctive short form designation: "Annexation No. 2007-15 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

WHEREAS, on November 10, 2010 the Commission approved Annexation 2007-15 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set January 12, 2011 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 586 and the number of property owners is 496 and the total assessed value of land within the affected territory is \$64,480,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2007-15 to Newhall County Water District and not withdrawn is \_\_\_\_\_, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to Newhall County Water District.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Newhall County Water District may legally impose.
  - b. The regular County assessment roll is utilized by Newhall County Water District.
  - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water District.

- d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

**PAUL A. NOVAK,  
Executive Officer**

**RESOLUTION NO. 2011-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2008-15" TO  
NEWHALL COUNTY WATER DISTRICT"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 116.44± acres of inhabited territory, and is assigned the following distinctive short form designation: "Annexation No. 2008-15 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

WHEREAS, on November 10, 2010 the Commission approved Annexation 2008-15 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set January 12, 2011 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 76 and the number of property owners is 46 and the total assessed value of land within the affected territory is \$6,900,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2008-15 to Newhall County Water District and not withdrawn is \_\_\_\_\_, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to Newhall County Water District.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Newhall County Water District may legally impose.
  - b. The regular County assessment roll is utilized by Newhall County Water District.
  - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water District.

- d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

---

**PAUL A. NOVAK,  
Executive Officer**

**RESOLUTION NO. 2011-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2008-17" TO  
NEWHALL COUNTY WATER DISTRICT"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 490.64± acres of inhabited territory, and is assigned the following distinctive short form designation: "Annexation No. 2008-17 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

WHEREAS, on November 10, 2010 the Commission approved Annexation 2008-17 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set January 12, 2011 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 758 and the number of property owners is 489 and the total assessed value of land within the affected territory is \$60,000,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2008-17 to Newhall County Water District and not withdrawn is \_\_\_\_\_, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to Newhall County Water District.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Newhall County Water District may legally impose.
  - b. The regular County assessment roll is utilized by Newhall County Water District.
  - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water District.

- d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**

**RESOLUTION NO. 2011-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2009-03" TO  
NEWHALL COUNTY WATER DISTRICT"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 652.83± acres of inhabited territory, and is assigned the following distinctive short form designation: "Annexation No. 2009-03 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

WHEREAS, on November 10, 2010 the Commission approved Annexation 2009-03 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set January 12, 2011 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 714 and the number of property owners is 339 and the total assessed value of land within the affected territory is \$50,850,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2009-03 to Newhall County Water District and not withdrawn is \_\_\_\_\_, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to Newhall County Water District.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Newhall County Water District may legally impose.
  - b. The regular County assessment roll is utilized by Newhall County Water District.
  - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water District.

- d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**

**RESOLUTION NO. 2011-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2010-01" TO  
NEWHALL COUNTY WATER DISTRICT"**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to Newhall County Water District, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 11.14± acres of inhabited territory, and is assigned the following distinctive short form designation: "Annexation No. 2010-01 to Newhall County Water District;" and

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

WHEREAS, the principal reason for this annexation is to clean up boundary issues as recommended in the Santa Clarita Regional Comprehensive Water Study; and

WHEREAS, on November 10, 2010 the Commission approved Annexation 2010-01 to Newhall County Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Deputy Executive Officer of the Commission has set January 12, 2011 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 13 and the number of property owners is 5 and the total assessed value of land within the affected territory is \$750,000.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2010-01 to Newhall County Water District and not withdrawn is \_\_\_\_\_, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to Newhall County Water District.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Newhall County Water District may legally impose.
  - b. The regular County assessment roll is utilized by Newhall County Water District.
  - c. The territory will be taxed for existing bonded indebtedness of Newhall County Water District.

- d. Except as otherwise provided herein, Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**

## Staff Report

January 12, 2011

### Agenda Item No. 5.a.

### Annexation No. 357 to County Sanitation District No. 14

The following is a request to annex 7.525± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant land, located within a residential area. The annexation is being developed to include 33 proposed single-family homes.

**Location:** The subject territory is located on Avenue K-14 approximately 500 feet east of 59<sup>th</sup> Street West, all within the City of Lancaster.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 132 residents.
2. ***Landowner(s):*** Randall A. Greenwood.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7,000]; single-family residential with a minimum lot size of 7,000 square feet. The present land use is vacant residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is vacant residential and residential.
6. ***Assessed Value:*** The total assessed value is \$305,694.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

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

**Conclusion:** It has been determined that, with the imposition of migration measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 357 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. 357 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 33 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 7.525± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 357 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 January 12, 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. 357, 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. 061600 for the 33 proposed single-family homes, 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. 357 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 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**

## **Staff Report**

**January 12, 2011**

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

### **Annexation No. 372 to County Sanitation District No. 14**

The following is a request to annex 1.179± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

**Location:** The subject territory is on Avenue M-4 approximately 200 feet east of Shain Lane, all within unincorporated territory.

