

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, June 14, 2006
9:00 a.m.

Board of Supervisors' Hearing Room, Room 374A
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 GLADBACH.**
3. **HEARINGS**
 - a. Los Angeles County Sanitation District No. 21 – Annexation No. 708.
 - b. Los Angeles County Sanitation District No. 22 – Annexation No. 385.
 - c. Santa Clarita Valley Sanitation District – Annexation No. 345.
 - d. Formation of Newhall Ranch County Sanitation District.

4 **OTHER ITEMS**

- a. Approve minutes of the meeting held April 26, 2006.
- b. Approve the Operating Account Register for the month of April and May 2006.
- c. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- d. Receive and file update on pending applications.

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**

June 28, 2006
July 12, 2006

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

June 14, 2006

Agenda Item No. 3a

Annexation No. 708 To County Sanitation District No. 21

The following is a request to annex 2.477 of uninhabited territory to Los Angeles County Sanitation District No. 21.

Proposal Area: The annexation consists of two adjacent parcels that are currently vacant located in a residential area. The subject territory will be developed as two single-family homes.

Location: The subject territory is located on Lamonette Street approximately 400 feet east of Padua Avenue all within the City of Claremont.

Factors to be Considered:

(Pursuant to Government Code Section 56668)

1. *Population:* Current population – 0
2. *Landowners:* Fred Abrolat and Marla Abrolat
3. *Topography, Natural Boundaries and Drainage Basins:* Gently sloping.
4. *Zoning, Present and Future Land Use:* RR- Rural Residential 35,000 sq. ft. minimum.
5. *Surrounding Land Use:* Residential
6. *Assessed Value:* \$1,336,780
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 Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated at the Pomona Water Reclamation Plant (PWRP). 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.

9. *Boundaries and Lines of Assessment:* The project site conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 21.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

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

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, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: With the exception of three parcels to the north and west of the annexation area, the remaining residents in the surrounding area are all within the boundaries of District No. 21. The landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 708 to County Sanitation District No. 21.

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2006- RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 708 ANNEXED TO LOS ANGELES COUNTY
SANITATION DISTRICT NO. 21

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the proposed development of 2 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 2.477 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 708"; and

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

WHEREAS, on June 14, 2006, 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303(a).
2. Annexation No. 708 to the County Sanitation District No. 21 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
2. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21.
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 57200, et seq.

PASSED AND ADOPTED this 14th day of June 2006.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

June 14, 2006

Agenda Item No. 3b

Annexation No. 385 To
County Sanitation District No. 22

The following is a request to annex 0.582 acres of uninhabited territory to Los Angeles County Sanitation District No. 22.

Proposal Area: The annexation consists of a single parcel containing an existing single-family home.

Location: The subject territory is located on the west side of Yucca Ridge Road approximately 50 feet north of its intersection with Hicrest Road all within the City of Glendora.

Factors to be Considered:

(Pursuant to Government Code Section 56668)

1. *Population:* Current population – 1
2. *Landowner:* William B. Usrey
3. *Topography, Natural Boundaries and Drainage Basins:* Topography is flat.
4. *Zoning, Present and Future Land Use:* Residential
5. *Surrounding Land Use:* E7 - Single-family estate 20,000 sq. ft. minimum
6. *Assessed Value:* \$469,200
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 Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (SJCWRP). 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 have not have an effect on agricultural or open space.

9. *Boundaries and Lines of Assessment:* The project site conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 22.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

CEQA: The project is exempt from the provisions of 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, the subject agencies have not 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 anticipated to be generated by the subject territory.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 385 to County Sanitation District No. 22.

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2006-RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 385 ANNEXED 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 unincorporated territory of Los Angeles County; and

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

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

WHEREAS, the territory consists of 0.582 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 385"; and

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

WHEREAS, on June 14, 2006, 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 proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 385 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.
3. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.
4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22.

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 57200, et seq.

PASSED AND ADOPTED this 14th day of June 2006.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

June 14, 2006

Agenda Item No. 3c

**Annexation No. 345 To
Santa Clarita Valley Sanitation District of Los Angeles County
(Formerly known as District Nos. 26 & 32)**

The following is a request to annex 10.504 acres of uninhabited territory to the Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of one parcel that is currently vacant located in a residential area. The subject territory is proposed to be developed as 144 condominiums.

Location: The subject territory is located at the southeast corner of the intersection of the Antelope Valley Freeway and the Metrolink Railroad, all within the unincorporated area of Los Angeles County.

Factors to be Considered:

(Pursuant to Government Code Section 56668)

1. *Population:* Current population – 389
2. *Landowners:* Saugus-Colony, Ltd.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat.
4. *Zoning, Present and Future Land Use:* RPD – Residential Planned Development
5. *Surrounding Land Use:* Residential
6. *Assessed Value:* \$523,022
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 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan. The wastewater generated by the proposed project will be treated at the Santa Clarita Valley Joint Sewerage System (SCVJSS). 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 have not have an effect on agricultural or open space.
9. *Boundaries and Lines of Assessment:* The project site conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of Santa Clarita Valley Sanitation District of Los Angeles County.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

CEQA: The environmental impact report certified by the Los Angeles County Department of Regional Planning is adequate for consideration of this proposal. .

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, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: The proposed development has been determined to have sufficient mitigation measures as a condition of approval to reduce any effects to a level of insignificance. Denial of the annexation would require the landowners to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 345 to the Santa Clarita Valley Sanitation District of Los Angeles County.

