

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, February 9, 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.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **CONSENT ITEMS**

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

- a. Los Angeles County Waterworks District No. 40 – Annexation 2009-15.
- b. Los Angeles County Sanitation District No. 20 – Annexation No. 94.
- c. Los Angeles County Sanitation District No. 22 – Annexation No. 401.
- d. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1015.
- e. Approve Minutes of January 12, 2011.

- f. Operating Account and Check Register of the month of January 2011.
- g. Receive and file update on pending applications.

4. **OTHER ITEMS**

- a. Status of Request for Proposals for Audit Services.
- b. Consideration of Plan for Conducting Municipal Service Reviews – Round 2.
- c. East Los Angeles Incorporation Status Report.

5. **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.

6. **FUTURE MEETINGS**

March 9, 2011
April 13, 2011
May 11, 2011
June 8, 2011

7. **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.

8. **ADJOURNMENT MOTION**

Staff Report

February 9, 2011

Agenda Item No. 3.a.

Los Angeles County Waterworks District No. 40 Annexation No. 2009-15

The following item is a proposal requesting annexation of approximately 5.03± acres of uninhabited territory to Los Angeles County Waterworks District No. 40.

Related Jurisdictional Changes: There are no related jurisdictional changes or sphere amendments.

Purpose / Background: Eastside Union School District requested in writing that the district provide a reliable source of water for proposed public day school.

Proposal Area: The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include a public day school.

Location: The site is located at the southeast corner of Kettering Street and 30th Street East, in the City of Lancaster.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current and estimated future population is 0.
- 2. Registered Voters/Landowners:*** As of February 18, 2010 the County Registrar Recorder - County Clerk certified that there were 0 registered voters residing within the subject proposal area. There is 1 landowner.
- 3. Topography:*** The terrain is generally flat.
- 4. Zoning, Present and Future Land Use:*** The territory is zoned R-7000, the present land use is vacant, and future use will consist of a public day school.
- 5. Surrounding Land Use:*** The surrounding territory is single family residential, recreational park, and vacant land.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Regional Transportation and General Plan Consistency:*** The proposal is consistent with the City of Lancaster's General Plan.

8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2011 is \$0. All agencies have adopted a tax transfer resolution.
9. ***Governmental Services and Control, Availability and Adequacy:*** The city of Lancaster will provide services as provided for in the City's General Plan..
10. ***Effects on Agricultural and Open-Spaced Lands:*** Currently, there is no-space and/or agricultural land within the affected territory.
11. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
12. ***Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no effect on adjacent areas.
13. ***Conformity with Policies on Planned and Orderly Growth:*** After construction of the school there are no future land uses planned or growth anticipated for the affected territory.
14. ***Sphere of Influence:*** The affected territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
15. ***Timely Availability of Water Supplies:*** The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.
16. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation of the city or county since it is a special district proposal.
17. ***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.
18. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
19. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: As lead agency, Eastside Union School District adopted a Mitigated Negative Declaration for the project on July 14, 2008. The Notice of Determination was filed with the County on July 22, 2008.

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: All owners of land and all subject agencies have consented to the waiver of protest proceedings, pursuant to Government Code Section 56663(c), and therefore, the Commission may waive protest proceedings in their entirety.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Waterworks District No. 40 boundary.

Recommended Action:

- 1) Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2009-15 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2010-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2009-15 TO
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"

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

WHEREAS, the proposed annexation consists of 5.03± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2009-15 to Los Angeles County Waterworks District No. 40"; and

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

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the affected territory; and

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

WHEREAS on February 9, 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), the Commission hereby finds and determines that:

- a. All owners of land within the affected territory have given their written consent to the change of organization; and
- b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2009-15 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted by Eastside Union School District, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by Eastside School District, in connection with its approval of the project.
3. The Commission hereby approves the annexation subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.

- c. The territory shall be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
 - d. Except to the extent on 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 Los Angeles County Waterworks District No. 40.
 6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 9th day of February 2011.

Ayes:

Noes:

Absent:

Abstain:

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

**Paul A. Novak,
Executive Officer**

Staff Report

February 9, 2011

Agenda Item No. 3.b.

Annexation No. 94 to County Sanitation District No. 20

The following item is a proposal requesting annexation, of approximately 9.964± acres of uninhabited territory to Los Angeles County Sanitation District No. 20. The District, as the applicant of record, adopted a resolution initiating proceedings on March 25, 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 residential area. The territory is currently being developed to include 33 proposed single-family homes and one detention basin.

Location: The affected territory is located on Avenue S-4 at its intersection with 42nd Street East, all within the City of Palmdale.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0. The applicant estimated a population increase of 132 residents after development.
2. ***Registered Voters/Landowners:*** There is 1 landowner.
3. ***Topography:*** The topography is natural sheet flow gently sloping to the north.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7000]; Single-Family Residential with a minimum lot size of 7,000 square feet. The present land use is vacant residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and 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 \$1,125,716. The affected agencies have adopted a negotiated 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 Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the PWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the 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. 20.
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 City and 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: As lead agency, City of Palmdale adopted a Mitigated Negative Declaration, for the project on February 5, 2006. The Notice of Determination was filed with the County on February 24, 2006.

