

REVISED

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, April 27, 2005
9:00 a.m.

Board of Supervisors Hearing Room, 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.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARING**
 - a. Preliminary Budget for Fiscal Year 2005/2006.
 - b. Los Angeles County Waterworks District No. 40, Annexation No. 2005-17.
 - c. Los Angeles County Sanitation District No. 14, Annexation No.288
 - d. Los Angeles County Sanitation District No. 14, Annexation No.289
 - e. Los Angeles County Sanitation District No. 20, Annexation No.70
 - f. Los Angeles County Sanitation District No. 20, Annexation No.73

4. **GOVERNMENT CODE § 56857 NOTICES**
(For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation is proposed, Government Code Section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only.

- a. Los Angeles County Waterworks District No. 40, Annexation No. 2005-15.

5. **OTHER ITEMS**

- a. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- b. Receive and file Legislative Update.
- c. Approve minutes of the meeting held April 13, 2005.
- d. Receive and file update on pending applications.
- e. Receive and file report on withdrawal of application for City of Santa Clarita Annexation No. 2002-10.

6. **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.

7. **FUTURE MEETINGS**

May 11, 2005
May 25, 2005

8. **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.

9. **ADJOURNMENT MOTION**

Staff Report

April 27, 2005

Agenda Item No. 3a

LAFCO Preliminary Operating Budget F/Y 2005/2006

The proposed Preliminary Budget for fiscal year 2005/2006 is attached to this staff report. This Preliminary Budget reflects line item increases, and decreases in operating expense and revenue sources, for fiscal year 2005/2006. In addition to processing applications for annexations and reorganization of local governments, LAFCO continues to devote staff and consultant time and resources in completing the State Legislature's directive regarding the preparation and completion of Sphere of Influence Updates and Municipal Service Reviews prior to January 1, 2006.

Expenses: Total expenses for FY 2005/2006 are estimated at \$1, 177,569.75 compared to \$1, 157,488.50 for FY 2004/2005. This Preliminary Budget results in an increase of \$20,081.25 or a 1.7 percent increase over the prior year's budget. Salaries & Employee Benefits are adjusted to reflect a basic cost of living increase as provided for in all staff employment contracts. All other expenses have been increased to reflect staff's best estimate of cost or reduced wherever possible in an attempt to offset projected increases.

Revenues: LAFCO has experienced a significant increase in application filing fees during the current fiscal year. While it is difficult to project future revenues from this source staff has projected a \$35,000.00 increase in filing fees in this Preliminary Budget.

The projected \$35,000.00 increase in projected revenue will offset the \$20,081.25 increase in operating expenses and result in a reduction of \$14, 918.75 in Net Operating Cost from the prior fiscal year.

Allocation Among Local Agencies: The allocation of LAFCO's projected \$1,077,580.53 in net operating cost among the local agencies, as indicated on the attached LAFCO Preliminary Budget for FY 2005/2006, is calculated pursuant to Government Code Section 56381.16.

Staff Report

April 27, 2005

Agenda Item No. 3b

Los Angeles County Waterworks District No. 40 Annexation No. 2005-17 (40-29)

This is an uninhabited annexation proposal initiated by the Los Angeles County Waterworks District No. 40 (CWWD), at the request of the City of Palmdale. The proposed change of organization involves annexation of 16 parcels of vacant land totaling approximately 42± acres into the boundary of CWWD. This territory is also subject to the annexation proposal initiated by the Los Angeles County Sanitation District No. 14 contained in Agenda Item No. 3d.

Landowner: City of Palmdale

Location: The territory is generally located at the northeast corner of Rancho Vista Blvd (formerly Avenue P) and 28th Street West, in the City of Palmdale.

Surrounding Land Uses: The surrounding land use consists of residential, retail center and vacant land.

Proposed Development: Future development will result in expansion of Marie Kerr Park, to include a sports complex, baseball/softball academy, batting cages, lap pool, 20,000 square foot recreation center, playground areas, concession building, amphitheater and parking.

Provision of Services: All water facilities will be financed and constructed by the developer. CWWD's existing service capacity is more than adequate to service the present and future needs of the area.

CEQA: In 2002 the City of Palmdale approved an environmental impact report for the project, including adoption of a Mitigation and Monitoring Program, which lists changes in the project required to mitigate or avoid significant environmental effects.

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence: No correspondence has been received in support of or in opposition to the proceedings.