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

1. ***Population:*** The current population is 4.
2. ***Landowner(s):*** Coby & Jennifer S Elder.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is gently sloping.
4. ***Zoning, Present and Future Land Use:*** The current zoning [A-1-1000]; Light-Agricultural Zone with a minimum lot size of 10,000 square feet. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$211,700.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

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

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

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 372 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. 372 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the unincorporated area of Los Angeles County; 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 1.179± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 372 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 January 12, 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. 372 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 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,**  
**Executive Officer**

## **Staff Report**

**January 12, 2011**

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

### **Annexation No. 376 to County Sanitation District No. 14**

The following is a request to annex 15.191± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

**Location:** The subject territory is located on 40<sup>th</sup> Street West approximately 700 feet north of Avenue J, all within the City of Lancaster.

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

1. ***Population:*** The current population is 0. The estimated future population after development is 153 residents.
2. ***Landowner(s):*** R & C 40<sup>th</sup> & J LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning [R-7,000]; Single-Family Residential with a minimum lot size of 7,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and vacant.
6. ***Assessed Value:*** The total assessed value is \$3,884,019.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

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

**Conclusion:** It has been determined that, with the imposition of migration measures, the project will not have a significant effect on the environment. Should the subject territory not be annexed into the District, the land owners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 376 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. 376 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the 61 proposed single-family homes; and

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

WHEREAS, the territory consists of 15.191± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 376 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 January 12, 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. 376, 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. 062841, 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. 376 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 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**

## **Staff Report**

**January 12, 2011**

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

### **Annexation No. 48 to County Sanitation District No. 18**

The following is a request to annex 2.428± acres of uninhabited territory to Los Angeles County Sanitation District No. 18.

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

**Location:** The subject territory is located approximately 550 feet northeasterly from the intersection of Santa Gertrudes Avenue and West Road, all within the City of La Habra Heights.

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

1. ***Population:*** The current population is 4.
2. ***Landowner(s):*** Thomas & Kathleen Leclair, Frank & Shirley Bell, LBJ Family Trust.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is 15 % -30% slope.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RA-1]; Residential Agricultural, with one dwelling unit per gross acre. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use residential.
6. ***Assessed Value:*** The total assessed value is \$1,057,770.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation is being treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 18.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

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

**Conclusion:** Should the subject territory not be annexed into the District it would prevent said territory from obtaining off-site sewage disposal services from the Sanitation District.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 48 to County Sanitation District No. 18.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 48 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 18"**

WHEREAS, the County Sanitation District No. 18 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of La Habra Heights; and

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

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

WHEREAS, the territory consists of 2.428± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 48 to County Sanitation District No. 18"; and

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

WHEREAS, on January 12, 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. 48 to the County Sanitation District No. 18 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
  - d. Except 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. 18.
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 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**

## **Staff Report**

**January 12, 2011**

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

### **Annexation No. 51 to County Sanitation District No. 18**

The following is a request to annex 3.102± acres of uninhabited territory to Los Angeles County Sanitation District No. 18.

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

**Location:** The subject territory is located on El Trevesia Drive approximately 120 feet north of West Road, all within the City of La Habra Heights.

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

1. ***Population:*** The current population is 9.
2. ***Landowner(s):*** Margarete Jordan, Stefan Marci, Ministerios Llamada Final Inc.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RA]; Residential Agricultural with one or fewer units per gross acre. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$2,730,117.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation is being treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 18.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

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

**Conclusion:** Should the subject territory not be annexed into the District it would prevent said territory from obtaining off-site sewage disposal services from the Sanitation District.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 51 to County Sanitation District No. 18.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 51 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 18"**

WHEREAS, the County Sanitation District No. 18 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of La Habra Heights; and

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

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

WHEREAS, the territory consists of 3.102± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 51 to County Sanitation District No. 18"; and

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

WHEREAS, on January 12, 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. 51 to the County Sanitation District No. 18 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
  - d. Except 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. 18.
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 12<sup>th</sup> day of January 2011.

Ayes:

Noes:

Absent:

Abstain:

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

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**PAUL A. NOVAK,  
Executive Officer**