

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, March 28, 2007
9:00 a.m.

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

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

1. **CALL MEETING TO ORDER.**

2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**

3. **PUBLIC HEARINGS**
 - a. Los Angeles County Waterworks District No. 40 - Annexation 2005-16.
 - b. Los Angeles County Sanitation District No. 5 – Annexation 52.
 - c. Los Angeles County Sanitation District No. 14 – Annexation 297.
 - d. Los Angeles County Sanitation District No. 20 – Annexation 72.
 - e. Los Angeles County Sanitation District No. 26 – Annexation 347.

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. 37 – Annexation No. 2007-14.

5. **OTHER ITEMS**

- a. Approve minutes of the meeting held February 28, 2007.
- b. Municipal Service Review and Sphere of Influence Update.
- c. Receive and file update on pending applications.
- d. Termination of City of Long Beach Annexation No. 2007-06 (Will Johnson Reservoir)

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**

April 11, 2007

April 25, 2007

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

March 28, 2007

Agenda Item No. 3a Los Angeles County Waterworks District No. 37 Annexation No. 2005-16

The proposal before you is a request to annex 6.97± acres of uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 37.

Proposal Area: The project site consists of 3 parcels totaling 6.97± acres, one parcel is developed with a single-family home and the other two parcels are vacant, but are proposed to be developed with single-family homes on each at some time in the future.

Location: The site is generally located at the intersection of Berncastle Avenue and Peart Avenue approximately 1 mile west of Sierra Highway.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 2.
2. *Landowner:* Roger Graham and Lowell and Janine Hillsinger.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is hilly with indigenous plants and shrubs.
4. *Zoning, Present and Future Land Use:* The Acton area is generally zoned as Non-Urban 1 with an "Agricultural Opportunity Area" and the subject territory carries an A-1 zoning (combination residential and agricultural), however, the present land use contains one single family home.
5. *Surrounding Land Use:* Currently, the territory is surrounded by 7 single-family homes.
6. *Assessed Value:* The total assessed value is approximately \$500,000.00.
7. *Governmental Services and Control, Availability and Adequacy:*
Currently, the County will provide services to the Acton area in accordance with the Acton General Plan and the Acton Community Standards District.
8. *Water Availability:*
The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.

9. *Effects on agricultural or open-space lands:* While the Acton area has “Agricultural Opportunity Areas” the subject territory is currently being utilized as a residential community.
10. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 37.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

Alternate Course of Action:

There are no foreseeable alternate courses of action.

CEQA: The proposed annexation is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319 because it consists of an annexation of existing public or private structures developed to the density allowed by current zoning and the extension of utility services will only have the capacity to serve the existing facilities, and provides for the annexation of individual small parcels for the minimum size for facilities exempted under Section 15303 of the CEQA Guidelines.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization and have requested that the Commission make its determination without notice and hearing. To date, no subject agency has submitted written demand for notice and hearing on this application.

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

Conclusion: The subject territory currently has one single-family residence and there are no immediate plans for any additional development. The landowner has indicated that CWWD No. 37 offers the most convenient and economic reliable source of water.

Recommended Action:

1. Waive Notice and Hearing requirements for this application pursuant to Government Code Section 56663(a).
2. Waive Protest Proceedings for this application pursuant to Government Code Section 56663(c).
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-16 to Los Angeles County Waterworks District No. 37.

RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
“ANNEXATION NO. 2005-16 TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37”

WHEREAS, an application for the proposed annexation of certain territory to the Los Angeles County Waterworks District No. 37, has been filed with the Executive Officer of the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to Title 5, Division 3, commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposed annexation consists of 6.97± acres of uninhabited territory in the unincorporated community of Acton, and is assigned the following distinctive short form designation: "Annexation No. 2005-16 to Los Angeles County Waterworks District No. 37;" and

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

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

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

WHEREAS on March 28, 2007 at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission has determined that the proposal is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15319..
3. The Commission hereby approves the annexation subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 37 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 37.
 - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 37.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

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

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 37.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 14th day of March 2007.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

STAFF REPORT

March 28, 2007

Agenda Item No. 3b

Annexation No. 52 To County Sanitation District No. 5

The following is a request to annex 33.653 acres of uninhabited territory to Los Angeles County Sanitation District No. 5.

Proposal Area: The annexation consists of existing ballfields and undeveloped open space, located within the Kenneth Hahn Recreation Area.