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2006-RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 345 ANNEXED TO
THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County 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 territory of the County of Los Angeles; and

WHEREAS, the principal reason for the proposed annexation is to provide off-site sewage disposal for a proposed development of 144 condominiums; and

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

WHEREAS, the territory consists of 10.504 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 345"; and

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

WHEREAS, on June 14, 2006, 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. 345, 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 environmental impact report adopted by the County of Los Angeles Department of Regional Planning 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. 345 to the Santa Clarita Valley Sanitation District of Los Angeles County 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(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;

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

Based thereon, protest proceedings are waived.

- 4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of Los Angeles County.
- 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 57200, et seq.

PASSED AND ADOPTED this 14th day of June 2006.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

June 14, 2006

Agenda Item No. 3d

Formation of Newhall Ranch Sanitation District of Los Angeles County

Background

The proposal is the formation of the Newhall Ranch Sanitation District of Los Angeles County (NRSD), which is needed to provide sewerage service to the Newhall Ranch Specific Plan area. On May 27, 2003, the Los Angeles County Board of Supervisors certified the Final Environmental Impact Report and Final Additional Analysis for the Newhall Ranch Specific Plan and Water Reclamation Plant project (Newhall Ranch EIR) and adopted the Specific Plan and other project approvals, including Conditional Use Permit No. 94-087-(5), which authorized construction of the Newhall Ranch Water Reclamation Plant (WRP).

The approved Specific Plan, including the WRP site, encompasses approximately 11,963 acres and is generally located in the northern portion of unincorporated Los Angeles County in the Santa Clarita Valley planning area. The adopted Specific Plan allows up to 21,308 dwelling units, 629 acres of mixed-use development, 67 acres of commercial uses, 249 acres of business park land uses, 37 acres of visitor-serving uses, over 6,100 acres of open space and special management areas, various public service facilities and infrastructure, associated community facilities, and construction of the WRP. The Specific Plan build-out would eventually result in an on-site resident population of approximately 60,000 persons. The Specific Plan site is presently undeveloped, vacant property with no current population or registered voters.

The approved WRP site is to be situated in one of the Specific Plan Business Park areas, located on the south side of State Route 126 (SR-126), north of and adjacent to the Santa Clara River, and near the Los Angeles County/Ventura County boundary line on the western edge of the Specific Plan site. The WRP will provide wastewater treatment, disposal and recycled water within the Specific Plan site. The WRP will be built in stages, as the Specific Plan area is developed, and will ultimately be sized to treat up to 6.8 million gallons per day (mgd) of wastewater at build-out of the Specific Plan.

The WRP will consist of primary, secondary and tertiary treatment facilities, as well as solids handling and disinfection facilities. The WRP will reclaim the maximum amount of wastewater generated by the Specific Plan development in order to meet a portion of the non-potable water demand of the Specific Plan area. As such, the WRP would be a zero, or near zero, discharge system. Such a system is intended to reclaim all treated wastewater for re-use within the Specific Plan area for irrigation purposes, except for potentially wet winters when irrigation demands would be lower and some discharge of unused reclaimed water to the Santa Clara River would occur. The WRP is the only aspect of the Newhall Ranch project that was reviewed at a project construction level of detail in the Newhall Ranch EIR and approved under Conditional Use Permit No. 94-087-(5).

As part of the certified Newhall Ranch EIR, the Los Angeles County Board of Supervisors adopted a mitigation measure (Mitigation Measure 5.0-52) that contemplated formation of a new county sanitation district to provide service to the approved Specific Plan site. Mitigation Measure 5.0-52 specifically stated that a "new County sanitation district shall be formed to administer operation of the Newhall Ranch water reclamation plant." This measure also stated that the new county sanitation district would "encompass the entire Newhall Ranch Specific Plan site." This mitigation measure was adopted by the Board of Supervisors when it certified the Newhall Ranch EIR on May 27, 2003.

Purpose of Request

By application, the County of Los Angeles, Department of Public Works (DPW), has requested formation of the NRSD to implement the mitigation measure calling for a new county sanitation district encompassing the Specific Plan area. On December 13, 2005, pursuant to the provisions of the County Sanitation District Act (Health and Safety Code 4700 et seq.), the Los Angeles County Board of Supervisors adopted a resolution of intent to form the NRSD and directed DPW to file with LAFCO the necessary application to initiate formation of the new sanitation district, along with certified copies of its resolution, the required plan for providing services within the Newhall Ranch Specific Plan area, and other documents as may be required to assist LAFCO in processing the application.

Formation of a new county sanitation district in the Newhall Ranch Specific Plan area is necessary to provide sewerage services to that area, and to develop and maintain a water reclamation plant as specified in the adopted Newhall Ranch Specific Plan.

Proposal Location and Surrounding Area

Newhall Ranch is located in the northern portion of unincorporated Los Angeles County in the Santa Clarita Valley planning area. The area is irregular in shape (approximately 5 miles east-west and approximately 5.5 miles north-south) and encompasses 11,963 acres. Both SR-126 and the Santa Clara River transect the site from east to west. The Golden State Freeway (I-5) corridor is the major freeway near Newhall Ranch, located approximately one mile east of the Specific Plan site. Further to the east of I-5 are the City of Santa Clarita and the planned community of Valencia.

