

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, January 24, 2007

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

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A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.  
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1. **CALL MEETING TO ORDER.**
  
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
  
3. **PUBLIC HEARINGS**
  - a. Los Angeles County Sanitation District 14 – Annexation 361.
  - b. Los Angeles County Sanitation District 14 – Annexation 362.
  
4. **OTHER ITEMS**
  - a.. Approve minutes of the meeting held January 10, 2006.
  - b. Municipal Service Review and Sphere of Influence Update.
  - c. Receive and file update on pending applications.
  
5. **PUBLIC COMMENT**

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

6. **FUTURE MEETINGS**

February 14, 2007

February 28, 2007

7. **FUTURE AGENDA ITEMS**

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

8. **ADJOURNMENT MOTION**

## **STAFF REPORT**

**January 24, 2007**

**Agenda Item No. 3a**

### **Annexation No. 361 To County Sanitation District No. 14**

The following is a request to annex 255.472 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant high desert land, located in a vacant rural area.

**Location:** The subject territory consists of two parcels. Parcel 1 is located at the northeast corner of Avenue D and the Antelope Valley (14) Freeway, and Parcel 2 is located at the southwest corner of Avenue C and Sierra Highway all within unincorporated County territory.

**Background:** The County Sanitation District No. 14 of Los Angeles County filed eminent domain complaints with Los Angeles County Superior Court in August 2005 to acquire the subject territory. On December 15, 2005, the court granted the District possession of the subject territory while the eminent domain actions proceed. The District is acquiring the land to construct reclaimed water storage reservoirs and tertiary treatment facilities in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.

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

1. *Population:* Current population – 0
2. *Landowner:* The County Sanitation District No. 14 of Los Angeles County and additional owners of record.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is generally flat with a slight slope towards Rosamond Dry Lake.
4. *Zoning, Present and Future Land Use:* The current zoning is D-2-2: Desert Mountain. The current land use is N1: Non-Urban. The land use will change to P-Public Service Facilities.
5. *Surrounding Land Use:* The land use in the surrounding territory is N1-Non-Urban to the north and TC-Transportation Corridor to the west. The land use east of Parcel 1 and south of Parcel 2 is P-Public Service Facilities.
6. *Assessed Value:* \$1,038,750

7. *Governmental Services and Control, Availability and Adequacy:* The LWRP 2020 Plan addresses the sewerage needs of the LWRP service area through the year 2020 and the District's planned services to meet the needs.
8. *Effects on agricultural or open-space lands:* The proposal will cause reclaimed water storage reservoirs and tertiary treatment facilities to be constructed on land that is currently open-space in support of the existing Lancaster Water Reclamation Plant. There will be no effect on agricultural lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 14.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

**CEQA:** The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report adopted by County Sanitation District No. 14 of Los Angeles County is adequate for consideration of this proposal.

**Conclusion:** Denial of this proposal would increase the property tax burden of the District, resulting in a higher service charge for the District's ratepayers. The present area is not currently serviced by the District. No sewerage service is planned for the future. However, the proposal area is required for the District's reclaimed wastewater management needs, which are addressed in the LWRP 2020 Plan and EIR.

**Recommended Action:**

3. Open the public hearing and receive testimony on the matter.
4. There being no further testimony, close the public hearing.
5. Adopt the Resolution Making Determinations Approving Annexation No. 361 to County Sanitation District No. 14.
6. Pursuant to Government Code Section 57002, set March 14, 2007 at 9:00 a.m., as the date for Commission protest proceedings.

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

MAKING DETERMINATIONS APPROVING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 361 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to develop reclaimed water storage reservoirs and tertiary treatment facilities for the Lancaster Water Reclamation Plant (LWRP); 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 255.472 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 361”; and

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

WHEREAS, on January 24, 2007, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 361, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Lancaster Water Reclamation Plant 2020 Facilities Plan Environment Impact Report adopted by the County Sanitation District No. 14 of Los Angeles County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 361 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.
1. The Commission hereby sets the protest hearing for March 14, 2007 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
2. The Executive Officer is hereby authorized and directed to mail certified copies of the resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 24<sup>th</sup> day of January 2007.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
**Executive Officer**

## **STAFF REPORT**

**January 24, 2007**

**Agenda Item No. 3b**

### **Annexation No. 362 To County Sanitation District No. 14**

The following is a request to annex 518.008 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of vacant high desert land, located in a vacant rural area.