Recommended Action

1. Acting in its role as a responsible agency with respect to Annexation No. 2005-17 (40-29), pursuant to State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental impact report, including the mitigation and monitoring program, certified by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. LAFCO 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 City of Palmdale, in connection with its approval of the proposed project.
2. Find that the City of Palmdale, as sole landowner, has given its written consent to the change of organization, and all affected agencies have consented in writing to the waiver of protest proceedings, and pursuant to Government Code Section 56663, waive the requirement for protest proceedings in its entirety.
3. Adopt resolution making determinations, approving and ordering Annexation No. 2005-17 (40-29) to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2005-

**RESOLUTION MAKING DETERMINATIONS APPROVING AND
ORDERING CERTAIN UNINHABITED TERRITORY DESIGNATED AS ANNEXATION NO.
2005-17 (40-29) ANNEXED TO
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, the Los Angeles County Waterworks District No. 40 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 a source of safe, clean drinking water in connection with the proposed expansion of Marie Kerr Park; 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 41.94 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 2005-17 (40-29) to Los Angeles County Waterworks District No. 40;"

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

WHEREAS, on April 27, 2005, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2005-17 (40-29), pursuant to State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental impact report, including the mitigation and monitoring program, certified by the City of Palmdale, 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 the City of Palmdale, in connection with its approval of the proposed project.
2. Annexation No. 2005-17 (40-29) to the District is hereby approved.
3. Pursuant to Government Code Section 56663, the Commission hereby finds and determine that:
 - a. The territory to be annexed is uninhabited;
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the District.
 - d. All owners of land within the affected territory have given their written consent to the change of organization; and
 - e. All affected local agencies that will gain or lose territory as a result of this change of organization have consented in writing to a waiver of Commission protest proceedings.

Based thereon, protest proceedings are waived.

4. The Commission hereby orders the uninhabited territory described in Exhibits “A” and “B” annexed to the District.
5. Executive Officer is directed to transmit a certified copy of this resolution to 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 27th day of April 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

STAFF REPORT

April 27, 2005

Agenda Item No. 3c

County Sanitation District No. 14 Annexation No. 288

The following is an inhabited annexation of territory to Los Angeles County Sanitation District No. 14. The annexation was initiated by the County Sanitation District at the request of the landowner, Lancaster Baptist Church.

Annexation No. 288 contains 41.377 acres

Location: The subject territory is located on the southeast corner of Lancaster Boulevard and 40th Street East all within the City of Lancaster.

Surrounding and Present Land Uses: The surrounding land use is vacant land and present land use is a church and a school.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: The proposed development consists of expanding the existing church and school facility and construction of a new college and retirement facility.

Provision of Services: The wastewater generated by the subject territory will be treated at the Lancaster Water Reclamation Plant (LWRP), which has a design capacity of 16 mgd and currently processes an average flow of 13.3 mgd.

Based on the information provided by the property owner, the District's sewerage facilities have or in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: A negative declaration was prepared for this project pursuant to the provisions of CEQA.

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence: To date staff has not received any correspondence in opposition to or in support of the annexation.

RECOMMENDATIONS

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Acting in its role as a responsible agency with respect to Annexation No. 288, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of Lancaster 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.
4. Approve the Resolution Making Determinations Approving Annexation No. 288 to County Sanitation District No. 14. Set June 8, 2005 for the protest proceedings

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
RESOLUTION NO. 2005-RD**

**MAKING DETERMINATIONS APPROVING
CERTAIN INHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 288 ANNEXED 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 services for proposed construction of a college, retirement facility and expansion of the existing church and school; and

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

WHEREAS, the territory consists of 41.377 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 288"; and

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

WHEREAS, on April 27, 2005, 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 acting in its role as a responsible agency with respect to Annexation No. 288, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of Lancaster 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. 288 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.
3. Pursuant to Government Code Section 56663, the Commission hereby finds and determines that:
 - a. The territory to be annexed is inhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. Protest proceedings are set for June 8, 2005.

4. 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 certificated of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 27th day of April 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE
Executive Officer

Staff Report

April 27, 2005

Agenda Item No. 3d

County Sanitation District No. 14 Annexation No. 289

The following is an uninhabited annexation of territory to Los Angeles County Sanitation District No. 14. The annexation was initiated by the County Sanitation District at the request of the landowner, The City of Palmdale. This territory is also subject to the annexation proposal initiated by the Los Angeles County Waterworks District No. 40 contained in Agenda Item No. 3b.

Annexation No. 289 contains 41.875 acres

Location: The subject territory is located on Rancho Vista Boulevard approximately 600 feet east of 30th Street West all within the City of Palmdale.