Location: The subject territory is located approximately 700 feet northeast of the intersection of La Cienega Boulevard and Slauson Avenue all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section:

1. *Population:* Current population – 0
2. *Landowner:* County of Los Angeles, Department of Parks & Recreation
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat.
4. *Zoning, Present and Future Land Use:* The current zoning is A-2, Heavy Agriculture. The present land use is open-space. The undeveloped portion of the subject territory is being developed to include a proposed park that consists of soccer fields, a golf course, activity center, and batting cages.
5. *Surrounding Land Use:* The land use in the surrounding territory is commercial and open-space.
6. *Assessed Value:* \$112,930
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 territory will be treated by the Joint Outfall System (JOS). 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:* According to the 2001 Kenneth Hahn

State Recreation Area Active Recreational Development EIR, the proposed territory is zoned A-2 (Heavy Agriculture). The property is not currently used, nor has it been historically used for agricultural purposes. The A-2 zone permits the development of oil extraction activities. The County purchased the property for recreational purposes.

9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation does not conform to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is not within the sphere of influence of District No. 5. The proposed area lies outside of the District's existing sphere of influence and requires an amendment to the sphere of influence.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

CEQA: The portion of the project containing the existing ballfield 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. The Environment Impact Report for the remaining portion of the proposed annexation adopted by the County of Los Angeles is adequate for consideration for 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: Should the subject territory not be annexed into the district, the landowner 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. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 52 to County Sanitation District No. 5.

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2007-RD

MAKING DETERMINATIONS AMENDING THE SPHERE OF INFLUENCE OF LOS ANGELES
COUNTY SANITATION DISTRICT NO. 5 AND APPROVING AND ORDERING CERTAIN
UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 52 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 5

WHEREAS, the County Sanitation District No. 5 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 a proposed 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 33.653 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 52"; and

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

WHEREAS, on March 28, 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:

2. The Commission finds that a portion of the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Acting in its role as a responsible agency with the respect to Annexation No. 52, 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 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. The Commission hereby amends the sphere of influence of County Sanitation District No. 5 to include the territory described in Exhibits “A” and “B”, and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and Planned Land Use in the Area

The present and planned land use is open-space.
 - b. Present and Probable Need for Public Facilities and Services in the Area

Although the present area is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District’s future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.
 - c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The wastewater generated by the proposed project will be treated by the Joint Outfall System (JOS), which is comprised of 6 upstream water reclamation plants and the Joint

Water Pollution Control Plant. The JOS has a design capacity of 577.7 mgd and currently processes an average flow of 470.2 mgd. 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 by the subject territory.

d. Existence of Any Social or Economic Communities of Interest

County Sanitation District No. 5 services an area south of the proposed annexation territory.

5. Annexation No. 52 to the County Sanitation District No. 5 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.

5. 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.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 5.

7. 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 28th day of March 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

March 28, 2007

Agenda Item No. 3c

Annexation No. 297 To County Sanitation District No. 14

The following is a request to annex 29.809 acres of inhabited territory to Los Angeles County Sanitation District No. 14.

Proposal Area: The annexation area consists of a residential tract currently being developed. One single-family home is located within the residential area. The territory is being developed to include 66 proposed single-family homes; 42 single-family homes have already been constructed. One existing single-family home that is not part of the development is also in this annexation proposal.

Location: The subject territory is located on 55th Street West approximately 625 feet south of its intersection with Avenida Entrada all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current estimated population –122
2. *Landowners:* There are numerous landowners within the annexation territory.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is gently sloping.
4. *Zoning, Present and Future Land Use:* The current zoning is R-1-12,000, single family residential with a minimum lot size of 12,000 square feet. The present land use is residential and vacant. The territory is being developed to include 66 single-family homes.
5. *Surrounding Land Use:* The surrounding land use is residential and vacant residential land.
6. *Assessed Value:* \$18,374,425
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have

adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

8. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 14.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

CEQA: With respect to the existing single-family home, the annexation is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. The three negative declarations adopted by the City of Palmdale are adequate for the consideration of 66 single-family homes and two retention basins.

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. Adopt the Resolution Making Determinations Approving Annexation No. 297 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set May 9, 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. 2007-RD

MAKING DETERMINATIONS APPROVING
CERTAIN INHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 297 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 for one existing single-family home and 66 proposed single-family homes; and

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

WHEREAS, the territory consists of 29.809 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 297”; and

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

WHEREAS, on March 28, 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. The Commission finds that a portion of the proposed annexation is categorically exempt from the

provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a).