**Location:** The subject territory is located at the northwest corner of Avenue C and Sierra Highway all within unincorporated County territory.

**Background:** The County Sanitation District No. 14 of Los Angeles County filed eminent domain complaints with Los Angeles County Superior Court in August 2005 to acquire the subject territory. On December 15, 2005, the court granted the District possession of the subject territory while the eminent domain actions proceed. The District is acquiring the land to construct reclaimed water storage reservoirs and tertiary treatment facilities in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.

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

1. *Population:* Current population – 0
2. *Landowner:* The County Sanitation District No. 14 of Los Angeles County and additional owners of record.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is generally flat with a slight slope towards Rosamond Dry Lake.
4. *Zoning, Present and Future Land Use:* The current zoning is D-2-2: Desert Mountain. The current land use is N1: Non-Urban. The land use will change to P-Public Service Facilities.
5. *Surrounding Land Use:* The land use in the surrounding territory is N1-Non-Urban to the north, south, east, and west.
6. *Assessed Value:* \$1,704,000
7. *Governmental Services and Control, Availability and Adequacy:* The LWRP 2020 Plan addresses the sewerage needs of the LWRP service area through the year 2020

and the District's planned services to meet the needs.

8. *Effects on agricultural or open-space lands:* The proposal will cause reclaimed water storage reservoirs to be constructed on land that is currently open-space in support of the existing Lancaster Water Reclamation Plant. There will be no effects on agricultural lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 14.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

**CEQA:** The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report adopted by County Sanitation District No. 14 of Los Angeles County is adequate for consideration of this proposal.

**Conclusion:** Denial of this proposal would increase the property tax burden of the District, resulting in a higher service charge for the District's ratepayers. The present area is not currently serviced by the District. No sewerage service is planned for the future. However, the proposal area is required for the District's reclaimed wastewater management needs, which are addressed in the LWRP 2020 Plan and EIR.

**Recommended Action:**

7. Open the public hearing and receive testimony on the matter.
8. There being no further testimony, close the public hearing.
9. Adopt the Resolution Making Determinations Approving Annexation No. 362 to County Sanitation District No. 14.
10. Pursuant to Government Code Section 57002, set March 14, 2007 at 9:00 a.m., as the date for Commission protest proceedings.

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

MAKING DETERMINATIONS APPROVING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 362 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to develop reclaimed water storage reservoirs for the Lancaster Water Reclamation Plant (LWRP); 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 518.008 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 362"; and

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

WHEREAS, on January 24, 2007, 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:

3. Acting in its role as a responsible agency with the respect to Annexation No. 362, and under

State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Lancaster Water Reclamation Plant 2020 Facilities Plan Environment Impact Report adopted by the County Sanitation District No. 14 of Los Angeles County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

4. Annexation No. 362 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. The Commission hereby sets the protest hearing for March 14, 2007 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of the resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 24<sup>th</sup> day of January 2007.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
**Executive Officer**

## STAFF REPORT

January 24, 2007

### Agenda Item No. 4b MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

<b>Regional Area Cities / Water Districts</b>	<b>MSR Draft Completion Status</b>	<b>Workshop Meeting Status</b>	<b>SOI Draft Completion Status</b>	<b>Commission Hearing Schedule Projection</b>	<b>Comments</b>
<u>Los Angeles Area</u> Cities (8) Water Districts (2)	Complete	Complete	Complete	December 13, 2006	Approved 8 cities and 1 district on 12/13/06 – Crescenta Valley open
<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) Water Districts (2)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	July 13, 2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Complete Complete	Sept. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Complete Complete	Complete Complete	Complete Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006

Crescenta Valley Water District and Consolidated Fire Protection District are still open

**180 Total SOI's / MSR's Completed to date -**

**88 Cities 29 Misc. Districts 36 Water Districts 25 San Districts**