Surrounding and Present Land Uses: The surrounding territory is agricultural to the north, residential to the south and west and open space recreation to the west. The present land use is vacant land.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: The proposed development consists of a park expansion and a recreation complex.

Provision of Services: The wastewater generated by the subject territory will be treated at the Lancaster Water Reclamation Plant (LWRP), which has a design capacity of 16 mgd and currently processes an average flow of 13.3 mgd.

Based on the information provided by the property owner, the District's sewerage facilities have or in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: In 2002 the City of Palmdale approved an environmental impact report for the project, including adoption of a Mitigation and Monitoring Program, which lists changes in the project required to mitigate or avoid significant environmental effects.

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence: To date staff has not received any correspondence in opposition to or in support of the annexation.

RECOMMENDATIONS

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Acting in its role as a responsible agency with respect to Annexation No. 289, and under State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the environmental impact report, including the mitigation and monitoring program, certified by the City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. LAFCO 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.
4. Find that all owners of land have given their written consent to the change of organization, and all affected agencies have consented in writing to the waiver of protest proceedings, and pursuant to Government Code Section 56663, waive the requirement for protest proceedings in its entirety.
5. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 289 to County Sanitation District No. 14.

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
RESOLUTION NO. 2005-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING CERTAIN
UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 289 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14**

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal services for a proposed park expansion and recreation complex; 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 41.875 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 289"; and

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

WHEREAS, on April 27, 2005, 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 acting in its role as a responsible agency with respect to Annexation No. 289, 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 proposed project and the environmental impact report, including the mitigation and monitoring program, certified by the City of Palmdale and has determined that the document adequately addresses the program 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. 289 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.
3. Pursuant to Government Code Section 56663, 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. All affected local agencies that will gain or lose territory as a result of this change of

organization have consented, in writing, to a waiver of commission protest proceedings.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.

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 certificated of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 27th day of April 2005.

Ayes:

Noes:

Absent:

Abstain:

Staff Report

April 27, 2005

Agenda Item No. 3e

**County Sanitation District No. 20
Annexation No. 70**

The following is an uninhabited annexation of territory to Los Angeles County Sanitation District No. 20. The annexation was initiated by the County Sanitation District at the request of the landowners, Marco Vilcapoma and Carlo Vilcapoma.

Annexation No. 70 contains 2,494 acres

Location: The subject territory is located on 37th Street East approximately 100 feet north of Avenue S-8 all within the City of Palmdale.

Surrounding and Present Land Uses: The surrounding land use is residential and the present land use consists of vacant land.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: The territory is to be developed as a single-family home.

Provision of Services: The wastewater generated by the subject territory will be treated at the Palmdale Water Reclamation Plant (PWRP), which has a design capacity of 15 mgd and currently processes an average flow of 9.3 mgd.

Based on the information provided by the property owner, the District's sewerage facilities have or in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: The project is exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15303(a) which permits construction of not more than three single-family homes in an urbanized area.

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence: To date staff has not received any correspondence in opposition to or in support of the annexation.

RECOMMENDATIONS

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Find that the project is exempt under State CEQA Guidelines Section 15303(a).
4. Find that all owners of land have given their written consent to the change of organization, and all affected agencies have consented in writing to the waiver of protest proceedings, and pursuant to Government Code Section 56663, waive the requirement for protest proceedings in its entirety.
5. Adopt the Resolution Making Determinations and Ordering Annexation No. 70 to County Sanitation District No. 20.

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
RESOLUTION NO. 2005-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING CERTAIN
UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 70 ANNEXED 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 services for the proposed construction of a single-family home; and

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

WHEREAS, the territory consists of 2.494 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 70"; and

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

WHEREAS, on April 27, 2005, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the executive officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the annexation is exempt pursuant to State CEQA Guidelines Section 15303(a).
2. Annexation No. 70 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. Pursuant to Government Code Section 56663, 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. All affected local agencies that will gain or lose territory as a result of this change of organization have consented, in writing, to a waiver of commission protest proceedings.Based thereon, protest proceedings are waived.
4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 20.
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 certificated of completion

with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 27th day of April 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE
Executive Officer

Staff Report

April 27, 2005

Agenda Item No. 3f

**County Sanitation District No. 20
Annexation No. 73**

The following is an uninhabited annexation of territory to Los Angeles County Sanitation District No. 20. The annexation was initiated by the County Sanitation District at the request of the landowner, Western Pacific Housing.