The Plan of Services, dated July 2003, which is part of the application submittal, includes the Regional Location Map, Figure 1, and Vicinity Map, Figure 2, illustrating the Specific Plan site in a regional and local context.

The Valencia Commerce Center, Chiquita Canyon Landfill and communities of Val Verde, Castaic, and Hasley Canyon roughly bound the Specific Plan site to the north, with the Santa Susana Mountains bordering to the south. Six Flags Magic Mountain Theme Park, undeveloped land, and the Westridge and Stevenson Ranch residential communities are the existing land uses to the east. To the west, the Specific Plan is surrounded by similarly undeveloped river valley and mountainous terrain in Ventura County. The Los Angeles County/Ventura County boundary represents the western edge of the Specific Plan site.

Direct highway access to the Specific Plan site is provided by SR-126. The I-5/SR-126 interchange is located approximately one mile east of the Specific Plan site. Local roads provide access to the northern portion of the site through San Martinez Grande Road and Chiquita Canyon Road, north of SR-126. South of SR-126, a network of paved and unpaved roadways, established to serve the existing oil and natural gas operations, cross the entire site.

Factors to be Considered, pursuant to Government Code Section 56668:

1. *Population and Density Data:* The Specific Plan area is currently undeveloped, vacant property with no inhabitants. At projected build-out of the Specific Plan, the area would result in an on-site resident population of approximately 60,000 persons. The approved Specific Plan (May 27, 2003), which is part of the application submittal, includes the Land Use Plan (Ex. 2.3-1) and the overall statistical summary of the land uses within the Specific Plan area (Table 2.3-1). Because the Specific Plan site is currently vacant, there are no landowners except the present owner and developer, The Newhall Land and Farming Company (Newhall), and no registered voters.
2. *Present and Future Land Uses/Zoning:* The present land uses include ranching, agriculture, oil and natural gas operations, and occasional use of the land for movie productions. The Specific Plan serves as the zoning for the Newhall Ranch planned community. The Specific Plan includes a broad range of residential, mixed-use and non-residential land uses within five villages on the site. The Specific Plan also contains the land use plan, development regulations, design guidelines and implementation program necessary to guide the long-term development of the Newhall Ranch community. Subsequent development plans and tentative tract maps are required and must conform to the Specific Plan, the Los Angeles County General Plan, and the Santa Clarita Valley Areawide Plan.

3. *Topography, Natural Boundaries and Drainage Basins:* The Santa Clara River runs through the Specific Plan site in an east/west direction and elevations rise both north and south of the river. The minimum elevation at the west end of the Specific Plan area along the river is approximately 800 feet. The highest elevations are in the Santa Susana Mountains on the south side of the Specific Plan at over 3,100 feet. There are a number of drainage basins on the north and south side of the Santa Clara River that run through the Specific Plan area.
4. *Likelihood of Significant Growth in Area and Adjacent Areas:* The Specific Plan area is situated in the Santa Clarita Valley. The Valley is experiencing growth, which is expected to continue over the long-term. In connection with the 2004 Regional Transportation Plan (RTP), the Southern California Association of Governments (SCAG) provided the following growth projections for the North Los Angeles County Region (Santa Clarita and Antelope Valleys) by 2030: Population, 1,215,000; and Employment, 288,000.
5. *Government Services and Control, Availability and Adequacy:* The subject property is in unincorporated Los Angeles County and the County will provide the local government services contemplated by the adopted Specific Plan. The land uses approved by the Specific Plan require public facilities and services in the proposed Specific Plan area. The Newhall Ranch EIR provides a detailed discussion of the public facilities available and proposed for the Specific Plan area (Sections 4.11 - 4.20).
6. *Conformity of Proposal with LAFCO Policies/Priorities Regarding Open Space Lands Conversion (Gov.Code §56377):* The proposal is limited to formation of a county sanitation district within the Specific Plan area. The Newhall Ranch EIR provides a detailed discussion of agricultural lands and their impacts due to Los Angeles County's adoption of the Specific Plan (Section 4.4).
7. *Effect on Agricultural Lands:* The proposal is formation of a county sanitation district and eventual construction of the Newhall Ranch WRP. The development of the WRP site would result in the conversion of prime agricultural land to an urban use, which was evaluated in the certified Newhall Ranch EIR (Section 5.0). Due to the size of the WRP site, the proposal is not expected to have a significant adverse effect on maintaining the physical and economic integrity of agricultural lands in Los Angeles County, as defined by Section 56016 of the Government Code.
8. *Proposed Boundaries:* The boundaries of the proposed NRSD will encompass the Specific Plan site. The boundaries are depicted on the attached map identified as Exhibit A.

9. *Consistency with County General Plan/Specific Plans:* The proposed formation of the NRSD would implement an adopted mitigation measure in the Newhall Ranch EIR, approved by the Los Angeles County Board of Supervisors. The Specific Plan also contemplates formation of a county sanitation district and the Newhall Ranch WRP is a component of the adopted Specific Plan. The Specific Plan and Conditional Use Permit No. 94-087-(5) authorize construction of the Newhall Ranch WRP within the Business Park land use designation and, specifically, within the Business Park area located near the western boundary of the Specific Plan.