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: All owners of land and all subject agencies have consented to the waiver of protest proceedings. Therefore pursuant to Government Code Section 56663(c), the Commission may waive protest proceedings in its entirety.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 20 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 94 to County Sanitation District No. 20.

RESOLUTION NO. 2011-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 94 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"

WHEREAS, the County Sanitation District No. 20 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 33 proposed single-family homes and a detention basin; 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 9.964± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 94 to County Sanitation District No. 20"; and

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

WHEREAS, on February 9, 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. 94, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the mitigated negative declaration adopted by the City of Palmdale for approval of Tentative Tract Map 062213, 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. 94 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
 - 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. 20.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED 9th day of February 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

February 9, 2011

Agenda Item No. 3.c.

Annexation No. 401 to County Sanitation District No. 22

The following item is a proposal requesting annexation, of approximately 1.112± 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 January 28, 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 the northeast corner of East Palm Drive and Live Oak Road, all within the City of Glendora.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 1.
2. ***Registered Voters/Landowners:*** There is 1 landowner.
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. 20.
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 City and 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: All owners of land and all subject agencies have consented to the waiver of protest proceedings. Therefore pursuant to Government Code Section 56663(c), the Commission may waive protest proceedings in its entirety.

Conclusion: Should the subject territory not be annexed in to 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) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 401 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. 401 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 Glendora; 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 1.112± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 401 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 February 9, 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. 401 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.

Resolution No. 2011-00RMD
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PASSED AND ADOPTED 9th day of February 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

February 9, 2011

Agenda Item No. 3.d.

Annexation No. 1015 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation, of approximately 1.297± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on July 9, 2008.

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 five existing single-family homes located within a residential area.

Location: The affected territory consists of two Parcels. Parcel 1 is located on Wiley Canyon Road at its intersection with Powell Drive. Parcel 2 is located on Wiley Canyon Road approximately 200 feet north of Powell Drive. Both parcels are within the City of Santa Clarita.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 18.
- 2. Registered Voters/Landowners:*** There are 5 landowners.
- 3. Topography:*** The topography is flat.
- 4. Zoning, Present and Future Land Use:*** The current zoning is Residential Suburban. 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 \$1,229,278. 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 District No. 20.
- 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 of the City or 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.

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: All owners of land and all subject agencies have consented to the waiver of protest proceedings. Therefore pursuant to Government Code Section 56663(c), the Commission may waive protest proceedings in its entirety.

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. 1015 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. 1015 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 the five 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 1.297± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1015 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 February 9, 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. 1015 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.

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PASSED AND ADOPTED this 9th day of February 2011.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

February 9, 2011

Agenda Item No. 4.a.

Status of Request for Proposals for Audit Services Fiscal Years Ending 2008, 2009, 2010, 2011 and 2012

The last audit of LA LAFCO's financial statements was performed for fiscal year ending 2007.

In 2008, four southern California LAFCO's (Orange, Riverside, San Bernardino, and San Diego) issued a joint Request for Proposals (RFP), and subsequently, awarded a three-year contract to the accounting firm of Lance, Soll & Lunghard (LSL). The contract authorized LSL to audit the financial statements of each respective LAFCO, with an option to extend for two additional years. Los Angeles LAFCO has an opportunity to join in the final two years of the joint contract at the group discount rate.

The Commission discussed the LSL proposal at your December 8, 2010 meeting, in which concerns were expressed about the selection of an auditing firm on a sole source basis. The Commission directed staff to move forward with an RFP process to select an auditor to prepare audits for the last three Fiscal Years (2007-2008, 2008-2009, 2009-2010) as well as the current Fiscal Year (2010-2011).

On December 21, 2010, staff issued a Request for Proposals to twenty-four (24) accounting firms. Proposals were due on or before January 31, 2011. As of 5:00 p.m. on January 31st, a total of four proposals were received (Mayer Hoffman McCann P.C.; Simpson & Simpson, CPAs; Vasquez & Company LLP; Charles F. Zedak & Company, CPA).

The Executive Officer has identified three representatives to assist staff in order to provide a broader perspective for evaluating the proposals. These individuals are from the County of Los Angeles (Treasurer-Tax Collector's Office), a city (the City of Glendale), and a special district (the County Sanitation Districts). All of these individuals have experience in the selection of auditing firms and the review of audits. The Executive Officer and Deputy Executive Officer are scheduling a meeting with these individuals to review the proposals in mid-February. Based upon this input the Executive Officer will make a recommendation on selection of an auditor at the Commission's March 9th hearing.

Recommended Action:

1. Authorize the Executive officer to convene a reviewing panel consisting of the Executive Officer, Deputy Executive Officer, and three outside representatives to review submitted proposals and make a recommendation at the March 9, 2011 Commission meeting.