Annexation No. 73 contains 18.414 acres

Location: The subject territory is located approximately 300 feet west of 37th Street East and approximately 400 feet north of Pearblossom Highway all within the City of Palmdale.

Surrounding and Present Land Uses: The surrounding land use is residential and commercial. The present land use is vacant.

Sphere of Influence: The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

Proposed Development: The territory is to be developed as 74 single-family homes.

Provision of Services: The wastewater generated by the subject territory will be treated at the Palmdale Water Reclamation Plant (PWRP), which has a design capacity of 15 mgd and currently processes an average flow of 9.3 mgd.

Based on the information provided by the property owner, the District's sewerage facilities have or in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: A mitigated negative declaration has been prepared pursuant to the provisions of CEQA.

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence: To date staff has not received any correspondence in opposition to or in support of the annexation.

RECOMMENDATIONS

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Acting in its role as a responsible agency with respect to Annexation No. 73, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the mitigated negative declaration adopted by the City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency, in connection with its approval of the project.
4. Find that all owners of land have given their written consent to the change of organization, and all affected agencies have consented in writing to the waiver of protest proceedings, and pursuant to Government Code Section 56663, waive the requirement for protest proceedings in its entirety.
5. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 73 to County Sanitation District No. 20.

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
RESOLUTION NO. 2005-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING CERTAIN
UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 73 ANNEXED 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 services for the proposed development of 74 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 18.414 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 73"; and

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

WHEREAS, on April 27, 2005, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the executive officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 73, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the mitigated negative declaration adopted by the City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency, in connection with its approval of the project.
2. Annexation No. 73 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. Pursuant to Government Code Section 56663, 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. All affected local agencies that will gain or lose territory as a result of this change of organization have consented, in writing, to a waiver of commission protest proceedings.

Based thereon, protest proceedings are waived.

4. The Commission hereby orders the uninhabited territory described in Exhibits “A” and “B” annexed to the County Sanitation District No. 20.
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 certificated of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 27th day of April 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE
Executive Officer

Staff Report

April 27, 2005

Agenda Item No. 4

**GOVERNMENT CODE § 56857 NOTICES
(For Informational Purposes Only, Receive and File)**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purpose only. Within 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that the annexing district "present written findings supported by substantial evidence in the record that the termination request is justified by a financial or service related concern." Prior to the commission's determination of termination of proceedings the resolution is subject to judicial review.

Waiver of 60-Day Termination Period

Under section 56857, LAFCO may not hear and consider the proposed annexation until the 60-day termination period has expired. The Code provides, however, that the commission may waive the 60-day termination period if the annexing district adopts and submits to LAFCO a resolution supporting the change of organization or reorganization.

The following is a summary of the annexation proposal filed with LAFCO:

a) Project Description

On March 21, 2005 the VTN West, Inc filed an application on behalf of Trimark Pacific Homes, L.P., for annexation of a 41 acre parcel into Los Angeles County Waterworks District No. 40. The landowner proposes to develop the territory as a 139 unit single-family residential development. APN No. 3150-013-001.

Project Location

The project site is located at the southeast corner of Avenue J and 30th Street East, in the City of Lancaster.

Staff Report

April 27, 2005

Agenda Item No. 5e

**CITY OF SANTA CLARITA ANNEXATION NO. 2002-10
(SOUTH SANTA CLARITA)**

Agenda item No. 5e is a request from the City of Santa Clarita to withdraw its application for City of Santa Clarita Annexation No. 2002-10.

Location:

The territory is generally located east of Interstate 5, west of State Route 14 (Antelope Valley Freeway), and south of the City of Santa Clarita limits.

Background:

On December 11, 2002, LAFCO received an application requesting annexation of 825 acres of unincorporated territory, located along the southeast boundary of the City of Santa Clarita.

Pursuant to Government Code Section 56706, LAFCO staff issued a Notice of Insufficiency to the applicant on December 12, 2002, stating that the filing was deficient and could not be processed because it was lacking a pre-zoning ordinance and evidence of CEQA compliance. LAFCO has never issued a Certificate of Filing for City of Santa Clarita Annexation No. 2002-10. Santa Clarita has requested that its application be withdrawn at this time.

Section 19 of the Commission's Rules permit an application to be withdrawn by the proponent who filed the same at any time prior to the issuance of the Certificate of Filing. A proposal may be withdrawn after a Certificate of Filing has been issued only with the approval of the Commission. As no Certificate of Filing was issued for City of Santa Clarita Annexation No. 2002-10, Santa Clarita may withdraw its application without any action on the part of the Commission.