10. *Local Agency Sphere of Influence:* The closest existing district to the proposed new district is the Santa Clarita Valley Sanitation District (SCVSD, formerly comprised of Sanitation District Nos. 26 and 32). The proposed NRSD lies outside of the existing sphere of influence of the SCVSD. The sphere of influence for the district should be coterminous with its boundary. The proposed Resolution contains the sphere of influence determinations.

11. *Effect of Proposal on Adjacent Areas:* If the new district is formed, there would be no impact on adjacent areas outside of the proposed district boundaries. The proposal would not have an adverse impact on current sewerage services because the proposed new district would build facilities to serve all new development within the approved Specific Plan area. In addition, the proposed formation would not affect any other local agency because the services proposed to be provided by the district are not currently provided by any other agency in this territory.

The SCVSD and Newhall Land and Farming entered into a preliminary Agreement, dated January 9, 2002, which set forth a proposed roadmap in the event the new district is formed. The preliminary Agreement indicates that the new district, if formed, would make application to the existing 24 county sanitation districts in Los Angeles County to become signatory to the "Amended Joint Administration Agreement" (JAA), effective July 1, 1980. This JAA establishes a centralized and joint administrative organization providing common management, administration and staffing for the signatory districts. In addition, the preliminary Agreement indicates that the new district, if formed, would enter into a separate joint powers agreement with SCVSD regarding ownership and operation of wastewater management facilities in the Santa Clarita Valley.

12. *Ability to Provide Services:* Currently, no existing sewerage capacity is provided or needed within the Specific Plan area. The new district, if approved, would construct a new water reclamation plant to serve the Specific Plan area. The proposed district also would coordinate with the SCVSD regarding construction, operation, maintenance and funding of the wastewater management facilities for the Specific Plan area. The proposed new district would be user-supported and sewer service charges and sewer capacity fees, and assessments, as is legally permitted, the amount of which would be determined in the event LAFCO takes action to approve formation of the district.

13. *Availability of Adequate Water Supplies:* The Newhall Ranch Final Additional Analysis, Volume VIII (SCH No. 1995011015; May 2003), evaluated the adequacy, availability and reliability of water supplies to the Specific Plan area. A copy of the Final Additional Analysis is part of the application submittal. Based on that document, an adequate supply of water is available to meet the demands of the Specific Plan and other cumulative development without creating significant environmental impacts. Valencia Water Company, an investor-owned utility regulated by the California Public Utilities Commission, would provide retail water service to the Specific Plan area. The Specific Plan area is also located within the service area of the Castaic Lake Water Agency.

14. *Fair-Share Regional Housing Needs:* The new district, if formed, would facilitate development of the Specific Plan, which would provide the Santa Clarita Valley with a broad range of housing opportunities.

15. *Plan of Services:* A Plan of Services, dated July 2003, describes the Newhall Ranch WRP and associated sewer and recycled water facilities. The Plan also identifies a phasing process for the provision of services to the Specific Plan area, design standards for required facilities, and the funding mechanisms available to the proposed district.

Financing

Upon formation of the new district, it is anticipated that the operation and maintenance of the district and its facilities would be funded through the imposition of service charges, which would be collected on the tax roll, and construction of the facilities would be financed by connection fees. Based on the comment letter submitted by the Sanitation Districts of Los Angeles County, dated March 2, 2006, the proposed formation of the district would not have any impact on the operations of the existing SCVSD.

CEQA

On May 27, 2003, the Los Angeles County Board of Supervisors certified the Newhall Ranch EIR, approved the Specific Plan, and other associated project approvals. The Newhall Ranch EIR addresses the entire Specific Plan area and all facilities needed to provide sewerage and recycled water services to the proposed development.

In 2005, an Addendum to the previously certified Newhall Ranch EIR was completed in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Addendum was prepared to evaluate the Board of Supervisors' proposed adoption of the Resolution of Intent to form the new district in the Specific Plan area, and to determine whether or not the proposed formation of the district would result in new or substantially more adverse significant environmental effects than those discussed in the previously certified Newhall Ranch EIR.

After considering the Addendum, the Board of Supervisors determined that formation of the new district as described in the Newhall Ranch EIR and the Addendum would not result in new or substantially more adverse significant impacts on the environment.

Provisional Appropriations Limit

Pursuant to Government Code Section 56811, the Commission is required to establish the District's provisional appropriations limit based upon the formula provided in the statute. However, as the District will not be receiving a share of the ad valorem property taxes, the provisional appropriations limit is \$-0-.

Correspondence

A letter was received on March 2, 2006 from the Sanitation Districts of Los Angeles County, stating that "formation of the new district would not have any impact on the operations of the existing SCVSD." The letter further acknowledges the agreements that will be required should the Commission approve the proposed formation. No other agency comments or correspondence has been received.

Conclusion

The proposed formation of the Newhall Ranch Sanitation District of Los Angeles County is appropriate for facilitating construction of the Newhall Ranch WRP and the associated sewer and recycled water facilities for the Specific Plan area. The Specific Plan area is not currently within the sphere or service area of an existing agency that could provide such services. Both the Specific Plan and the Newhall Ranch EIR contemplate urban levels of development and provide for and analyze the impacts of the Newhall Ranch WRP and associated wastewater management facilities generated from the Specific Plan area. The approved mitigation for the Specific Plan requires sewerage service for implementation. A different agency (*e.g.*, Community Services District) could be formed to provide sewer collection services; however, the proposed new district, if formed, has the support of both the Los Angeles DPW and the Sanitation Districts of Los Angeles County. In addition, if approved, the new district will be user-supported and have sewer service charges and sewer capacity fees and assessments determined following district formation.