2. Acting in its role as a responsible agency with the respect to Annexation No. 297, 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 three negative declarations adopted by the City of Palmdale and has determined that the documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 297 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
 - d. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - e. The regular County assessment roll is utilized by the District.
 - f. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
4. The Commission hereby sets the protest hearing for May 9, 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.
5. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 28th day of March 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

March 28, 2007

Agenda Item No. 3d

Annexation No. 72 To County Sanitation District No. 20

The following is a request to annex 43.582 acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

Proposal Area: The annexation consists of vacant land, located within a residential area. The territory is primarily being developed to include a proposed park of 33 acres. In order to avoid the creation of islands within the district, two additional parcels are being included in the annexation. The first is being developed with 15 proposed single-family homes; the second is a vacant parcel, which will not be developed at this time.

Location: The subject territory is located at the southwest corner of the intersection of Avenue S and 40th Street East, all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population – 0
2. *Landowner:* City of Palmdale, Mohammed Hossain, Hill View Homes, Inc.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is generally flat with a downslope of 1.5% in a northeasterly direction.
4. *Zoning, Present and Future Land Use:* The current zoning is single-family residential with a minimum lot size of 7,000 sq. ft. Current zoning also includes open-space and recreation (OR). The present land use is vacant. The proposed land use within the annexation area is residential (SFR3), open-space, and recreation.
5. *Surrounding Land Use:* Residential
6. *Assessed Value:* \$661,041
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 Palmdale Water Reclamation Plant 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the Palmdale Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by

the subject territory.

8. *Effects on agricultural or open-space lands:* The area will be a public park, designated as open-space for recreational uses. The proposal will not have an 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. 20.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

CEQA: The Palmdale Recreational Facilities Development Program Environmental Impact Report (EIR) is adequate for consideration of the proposed park annexation. The 15 single-family home development is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15332, because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan. The City of Palmdale General Plan EIR is adequate for consideration of the remaining parcel.

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. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 72 to County Sanitation District No. 20.

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 72 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 for a proposed park and 15 proposed single-family homes; and

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

WHEREAS, the territory consists of 43.582 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 72”; and

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

WHEREAS, on March 28, 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. The Commission finds that a portion of the proposed annexation is categorically exempt from the

provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.

2. Acting in its role as a responsible agency with the respect to Annexation No. 72, 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 Recreational Facilities Development Program Environmental Impact Report (EIR) and General Plan EIR adopted by the City of Palmdale and has determined that the documents adequately address the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 72 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings. Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 20.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 28th day of March 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

March 28, 2007

Agenda Item No. 3e

Annexation No. 347 To County Sanitation District No. 26

The following is a request to annex 7.085 acres of uninhabited territory to Los Angeles County Sanitation District No. 26.

Proposal Area: The annexation consists of a residential tract currently being developed, located within a residential area.

Location: The subject territory is located on Bouquet Canyon Road at its intersection with Urbandale Avenue all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current estimated population – 110
2. *Landowner:* There are numerous landowners within the annexation area.
3. *Topography, Natural Boundaries and Drainage Basins:* The front of the property is a flat graded pad, and the rear of the property is hillside.
4. *Zoning, Present and Future Land Use:* The current zoning is RM, Residential Moderate with a maximum of 15 dwelling units per acre. The present land use is residential. The territory is being developed to include 35 proposed condominiums.
5. *Surrounding Land Use:* The surrounding land use is residential, commercial, and open-space.
6. *Assessed Value:* \$1,187,600
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 Facilities Plan and EIR. The wastewater generated by the proposed project will be treated at the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

8. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of District No. 26.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

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

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. Adopt the Resolution Making Determinations Approving Annexation No. 347 to County Sanitation District No. 26.
4. Pursuant to Government Code Section 57002, set May 9, 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. 2007-RD

MAKING DETERMINATIONS APPROVING CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 347 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 26

WHEREAS, the County Sanitation District No. 26 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 Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide sewage disposal for the development of 35 proposed 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 7.085 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 347"; and

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

WHEREAS, on March 28, 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. 347, 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 Santa Clarita 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. 347 to the County Sanitation District No. 26 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 May 9, 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 this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 28th day of March 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

March 28, 2007

AGENDA ITEM NO. 4a

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 purposes 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 proposals filed with LAFCO:

- a. *Project Description – Annexation No. 2007-14*
Jeff and Linda Miller, landowners, have filed an application to annex 105.42 acres of developed and vacant land into the boundaries of Los Angeles County Waterworks District No. 37.

Project Location - The project site is generally located east of 31st Street West, north of Sache Street, West of Acton Canyon Road and South of Carrolos Street in the unincorporated area known as Acton.

STAFF REPORT

March 28, 2007

Agenda Item No. 5b MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

<u>Regional Area</u> 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) 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 is still open

179 Total SOI's / MSR's Completed to date -

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