Staff Report

February 9, 2011

Agenda Item No. 4.b.

Consideration of Plan for Conducting Municipal Service Reviews—Round 2

Government Code Section 56425(g) of the Cortese-Knox-Hertzberg Local Government Reorganization Act states that “[o]n or after January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence.” Government Code Section 65430 identifies the component requirements of Municipal Service Reviews (“MSR’s”) that must be prepared concurrently with the reviews of each sphere of influence (“SOI”).

Although the Legislature amended Cortese-Knox-Hertzberg to require that LAFCO’s prepare MSR’s, no State funding was provided. This “un-funded mandate,” therefore, must be financed from LAFCO’s budget, which consists primarily of annual assessments on the County, the 88 cities, and the 54 independent special districts.

In 2003, LAFCO staff initiated the preparation of MSR’s for every city and special district located wholly or in part within the boundaries of the County of Los Angeles. This effort, known as “Round 1,” involved the preparation of MSR’s that analyzed all cities and special districts in the County. Each MSR, with corresponding recommendations for SOI changes, was approved by your Commission and distributed to the public. LAFCO’s adoption of Round 1 of MSR’s, completed in 2006, satisfied the statutory deadline of January 1, 2008.

Staff has conferred with executive officers of other LAFCO’s around the State concerning future “rounds” of MSR preparation (“Round 2” is due no later than January 1, 2013). With respect to the 5-year “cycle” identified in Government Code Section 56425(g), some executive officers are broadly interpreting the “as necessary” language to mean that MSR’s are required only when a SOI or annexation application is filed. In other words, these LAFCO’s are not preparing MSR’s independent of receiving an application. Other executive officers are initiating the preparation of new MSR’s for a “Round 2” of MSR’s on a five-year cycle, to be completed by January 1, 2013. In the latter instance, most LAFCO’s are reviewing some, but not all, of the cities and special districts in their respective counties.

Staff is of the opinion that LAFCO should work diligently to balance compliance with State law and the over-taxed resources of local government. Staff is therefore recommending that MSR’s be prepared for some, but not all, cities and special districts in Round 2.

This agenda item is provided for informational purposes and possible discussion, but no formal action is recommended at this time. Staff is recommending that the Commission continue the item for one month (to your meeting of March 9, 2011). At the March meeting, your Commission will be asked to approve the item.

Based upon a thorough review of the 88 cities within the County, staff identified several as “limited growth” cities. These 41 cities (identified as Table 1 in “Exhibit “A,” enclosed) possess the following characteristics:

- growth expansion is limited;
- the city is surrounded by other cities and/or the Pacific Ocean;
- the city is entirely surrounded by another city; and/or
- there are no (or very few) pockets of unincorporated territory within or adjacent to the city.

Given these characteristics, staff is of the opinion that MSR’s for these cities should not be prepared in Round 2.

Staff is recommending that MSR’s be prepared for 9 cities, based upon issues that arose in the MSR’s that were prepared in Round 1. Staff further recommends that an MSR be prepared for the City of Santa Clarita due to several pending and planned annexation applications in that city. This brings the total to 9 cities for which MSR’s would be prepared in Round 2 (identified as Table 2 in “Exhibit “A,” enclosed), to be completed by January 1, 2013.

Subject to future direction from your Commission, the remaining 38 cities will be considered for future rounds of MSR preparation (identified as Table 3 in of Exhibit “A,” enclosed).

Based upon a thorough review of all 91 special districts, staff is recommending that MSR’s not be prepared for districts which have the following characteristics:

- the service area cannot be serviced by another agency (i.e., a municipal water district in a remote area, mosquito and vector control districts, and the various sanitation districts); and
- services provided are non-essential municipal services (i.e., resource conservation districts).

Given these characteristics, staff is of the opinion that it makes little or no sense to prepare MSR’s for these special districts in Round 2. This includes a total of 44 special districts (identified as Table 1 in Exhibit “B,” enclosed).

Staff is recommending that MSR’s be prepared for 14 special districts in Round 2 (identified as Table 2 in Exhibit “B,” enclosed), selected to reflect the following characteristics:

- issues which arose in the MSR’s prepared in Round 1;
- on-going financial challenges (all five cemetery districts); and/or
- provision of services that appear duplicative of services offered by cities (the three recreation and parks districts).

Subject to direction from your Commission, the remaining special districts will be considered for future rounds of MSR preparation, this includes a total of 33 special districts (identified as Table 3 in Exhibit “B,” enclosed)

The MSR’s proposed herein will be prepared by consultants to LAFCO, utilizing funds available in this budget (FY 2010-2011) and next year’s budget (FY 2011-2012). There is adequate staff at LAFCO to review draft MSR’s, manage the consulting firms preparing them, and provide quality assurance before the final MSR’s are presented to your Commission for consideration and adoption.

Recommended Action:

1. Consider this Staff Report, including Exhibits “A” and “B,” and provide staff with any comments or direction; and
2. Continue this item to the March 9, 2011 LAFCO meeting.