Recommended Action

4. Open the public hearing and receive testimony on the matter.
5. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving the formation of the Newhall Ranch Sanitation District of Los Angeles County and establishing its sphere of influence.
4. Set the protest hearing for July 26, 2006.

RESOLUTION NO. 2006-00RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING FORMATION OF
NEWHALL RANCH SANITATION DISTRICT OF LOS ANGELES COUNTY AND
ESTABLISHING THE DISTRICT'S SPHERE OF INFLUENCE**

WHEREAS, an application for the proposed formation of a new sanitation district in the County of Los Angeles, 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 formation consists of 11, 963± acres of uninhabited territory in the Newhall Ranch Specific Plan area of unincorporated Los Angeles County, and is assigned the following distinctive short form designation: "Formation of Newhall Ranch Sanitation District of Los Angeles County;" 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 district formation is to provide wastewater treatment, disposal and recycled water within the Newhall Ranch Specific Plan area; and

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

WHEREAS, on June 14, 2006, 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, acting in its role as a responsible agency with respect to the Formation of Newhall Ranch Sanitation District of Los Angeles County, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Environmental Impact Report adopted by the County of Los Angeles, 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 County of Los Angeles, in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

3. The Commission hereby approves the formation subject to the following terms and conditions:

- a. The District will be formed pursuant to California Health and Safety Code Section 4700, et seq., and the Cortese-Knox-Hertzberg Local Government Act of 2000;
- b. The Board of Supervisors will be the governing body of the District;
- c. The Board of Supervisors, as governing body of the District, will be authorize to prescribe such service charges, fees, assessments, and/or taxes upon the property within the District as the District may legally impose;
- d. Any fees, charges, assessments, or taxes for the District may be collected by the County of Los Angeles Treasurer and Tax Collector in the same manner as ad valorem property taxes to the extent authorized by law;
- e. The District will be required to make formal application to the Santa Clarita Valley Sanitation District of Los Angeles County (SVCSD) to become signatory to the Amended Joint Administration Agreement, dated July 1, 1980, of the County Sanitation Districts of Los Angeles County;

f. The District will be required to make formal application to the SCVSD to enter into an agreement with Santa Clarita Valley Sanitation District regarding the ownership and operation of the Water Reclamation Plant for Newhall Ranch, as required by Contract No. 3868, dated January 9, 2003, between Santa Clarita Valley Sanitation District and the Newhall Land and Farming Company; and

g. The regular County assessment roll will be utilized by the District.

4. The Commission hereby makes the following determinations and establishes a Sphere of Influence for the District that is coterminous with the boundary set forth in Exhibits "A" and "B":

a. *Present and Planned Land Uses:*

The present land uses include ranching, agriculture, oil and natural gas operations, and occasional use of the land for movie productions. The Newhall Ranch Specific Plan allows up to 21,308 dwelling units, 629 acres of mixed-use development, 67 acres of commercial uses, 249 acres of business park land uses, 37 acres of visitor-serving uses, over 6,100 acres of open space and special management areas, various public service facilities and infrastructure, associated community facilities, and construction of the Wastewater Reclamation Plant (WRP).

b. *Present and Probable Need for Public Facilities and Services:*

The Specific Plan build-out would eventually result in an on-site resident population of approximately 60,000 persons. The subject property is in unincorporated Los Angeles County therefore, the County will provide local government services contemplated by the adopted Specific Plan.

c. *Present Capacity of Public Facilities:*

The WRP will consist of primary, secondary and tertiary treatment facilities, as well as solids handling and disinfection facilities. The WRP will reclaim the maximum amount of wastewater generated by the Specific Plan development in order to meet a portion of the non-potable water demand of the Specific Plan area.

d. *The Existence of Social and Economic Communities of Interest.*

The Newhall Ranch Specific Plan area will consist of Master-planned communities, with a population of approximately 60,000 persons at build-out.

5. Pursuant to Government Code Section 57026(f) (1), the Commission hereby sets the protest hearing on July 26, 2006.

6. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner and as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14th day of June 2006.

Ayes:

Nose:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

Staff Report

June 14, 2006

Agenda Item No. 4c

**Sphere Of Influence (SOI) - Municipal Service Review (MSR)
REMAINING - PROJECTED COMPLETION DATES**

Regional Area Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<u>Los Angeles Area</u>					
Cities (8)	May., 2006	Jun., 2006	Jul., 2006	Aug., 2006	
Water Districts (2)	Mar., 2006	Jun., 2006	Jul., 2006	Aug., 2006	

11 Total 8 Cities 2 Water Districts 1 Consolidated Fire - (To be completed by regional area)
COMPLETIONS TO DATE

<u>Catalina</u>					
Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
<u>Misc. Gov't. Services</u>					
Total Districts (29)	Complete	Complete	Complete	Jun. 23, 2004	
<u>Las Virgenes</u>					
Cities (5)	Complete	Complete	Complete	Aug. 25, 2004	
Water Districts (2)	Complete	Complete	Complete		
<u>High Desert</u>					
Cities (2)	Complete	Complete	Complete	Aug. 25, 2004	
Water Districts (8)	Complete	Complete	Complete		
<u>Santa Clara</u>					
Cities (1)	Complete	Complete	Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
Water Districts (5)	Complete	Complete	Complete		
<u>San Gabriel-West</u>					
Cities (18)	Complete	Complete	Complete	Dec. 8, 2004	
Water Districts (8)	Complete	Complete	Complete		
<u>San Gabriel – East</u>					
Cities (13)	Complete	Complete	Complete	July 13, 2005	
Water Districts (5)	Complete	Complete	Complete		
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u>					
Cities (14)	Complete	Complete	Complete	Sept. 28, 2005	
Water Districts (1)	Complete	Complete	Complete		
<u>Gateway</u>					
Cities (26)	Complete	Complete	Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006
Water Districts (6)	Complete	Complete	Complete		

169 Total SOI's / MSR's Completed to date -
80 Cities 29 Misc. Districts 35 Water Districts 25 San Districts

**AGENDA ITEM NO. 4d - JUNE 14, 2006
PENDING APPLICATIONS AS OF JUNE 8, 2006**

Short Form Designation	Applicant	Date Filed	Change of Organization	Status	Est. Date of Completion
Azusa Annexation No. 2005-44	City of Azusa	12/20/2005	Annexation to Azusa	CAO has requested time extension for internal review.	Aug-06
Beverly Hills Reorganization No.2002-04	Brian & Megan Schirn	11/18/2001	Detachment from Los Angeles Annexation to Beverly hills	City is performing financial analysis and cost determination.	Unknown
Compton Detachment No. 98-01	City of Compton	9/15/1998	Detachment from Compton	Tax Reso. Scheduled for adoption by BOS 6/20.	Jul-06
Covina Annexation No. 2005-21 (Charter Oak Park)	City of Covina	4/25/2005	Annexation to Covina	CAO working on TTR.	Aug-06
Industry Annexation No. 2004-07	City of Industry	7/14/2004	Annexation to Industry	County and City are negotiating tax transfer.	Unknown
Los Angeles SOI Amendment	City of Los Angeles	6/30/2005	Amendment of the City of Los Angeles Sphere of Influence.	On hold.	Unknown
Los Angeles Annexation No. 2002-07 (Las Lomas)	Las Lomas land Company	7/1/2002	Annexation to Los Angeles	Incomplete application	Unknown
San Marino Reorganization No. 2002-02	Estelle A. Gentry Trust	11/9/1999	Detachment from San Marino Annexation to San Gabriel	Property owner has legal counsel negotiating with San Marino. The City is not supportive of the request.	Unknown
Santa Clarita SOI Amendment	City of Santa Clarita	6/17/2005	Amendment to the City of Santa Clarita Sphere of Influence.	On hold	Unknown
Santa Clarita Annexation No. 2002-09 (Stonecrest)	City of Santa Clarita	7/6/2002	Annexation to Santa Clarita	Ballot preparation in progress.	Jun-06
Santa Clarita Annexation No. 2005-36 (East Santa Clarita)	City of Santa Clarita	11/29/2005	Annexation to Santa Clarita	Awaiting responses from County agencies.	Sep-06
West Covina Annexation No. 2005-33	Nogales High School	10/14/2005	Annexation to West Covina	Awaiting responses from County agencies.	Sep-06
Commerce Detachment No. 2003-02	City of Commerce	3/7/2003	Detachment of entire City from CFPD	Pending court decision in the matter of Los Angeles County Fire Fighters Union 1014, et al v. City of Montebello, et al	Unknown
Annexation 2003-08 (40-23/4-103), to LA Co Waterworks District No. 40	District	11/4/2003	19.69 acres - ne corner of Ave N and 5	Pending approval of tax resolution	Unknown
Annexation No. 2004-08 to Los Angeles County Waterworks District No. 40	JP Eliopoulos Enterprises, Inc	8/11/2004	793 acres - n north of Elizabeth Lake Rd, west of aqueduct, Anaverde	Pending approval of tax resolution	Unknown
Annexation No. 2004-10 to Los Angeles County Waterworks District No. 40	LCTH Investments, LP by Pacific Communities Builder	8/11/2004	130.69 acres located bet 20th Street West and 25th Street West, s of Ave P 8, Palmdale. Tract 54058	Pending approval of tax resolution	Unknown
Annexation No. 2004-11 to Los Angeles County Waterworks District No. 40	Del Sur Ranch, LLC - Standard Pacific Homes	8/1/2004	Annexation of 880 acres bounded by Avenue G, 90th street West, Avenue H/H-8 and 105th Street West, City of	Set for May 24, 2006	Jun-06

Short Form Designation	Applicant	Date Filed	Change of Organization	Status	Est. Date of Completion
Reorg 2004-12 (Det fr Newhall CWD, Annex No. 2004-12 to CWWD No. 36)	SunCal Companies		Detachment of 1400 acres (including Northlake Specific Plan) from Newhall CWD and annexation to Waterworks District No. 36	Pending approval of tax resolution	Unknown
Annexation No. 2004-14 to Los Angeles County Waterworks District No. 40	Royal Investors Group Pulte Home Corp.	9/30/2004	30.5 acres located ne corner of 35th St W/Lancaster Blvd., Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2004-15 to Los Angeles County Waterworks District No. 40	KB Home	10/5/2004	30.4 acres located SE corner of 30th St E/Lancaster Blvd, Lancaster	Set for May 24, 2006	Jun-06
Annexation No. 2004-16 to Los Angeles County Waterworks District No. 40	Royal Investors Group Capital Pacific Homes	10/5/2004	57.6 acres located on the southeastern corner of Ave J and 45th St. W, Lancaster	Tax resolution submitted to affected agencies	Unknown
Annexation No. 2004-17 to Los Angeles County Waterworks District No. 40		10/21/2004	40 acres bounded by 40th St E, Ave J-8, 42nd St E and Ave J-4, Lancaster	ON HOLD , at the request of the Applicant (letter dated 3-8-2005).	
Annexation No. 2004-26 to Los Angeles County Waterworks District No. 40	A.V. Land LLC	12/14/2004	47.05 acres vicinity of Ave K and 30th St E, Lancaster	Pending approval of tax resolution	Unknown
Annexation No 2004-27 to Los Angeles County Waterworks District No. 40	Gemstar Properties LLC	12/13/2004	20.24 acres vicinity of 30th St. W and Ave. I, Lancaster	tax resolution approved	Jul-06
Annexation No. 2004-28 to Los Angeles County Waterworks District No. 40	City of Lancaster Redevelopment Agency	12/31/2004	193.5 acres, bet 80th St W and 90th St W and Ave H and Ave H-4, Lancaster	tax resolution approved	Jul-06
Annexation No. 2004-29 to Los Angeles County Waterworks District No. 40	A.V. Land LLC	12/20/2004	40.93 acres, vicinity of Ave J and 30th St E, Lancaster+D16+D45	Tax resolution submitted to affected agencies	Unknown
Annexation No. 2004-30 to Los Angeles County Waterworks District No 40	A.V. Land LLC and Tiferet LLC	12/29/2004	30.49 acres in the vicinity of Lancaster Blvd and 30th St West, Lancaster	Tax resolution submitted to affected agencies	Unknown
Annexation No. 2005-02 to Los Angeles County Waterworks District No. 40	Timber Properties, Ltd	1/25/2005	Annex 20 acres of vacant land to CWWD 40	Set for May 24, 2006	Jun-06
Annexation No. 2005-03 to Los Angeles County Waterworks District No. 40	Global Investment & Development LLC Beazer Homes	2/11/2005	Annex 40.45 acres of vacant land to CWWD 40 (APN #s 3153-008-003,004,005, and 008)	Set for June 14, 2006	Unknown
Annexation No. 2005-04 to Los Angeles County Waterworks District No. 40	Antelope Valley Union High School District	3/9/2005	67 acres located south side of Ave J-8, bet 30th St E and 35th St. E, Lancaster (APN #s 3150-014-900)	Tax resolution submitted to affected agencies	Unknown
Annexation No. 2005-06 to Los Angeles County Waterworks District No. 40	Central Christian Church	3/15/2005	15 acres of vacant land for expansion of the church, Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2005-09 to Los Angeles County Waterworks District No. 40	Global Investment & Development LLC	2/11/2005	Annex 20.25 acres of vacant land to CWWD 40 (APN #s 3153-009-007 and 008)	tax resolution approved	Jul-06
Annexation No. 2005-10 to Los Angeles County Waterworks District No. 40	Global Investment & Development LLC	2/11/2005	12.64 acres - sw corner of intersection of Ave I/40th St W, Lancaster (APN#s 3153-008-011,012 and 014)	tax resolution approved	Jul-06

Short Form Designation	Applicant	Date Filed	Change of Organization	Status	Est. Date of Completion
Annexation No. 2005-11 to Los Angeles County Waterworks District No. 40	Hunsaker-Frontier Homes	2/4/2005	120 acres - 15th St E and 20th St. E, Ave H to N Ave H-8 to S, Lancaster	Set for May 24, 2006	Jun-06
Annexation No. 2005-13 to Los Angeles County Waterworks District No. 40	Chi W. Chen & Merian R. Reeder	2/9/2005	50.23 acres - southeast corner of Ave I and 35th St E, Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2005-15 to Los Angeles County Waterworks District No. 40	Trimark Pacific Homes, L.P.	3/21/2005	Annex 41 acres of vacant land to CWWD 40	Pending approval of tax resolution	Unknown
Annexation No. 2005-16 to Los Angeles County Waterworks District No. 37	Lowell/Jeanine Hilsinger and Roger Graham	5/24/2005	6.97 acres corner of Berncastle/Pearl Ave, w of Sierra Hwy, Acton	Pending approval of tax resolution	Unknown
Annexation No. 2005-18 to Los Angeles County Waterworks District No. 40	Royal Investors Group	5/10/2005	102.24 acres - southwest corner of Lancaster Blvd/ 40th St W, Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2005-20 to Los Angeles County Waterworks District No. 40	A.V. Land LLC	5/3/2005	Annex 15 acres of vacant land located on 40th St. W N of Ave J, City of Lancaster to CWWD 40	Pending approval of tax resolution	Unknown
Annexation No. 2005-22 to Los Angeles County Waterworks District No. 40	A.V. Land LLC	5/3/2005	Annex 15 acres of vacant land located at NE corner of Ave J-4 and 26th St E, City of Lancaster to CWWD 40	Pending approval of tax resolution	Unknown
Annexation No. 2005-23 to Los Angeles County Waterworks District No. 40	K Hovnanian Forecast Homes	7/20/2005	Annex 120 acres of vacant land located SE and NE of Avenue I and 90th Street West, City of Lancaster to CWWD 40	Pending approval of tax resolution	Unknown
Annexation No. 2005-26 to Los Angeles County Waterworks District No. 40	Valley Bible Church	6/27/2005	Annex 10.11 acres of vacant land located at NE corner of 35th Street West and Ave J, City of Lancaster to CWWD 40	Pending approval of tax resolution	Unknown
La Canada Irrigation District Annexation 2005-01	Brian H Kelly and Suzanne M. Kelly	2/22/2005	3 acres located at north end of Gould Ave, La Canada Flintridge	Pending approval of tax resolution	Unknown
Annexation No. 2005-34 to Los Angeles County Waterworks District No. 40	Achiva Homes	9/26/2005	Annex 9.52 acres located in City of Palmdale bet Avenues M-12 and N, and east of 55th Street West and west of 50th Street West. APN 3101-008-032	Pending approval of tax resolution	Unknown
Annexation No. 2005-35 to Los Angeles County Waterworks District No 40	A&JK Street East LLC	11/18/2005	14.83 acres located at the southeast corner of Avenue K and 25th Street East, Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2005-37 to Los Angeles County Waterworks District No 40	Ave J&27th Street LLC	11/8/2005	20.19 acres located on the nw corner of Ave J and 30th Street East, Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2005-38 to Los Angeles County Waterworks District No 40	Ave J&35th Street East LLc	11/8/2005	40.98 acres located on the NW corner of 32nd St E and Ave J, extending to SE cor of Ave J-4 and 35th Street E, Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2005-39 to Los Angeles County Waterworks District No 40	Global Investment & Development LLC	11/18/2005	7.86 acres located in vicinity of 26th Street East and Avenue J-4, Lancaster	Pending approval of tax resolution	Unknown

Short Form Designation	Applicant	Date Filed	Change of Organization	Status	Est. Date of Completion
Annexation No. 2006-02 to Los Angeles County Waterworks District No. 40	South 20th St E & Ave H8, LLC	1/11/2006	Annex 20.86 acres located on SE corner of Ave H8 East and 20th Street East, Lancaster. 77 Single family units proposed. APN#3154002028; TTM 061573	Pending approval of tax resolution	Unknown
Annexation No. 2006-03 to Los Angeles County Waterworks District No. 40	South 20th St E & Ave H8, LLC	1/11/2006	Annex 20.80 acres located on nw corner of 20th St E and Ave D extending to the SE corner of Street C and Street F, Lancaster. 78 Single family units proposed. APN#3154002027; TTM 062349	Pending approval of tax resolution	Unknown
Annexation No. 2006-04 to Los Angeles County Waterworks District No. 40	Frontier Homes	1/6/2006	30th Street East & Newgrove St	Set for 4-12-06	May-06
Annexation No. 2006-05 to Los Angeles County Waterworks District No. 40	Global Investment & Development LLC		30.86 acres located in NW corner of 40th Street West and Avenue I, City of Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2006-06 to Los Angeles County Waterworks District No. 40	Ave K & 30th Street East LLC	2/21/2006	15.28 acres located on SW corner of 30th St E and Ave K, extending S to Ave. K-4, City of Lancaster	Pending approval of tax resolution	Unknown
Annexation No. 2006-07 to Los Angeles County Waterworks District No. 40	Oliver La Chappelle, Et Al/LACWWD		12.78 acres located on Hoadley Ave. and Crestview Trail, North of Siera Hwy. and the Antelope Valley Fwy.	Set for May 24, 2006	Jun-06
Annexation No. 2006-08 to Los Angeles County Waterworks District No. 40	Global Investment & Development LLC	3/7/2006	10 acres located on SE corner of 42nd St W and Ave. I, City of Lancaster.	Pending approval of tax resolution	Unknown
Annexation No. 2006-09 to Los Angeles County Waterworks District No. 40					Unknown
Annexation No. 2006-10 to Los Angeles County Waterworks District No. 40					Unknown
Newhall CWD Detachment No. 2004-20	Santa Clarita Investors/Mc Millin Management services	10/21/2004	452.81 acres-Placerview Trail Rd, n of Copperhill Dr s of Angeles Nat Forest, bet Haskell Cyn Rd/Blue Rd Rd, Bouquet Cyn Area	File reactivated, per ltr dtd 4-26-06	Unknown
Newhall CWD Detachment No. 2004-23	Pardee Homes	11/2/2004	Detach 2196 acres-northerly of Hwy 14 and W of Mint Cyn, bet Santa Clara River and Vasquez Cyn, Santa Clarita Valley	File reactivated, per ltr dtd 4-26-06	Unknown
Newhall CWD Annexation 2005-30	District		508 acres-w of Antelope Vly Frwy, on Sierra hwy to E/San Fernando Rd to N and Pine S to W.	On hold at the request of the District, due to CEQA compliance (letter dated 12-7-05).	Unknown
Formation of Newhall Ranch County Sanitation District	The Newhall Land & Farming Company	2/1/2006	West of Interstate 5, north and south of SR126 to the Ventura County Line	Set for June 14, 2006	Jul-06

Short Form Designation	Applicant	Date Filed	Change of Organization	Status	Est. Date of Completion
CSD 20-75	County Sanitation Districts	1/18/2006	Northwest corner of Avenue P and 20th Street West all within the City of Palmdale (12.834 acres)	ON HOLD by request of the County Sanitation Districts	Jul-06